



City of Holly Springs

Date: Thursday, January 21, 2021

Location: 3235 Holly Springs Parkway

City Council Work Session Agenda 6:30 p.m.

I. CALL TO ORDER

II. PUBLIC COMMENTS

III. UNFINISHED BUSINESS

- A. Discuss a request from A1 Contracting, LLC for relief from liquidated damages for the Palm Street Sidewalk & Drainage Improvement Project
Presented By: Steven W. Miller, Mayor
- B. Discuss a resolution to appoint members to the Planning & Zoning Commission
Presented By: Robert H. Logan, City Manager
- C. Discuss a Memorandum of Understanding between Cherokee County, Georgia and the City of Holly Springs, Georgia for Transportation Facility Improvements, Hickory Road and Stringer Road Sidewalks – Fill-in the Gaps Project
Presented By: Robert H. Logan, City Manager

IV. NEW BUSINESS

- D. Discuss a resolution to rename a street within the Town Center Road Network
Presented By: Robert H. Logan, City Manager
- E. Discuss a proposal from Hutcheson Horticultural Co.
Presented By: Robert H. Logan, City Manager
- F. Discuss a Governmental Regulated LED Roadway Lights Authorization from Georgia Power
Presented By: Robert H. Logan, City Manager

- G. Discuss a Training Facilities Agreement between Cherokee County, Georgia and the City of Holly Springs, Georgia

Presented By: Robert H. Logan, City Manager

- H. Discuss an estimate from Blackjack Paving, Sealcoating & Striping, LLC

Presented By: Ron Carter, Information Technology Manager/Facilities Manager

- I. Discuss a resolution to close the Public Fund Money Rate Savings Account at BB&T

Presented By: Denise Lamazares, Finance Director

- J. Discuss the 2020 Annual National Pollutant Discharge Elimination Systems (NPDES) Report

Presented By: Zachary Arnold, Stormwater Coordinator/GIS Technician

V. ADJOURNMENT

City Council Business Meeting

Agenda

7:00 p.m.

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. OATH OF OFFICE

- Michael Roy Zenchuk II

V. SPECIAL PRESENTATIONS

- Employee of the Year

VI. CONSENT AGENDA

1. December 7, 2020 Council Work Session Minutes

VII. UNFINISHED BUSINESS

2. Approve/deny A-03-2020, annexation of 4.2 +/- acres located on Hickory Road and East Cherokee Drive, Cherokee County, GA, tax parcel 124 of tax plat 15N26
3. Approve/deny MA-09-2020, rezoning of 4.2 +/- acres located on Hickory Road and East Cherokee Drive, Holly Springs, GA, tax parcel 124 of tax plat 15N26, from R-40, Single Family Residential Estate (County) to GC, General Commercial (City) with staff stipulations as described in Rezoning Ordinance MA-09-2020
4. Approve/deny A-04-2020, annexation of 2.245 +/- acres located on Misty Hollow Way and Holly Springs Parkway, Cherokee County, GA, tax parcels 051 and 001A of tax plat 15N16A, tax parcel 068 of tax plat 15N16, tax parcels 002 and 001 (partial) of tax plat 15N15A
5. Approve/deny MA-10-2020, rezoning of 2.245 +/- acres located on Misty Hollow Way and Holly Springs Parkway, Holly Springs, GA, tax parcels 051 and 001A of tax plat 15N16A, tax parcel 068 of tax plat 15N16, tax parcels 002 and 001 (partial) of tax plat 15N15A, from GC, General Commercial (County), NC, Neighborhood Commercial (County), and R-20, Single Family Residential (County) to GC, General Commercial (City) with staff stipulations as described in Rezoning Ordinance MA-10-2020
6. Approve/deny a request from A1 Contracting, LLC for relief from liquidated damages for the Palm Street Sidewalk & Drainage Improvement Project
7. Approve/deny a resolution to appoint members to the Planning & Zoning Commission
8. Approve/deny a Memorandum of Understanding between Cherokee County, Georgia and the City of Holly Springs, Georgia for Transportation Facility Improvements, Hickory Road and Stringer Road Sidewalks – Fill-in the Gaps Project and authorize the Mayor to execute the Memorandum of Understanding
9. Approve/deny ORD-09-2020, proposed text amendment to the Holly Springs Zoning Ordinance, Appendix E, Guidance Document for Tree Conservation, Landscape, and Buffer Requirements, specifically, to amend the Holly Springs Tree List

VIII. NEW BUSINESS

10. Approve/deny a resolution to rename a street within the Town Center Road Network

11. Approve/deny a proposal from Hutcheson Horticultural Co. for the installation of pine straw in the median on Sixes Road in an amount not to exceed \$247.50
12. Approve/deny a Governmental Regulated LED Roadway Lights Authorization for Sixes Road, from Holly Springs Parkway to Interstate 575, Holly Springs, Georgia and authorize the Mayor to execute the authorization
13. Approve/deny a Training Facilities Agreement between Cherokee County, Georgia and the City of Holly Springs, Georgia and authorize and ratify the Mayor's execution of the agreement
14. Approve/deny an estimate from Blackjack Paving, Sealcoating & Striping, LLC for thermoplastic striping and traffic control at the intersection of Rabbit Hill Road and Hillgrove Drive in an amount not to exceed \$3,475
15. Approve/deny a resolution to close the Public Fund Money Rate Savings Account at BB&T

IX. REPORTS

X. ADJOURNMENT



COUNCIL AGENDA REPORT

FROM: Robert H. Logan

RHL

TO: Mayor and City Council

CC: City Clerk
Public Information

SUBJECT: A1 Contracting Liquidated Damages

DATE: January 15, 2021

RECOMMENDATION: To discuss the imposition of liquidated damages levied against A1 Contracting by the City of Holly Springs pursuant to the construction contract for the Palm Street Sidewalk & Drainage Improvements Project.

REPORT-IN-BRIEF: Mayor Miller and I met with Jason Moody from A1 Contracting on January 8, 2021 to discuss the imposition of liquidated damages levied by the City of Holly Springs against A1 Contracting for its failure to complete the Palm Street Sidewalk & Drainage Improvements Project by the end of September. Jacob Hughes has corresponded with Mr. Moody numerous times and recommends that the liquidated damages should be assessed pursuant to our contract with A1 Contracting. I have attached to this agenda report a copy of the outstanding punch list prepared by Jacob Hughes from BM&K as well as the calculation of liquidated damages through the end of December, fine assessments imposed by the City of Holly Springs against A1 Contracting and the request for substantial completion from A1 Contracting effective December 30, 2020.

FISCAL IMPACT: Accrued liquidated damages through December 30, 2020 total \$93,000. The City of Holly Springs City Council approved relief for an additional sixteen days amounting to \$16,000. The net amount assessed against A1 Contracting is currently \$77,000 at December 31, 2020.



www.bmandk.com

January 7, 2021

A1 Contracting
138 Moose Loop Road
Canton, GA 30114
Attn: Jason Moody

RE: Palm Street Sidewalk & Drainage Improvements Project - Final Inspection & Punchlist

Dear Mr. Moody,

A final walkthrough was conducted on the above referenced project on January 6, 2021 by City personnel and BM&K. The project was deemed substantially complete at this time. However, the items listed below will need to be addressed before the project will be accepted as final. Per the contract, the contractor is responsible for maintenance of the project until final acceptance. Additionally, items may be added to the punch list until final acceptance of the project.

Corrective Items:

1. Multiple catch basins do not have access steps and/or are placed incorrectly. Provide access steps to each catch\ basin.
2. Remove all survey stakes
3. Clean out catch basins of all debris and/or trash.
4. Some catch basins (A11.2, A14, A13) are not sealed and are leaching ground water into the catch basin. Repair with grout to stop leaking.
5. Remove all silt fence
6. Remove all debris (i.e., rocks, concrete & asphalt chunks) from all mowable areas
7. Clean up wood debris at approximately STA 4+50 LT
8. Add Rip Rap at drainage structure A12.1 and regrade the area to remove silt
9. Regrade area at STA 4+50 LT to remove standing water
10. Remove loose nails along the ground and on top of posts at new fence on parcels 9 & 10.
11. Coordinate the removal of the utility in Catch Basin 9.1
12. Stabilize ditch flowing into inlet A6.2 at STA 11+00 LT with either ditch matting and/or rip rap.
13. Remove tree stump at approximately STA 7+75 LT
14. Remove wood formwork from all catch basins
15. Remove pallet of Quickcrete from behind fence at Haygood property at STA 16+00 RT
16. Remove and replace lid to catch basin A2. The manhole does not align with the basin.

103 Mountain Brook Drive, Suite 112, Canton GA, 30115

phone: 678.522.5601



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17. Coordinate with Cherokee County Water Sewerage Authority on the location of the valve for the fire hydrant at approximately STA 19+90 RT. Seems to be buried.
18. Remove all old fence posts along the right of way where the old fence line existed on parcels 9 & 10. Some stubs are remaining.
19. Repair and/or seal all cracks in sidewalk and curb and gutter throughout the project limits
20. Repair unacceptable workmanship on new fence on Parcel 10. Fence posts are not placed at 24" specified depths. Many boards are not properly aligned with posts. Some posts have many nail holes where boards were nailed and removed and renailed.
21. Fence change order pricing included painting of all fences to match existing fences as much as possible.
22. Regrade areas along Parcel 9 to soften the transition from the shoulder point to the new fence. The area can be stabilized with sod.

Sincerely,

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

Jacob Hughes, P.E., Consultant City Engineer

CC: Robert H. Logan, City Manager City of Holly Springs
Nancy Moon, Community Development Director, City of Holly Springs
Donald Bean, BM&K Inspector

CONTINUATION SHEET

To: City of Holly Springs
PO Box 990
Holly Springs, GA 30142

AI Contracting, LLC
138 Moose Loop Rd
Canton, GA 30014

Job Name: City of Holly Springs, Palm Street Sidewalk and Drainage Improvements
Project Number: RFB# 2020-01

PAGE 2 OF 3

APPLICATION NO: 7
APPLICATION DATE: 12/08/20
PERIOD TO: 12/07/20

A	B	C			D	E	F	G	H	I	J	K	L	
ITEM NO.	DESCRIPTION OF WORK	Qty	Units	Unit Cost	SCHEDULED VALUE	PREVIOUS		CURRENT		COMPLETED TO DATE			BALANCE TO FINISH (G-J)	RETAINAGE
						PREVIOUS APPLICATION Qty	PREVIOUS APPLICATION TOTAL	THIS PERIOD Qty	THIS PERIOD Total	TO DATE Qty (D-F)	TO DATE Total	% Complete (I/G)		
	#57 stone - 127 TN @ \$35/per TN FES (\$1450.00)													
	Install Doghouse over 24" RCP (\$4,200)													
	Re-excavate, cut pipe, pour concrete 5'x5'x4", Build 4x4 brick box/pour throat pour top backfill													
	Install 3rd Concrete Apron 14'x14'x6" Demo curb & gutters, cut in dirt slope compact, install 4" GAB, pour concrete 14'x14'x6" (\$9578.60)													
	Traffic Control Violation - Deduct	2	EA	\$ (1,300.00)	(\$2,600.00)	-2.00	(\$2,600.00)			-2.00	(\$2,600.00)		\$0.00	-\$260.00
	Liquidated Damages - Deduct	2	EA	\$ (1,000.00)	(\$2,000.00)	-2.00	(\$2,000.00)			-2.00	(\$2,000.00)		\$0.00	-\$200.00
	Liquidated Damages - Deduct 10/01-10/31	31	EA	\$ (1,000.00)	(\$31,000.00)	-31.00	(\$31,000.00)			-31.00	(\$31,000.00)		\$0.00	-\$3,100.00
	Liquidated Damages - Deduct 11/01-11/30	30	EA	\$ (1,000.00)	(\$30,000.00)			-30	(\$30,000.00)	-30.00	(\$30,000.00)		\$0.00	-\$3,000.00
	Totals				\$1,174,631.00		\$889,523.15		\$103,346.43		\$992,869.58		\$181,761.42	-\$99,286.96

LD through Nov. 30th : \$ 63,000

LD through December : 30,000

Less CO approved by Council: (16,000)

\$ 77,000



1/4/21

CERTIFICATE OF COMPLETION

I hereby affirm, to the best of my knowledge and belief, based on inspections, observations, testing of the construction and upon reports submitted by others, that Palm Street Sidewalk and Drainage (Holly Springs, GA) has substantially been completed as of 12/30/20, including the change order regarding the installed fence.

Thank you,

Dennis O'Briant

Operations Manager

Dennis O'Briant

Rob Logan

From: Jacob Hughes <jacob@bmandkinc.com>
Sent: Friday, January 15, 2021 8:27 AM
To: Rob Logan
Subject: FW: Palm Street Project Traffic Control Deduction
Attachments: Equipment No Flagging.pdf

This was the 1st Traffic Control violation.

Jacob
Hughes, P.E.



Senior Project Manager
103 Mountain Brook Drive
Suite 112
Holly Springs, GA 30115

Cell 678.522.5601
jacob@bmandkinc.com

www.bmandk.com

From: Jacob Hughes <jacob@bmandkinc.com>
Sent: Thursday, September 10, 2020 10:20 AM
To: 'Jason Moody' <jason.a1contracting@gmail.com>; 'Dennis O'Briant' <denniso.a1contracting@gmail.com>
Cc: 'Rob Logan (rlogan@hollyspringsga.us)' <rlogan@hollyspringsga.us>; 'Erin Honea' <ehonea@hollyspringsga.us>; 'Donald Bean' <dbean@bmandkinc.com>
Subject: Palm Street Project Traffic Control Deduction

Gentlemen,

The attached pic shows equipment in the travel lanes without the proper flagging operation. This has been discussed onsite with A1 personnel numerous times by the inspection staff. This is in direct violation of section 150 of the contract and results in a non-refundable \$1300 deduction per section 150.5.01 of the contract. This shall be reflective on the next pay application and shown in a new line item titled "Traffic Control – Deduction" as a deduction. This fine is a daily charge and will be assessed each day that a violation is noted.

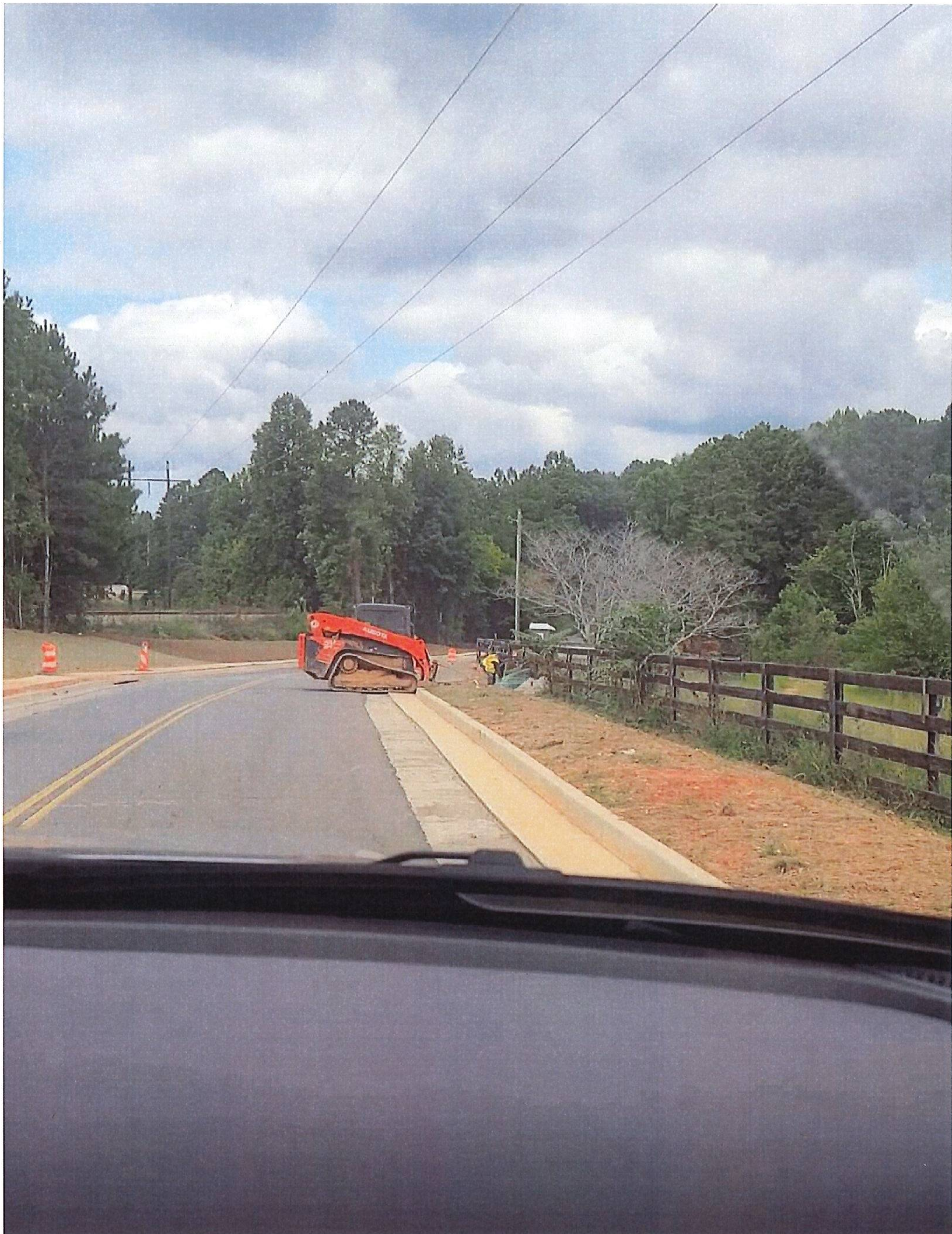
Jacob
Hughes, P.E.



Senior Project Manager
103 Mountain Brook Drive
Suite 112
Holly Springs, GA 30115

Cell 678.522.5601
jacob@bmandkinc.com

www.bmandk.com



Rob Logan

From: Jacob Hughes <jacob@bmandkinc.com>
Sent: Friday, January 15, 2021 8:32 AM
To: Rob Logan
Subject: FW: Palm Street Project Traffic Control Deduction

And this was the 2nd one...this one didn't have any pics.

Jacob
Hughes, P.E.



Senior Project Manager
103 Mountain Brook Drive
Suite 112
Holly Springs, GA 30115

Cell 678.522.5601
jacob@bmandkinc.com

www.bmandk.com

From: Jacob Hughes <jacob@bmandkinc.com>
Sent: Monday, September 28, 2020 8:05 AM
To: 'Jason Moody' <jason.a1contracting@gmail.com>; 'Dennis O'Briant' <denniso.a1contracting@gmail.com>
Cc: 'Rob Logan' <rlogan@hollyspringsga.us>; 'Erin Honea' <ehonea@hollyspringsga.us>; Donald Bean <dbean@bmandkinc.com>
Subject: RE: Palm Street Project Traffic Control Deduction

Gentlemen,

On Friday (9-25-20), equipment was present in the travel lanes without the proper flagging operation. This has been discussed onsite with A1 personnel numerous times by the inspection staff. This is in direct violation of section 150 of the contract and results in a non-refundable \$1300 deduction per section 150.5.01 of the contract. This shall be reflective on the next pay application and shown in a new line item titled "Traffic Control – Deduction" as a deduction. This fine is a daily charge and will be assessed each day that a violation is noted. This is the second time this has happened this month.

Jacob
Hughes, P.E.



Senior Project Manager
103 Mountain Brook Drive
Suite 112
Holly Springs, GA 30115

Cell 678.522.5601
jacob@bmandkinc.com

www.bmandk.com

**A RESOLUTION OF THE
CITY OF HOLLY SPRINGS MAYOR AND CITY COUNCIL
TO APPOINT MEMBERS TO THE
PLANNING AND ZONING COMMISSION; AND FOR OTHER PURPOSES**

WHEREAS, Section 3.02 of the City Charter provides for the creation of Boards, Commissions and Authorities by ordinance to fulfill any investigative, quasi-judicial, or quasi-legislative function the city council deems necessary and shall by ordinance establish the composition, period of existence, duties and powers thereof; and

WHEREAS, all members of boards, commissions, and authorities of the city shall be appointed by the city council for such terms of office and in such manner as shall be provided by ordinance, except where other appointing authority, term of office, or manner of appointment is prescribed by the charter or general state law; and

WHEREAS, the city council by ordinance may provide for the compensation and reimbursement for actual and necessary expenses of the members of any board, commission, or authority; and

WHEREAS, the qualifications required of members of boards, commissions, or authorities shall be as prescribed by the council; and

WHEREAS, any vacancy on a board, commission, or authority of the city shall be filled for the unexpired term in the manner prescribed herein for original appointment, except as otherwise provided by the charter or general state law; and

WHEREAS, Section 1.20 of the Holly Springs Zoning Ordinance govern the membership and terms of the Planning and Zoning Commission; and

WHEREAS, the following board and commission nominees have agreed to be appointed to the Planning & Zoning Commission:

Member	Board/Commission	Term Length	Term Expiration
Adrian Dekker	Planning and Zoning Commission	1	12/21
Jennifer English	Planning and Zoning Commission	1	12/21
Mike Grayeski	Planning and Zoning Commission	1	12/21
Keith Minick	Planning and Zoning Commission	1	12/21
Eric Rein	Planning and Zoning Commission	1	12/21

WHEREAS, the terms of the members were designated to be one year, unless otherwise noted; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Holly Springs, the aforementioned Planning and Zoning Commission members are hereby appointed.

SO RESOLVED THIS 21st DAY OF JANUARY 2021.

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

**A RESOLUTION OF THE
CITY OF HOLLY SPRINGS MAYOR AND CITY COUNCIL
TO APPOINT MEMBERS TO THE
PLANNING AND ZONING COMMISSION; AND FOR OTHER PURPOSES**

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WHEREAS, the city council by ordinance may provide for the compensation and reimbursement for actual and necessary expenses of the members of any board, commission, or authority; and

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WHEREAS, Section 1.20 of the Holly Springs Zoning Ordinance govern the membership and terms of the Planning and Zoning Commission; and

WHEREAS, the following board and commission nominees have agreed to be appointed to the Planning & Zoning Commission:

Member	Board/Commission	Term Length	Term Expiration
Adrian Dekker	Planning and Zoning Commission	1	12/21
Jennifer English	Planning and Zoning Commission	1	12/21
Roger McIver	Planning and Zoning Commission	1	12/21
Keith Minick	Planning and Zoning Commission	1	12/21
Eric Rein	Planning and Zoning Commission	1	12/21

WHEREAS, the terms of the members were designated to be one year, unless otherwise noted; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Holly Springs, the aforementioned Planning and Zoning Commission members are hereby appointed.

SO RESOLVED THIS 21st DAY OF JANUARY 2021.

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)



BOARD AND COMMUNITY ORGANIZATION APPLICATION

On which Board or Community Group would you like to serve? Please indicate and label your first and second choice.

- Any where needed to help serve the community*
- ☐ Cherokee County Library Board of Trustees
 - ☐ Downtown Development Authority/Urban Redevelopment Agency
 - ☐ Holly Springs Tree Commission
 - ☐ Parks & Recreation Authority
 - ☐ Planning & Zoning Commission

Name Mike Grayeski

Home Address 1584 Rock Springs Lane

City Woodstock State GA Zip Code 30188

Home Phone NA Unlisted? ☐ Yes ☐ No
Cell Phone [REDACTED] Email grayeski@SERVICEWISEElectrical.com

Employer SERVICE WISE Electric Occupation Owner

Employer's Address

~~City~~ 2845 Hollysprings Pkwy State GA Zip Code 30115

Business Phone 404 704 4903 Website SERVICEWISEElectrical.com

1) Are you a registered voter in the City of Holly Springs? ☐ Yes ☒ No
Cherokee County? ☒ Yes ☐ No

2) How did you hear about the Board or Commission to which you are applying?

Business is in Hollysprings / Dr Ollie.

3) Were you recommended or nominated by a sitting Commission/Board/City Council Member, or the Mayor? If so, please indicate who (not mandatory for consideration).

NO

4) Please indicate any information (experience, education, community activities, organizations, etc) that you think should be considered for your appointment to a Board or Commission. Use additional paper and include a resume. Construction Board of Appeals City of Woodstock 2014

5) Are there any reasons you may have a conflict of interest if you were appointed to Board or Commission listed above? Use additional paper in necessary. If yes, please explain. NO

Signature

Date

11/12/2020



BOARD AND COMMUNITY ORGANIZATION APPLICATION

On which Board or Community Group would you like to serve? Please indicate and label your first and second choice.

- ☐ Cherokee County Library Board of Trustees
- ☐ Downtown Development Authority/Urban Redevelopment Agency
- ☐ Holly Springs Tree Commission
- ☐ Parks & Recreation Authority
- ☒ Planning & Zoning Commission

Name Roger McIver

Home Address 317 Peninsula Pointe

City Holly Springs State GA Zip Code 30115

Home Phone Unlisted? ☐ Yes ☐ No

Cell Phone Email

Employer retired Occupation home builder

Employer's Address

City State Zip Code

Business Phone Website

- 1) Are you a registered voter in the City of Holly Springs? ☒ Yes ☐ No
Cherokee County? ☒ Yes ☐ No
- 2) How did you hear about the Board or Commission to which you are applying?
Previously served on PZC
- 3) Were you recommended or nominated by a sitting Commission/Board/City Council Member, or the Mayor? If so, please indicate who (not mandatory for consideration). No
- 4) Please indicate any information (experience, education, community activities, organizations, etc) that you think should be considered for your appointment to a Board or Commission. Use additional paper and include a resume. Veteran, home builder,
Community Advocate.
- 5) Are there any reasons you may have a conflict of interest if you were appointed to Board or Commission listed above? Use additional paper in necessary. If yes, please explain.
None

Signature [Signature] Date 9/9/2020

MEMORANDUM OF UNDERSTANDING BETWEEN
CITY OF HOLLY SPRINGS, GEORGIA
AND
CHEROKEE COUNTY, GEORGIA
FOR
TRANSPORTATION FACILITY IMPROVEMENTS

This Memorandum of Understanding (“MOU”) is made and entered into this ____ day of _____, 2021, by and between the CITY OF HOLLY SPRINGS, GEORGIA, a municipal corporation of the State of Georgia, acting by and through its Mayor and City Council, hereinafter called the "CITY," and CHEROKEE COUNTY, Georgia, a political subdivision of the State of Georgia, hereinafter called the “COUNTY”, CITY and COUNTY may be collectively referred to as the “Parties” or individually as a “Party”.

WITNESSETH:

WHEREAS, the COUNTY and CITY are interested in making pedestrian improvements along Hickory Road, between East Cherokee Drive and New Light Road and along a portion of Stringer Road. This project is identified as the “Hickory Road & Stringer Road Sidewalks – Fill-in the Gaps Project” is hereinafter referred to as the "PROJECT"; and

WHEREAS, the CITY approved a Memorandum of Understanding on January 21, 2021. The COUNTY approved a Memorandum of Understanding on February 2, 2021. The PROJECT has the support of both the Cherokee County Board of Commissioners and the City of Holly Springs City Council and is considered a joint initiative and as such, both are interested in establishing a framework for cooperation to further the construction of the PROJECT; and

WHEREAS, the COUNTY will pay a portion of the cost of the PROJECT equivalent to the distance of proposed sidewalk located along the COUNTY maintained portions of Hickory Road and Stringer Road; and the CITY will pay a portion of the cost of the project equivalent to

the distance of proposed sidewalk located along the CITY maintained portion of Hickory Road;
and

NOW THEREFORE, in consideration of the mutual promises made and of the benefits to flow from one to the other, the receipt and sufficiency of which is hereby acknowledged, the COUNTY and the CITY hereby agree each with the other as follows:

1. The COUNTY solicited proposals for the design of the PROJECT. The design will be 100% funded by the COUNTY;
2. The COUNTY received thirteen (13) responses to its request for design proposals for the PROJECT on November 24, 2020;
3. The COUNTY will award a design services contract to the highest scoring proposal, Kennedy Engineering & Associates Group, LLC, in the amount of \$94,500.00 at its regular Board of Commissioners meeting on February 2, 2021;
4. The COUNTY will manage the design, right-of-way acquisition and construction phases of the PROJECT and shall coordinate with the CITY on a monthly basis with PROJECT updates for all phases of the PROJECT;
5. The COUNTY agrees to include a CITY designee on the PROJECT team to enhance coordination and communication;
6. The CITY agrees to reimburse the COUNTY for all right-of-way and easement costs for the portion of the PROJECT located along the CITY maintained portion of Hickory Road;
7. The CITY agrees to reimburse the COUNTY for all construction costs for the portion of the PROJECT located along the CITY maintained portion of Hickory Road. The COUNTY will provide a monthly invoice to the CITY and present copies of monthly contractor pay applications to the CITY for backup documentation of construction costs for the PROJECT. The CITY will reimburse the COUNTY within 30 days of receipt of an invoice.

8. The COUNTY will provide Construction Engineering and Testing for the entire PROJECT.

9. All Primary Consultant firms and Construction contractors will be hired through the COUNTY's procurement process. The COUNTY will manage the PROJECT.

10. This MOU is made and entered into in CHEROKEE COUNTY, GEORGIA, and shall be governed and construed under the laws of the State of Georgia. Exclusive venue for any actions brought in relation to this MOU shall be brought in a court of competent jurisdiction located in Cherokee County, Georgia.

11. Portions of the PROJECT will be performed by independent contractors. Each party shall require all contractors to indemnify and insure the COUNTY for any claims, damages, actions, judgments, costs, penalties, liabilities, demands, request for payments, loss and/or expenses caused by any contractor's negligent acts or omissions, or willful misconduct in the design, construction, or other services related to the PROJECT.

12. This MOU constitutes the entire understanding between the parties, and as of its Effective Date, supersedes all prior oral or written understandings between the parties concerning the subject matter of this MOU.

13. All notices and other communications required or permitted under this MOU shall be in writing and shall be sent by certified mail, return receipt requested with postage and fees prepaid to the addresses set forth below, and shall be deemed to be effective when actually received or refused. Either party may change the address to which future notices or other communications shall be sent by notifying the other party.

If to CITY:

Rob Logan, City Manager
CITY OF HOLLY SPRINGS, GEORGIA
P.O. Box 990
Holly Springs, GA 30142

If to COUNTY: Geoffrey E. Morton, P.E., Community Development
Agency Director
CHEROKEE COUNTY, GEORGIA
1130 Bluffs Parkway
Canton, GA 30114

14. If any provision of this MOU, or the application thereof, is determined to be invalid or unenforceable for any reason, the remainder of that provision and all other provisions of this MOU shall remain valid and enforceable.

15. Each of the individuals executing this MOU on behalf of the CITY or the COUNTY represents to the other party that such individual is authorized to do so by requisite action of the party to this MOU.

16. The covenants herein contained shall, except as otherwise provided, accrue to the benefit of and be binding upon the successors and assigns of the parties hereto.

17. This MOU may be supplemented, amended, or modified only by the mutual agreement of the Parties. No supplement, amendment, or modification shall be binding unless in writing and signed by all Parties.

18. This MOU is for the benefit of the CITY and the COUNTY only and is not intended to benefit any third party or to give rise to any duty or causes of action for any third party, and no provisions contained within this MOU are intended to nor shall they in any way be construed to relieve any consultant or contractor performing services in connection with the PROJECT of any liability or to complete the work in a good, substantial and workmanlike manner. No provision in this MOU is intended to nor shall it be construed in any way to waive immunities or protections provided to either the COUNTY or to the CITY by the Constitution and laws of the State of Georgia.

19. This MOU is effective upon the execution by both Parties ("Effective Date") and shall remain in effect until completion of the obligations of the parties as set forth herein, but in any event no later than fifty (50) years from the date of this MOU.

THIS SECTION INTENTIONALLY BLANK WITH SIGNATURE PAGE FOLLOWING:

IN WITNESS WHEREOF, the COUNTY and the CITY have caused this MOU to be executed under seal by their duly authorized representatives.

CITY OF HOLLY SPRINGS, GEORGIA

this ____ day of _____, 2021

By: _____
Steven W. Miller, Mayor, City of Holly Springs

Sworn to and subscribed before me

Notary Public

My Commission Expires: _____

(City Seal)

CHEROKEE COUNTY, GEORGIA

this ____ day of _____, 2021.

By: _____
Harry Johnston, Chairman, Cherokee County Board of Commissioners

Sworn to and subscribed before me

Notary Public

My Commission Expires: _____

(County Seal)

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF HOLLY SPRINGS, GEORGIA TO RENAME A STREET WITHIN THE TOWN CENTER ROAD NETWORK

WHEREAS, the City of Holly Springs has general authority and control over the streets within its jurisdiction, including the acceptance, abandonment, and naming of streets; and

WHEREAS, the Town Center Road Network is located in the corporate limits of the City of Holly Springs; and

WHEREAS, on November 16, 2020, a resolution was passed to name the streets within the Town Center Road Network in honor and/or memory of the former mayors of the City of Holly Springs; and

WHEREAS, in honor and recognition of his service to the City of Holly Springs as Mayor from January 1, 1940 – December 31, 1940, the City named one of the streets in the Town Center Road Network W.G. Burrell Drive; and

WHEREAS, the family of the late former Mayor W.G. Burrell requested the street named in his memory be “W. Grady Burrell Drive”; and

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Holly Springs, Georgia that the street formerly named W.G. Burrell Drive will now be known as W. Grady Burrell Drive in the Town Center Road Network.

THIS RESOLUTION IS ADOPTED THIS 21st DAY OF JANUARY 2021.

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

PROPOSAL for: Sixes Rd Median Pinestraw 2021--Holly Sp

Hutcheson Horticultural Co.
400 Arnold Mill Way
Woodstock , GA. 30188
Phone: (770) 924-1001
Fax: (770) 926-1855

Prepared for: Karen Norred by:

To:

City Of Holly Springs
3237 Holly Springs Parkway
Holly Springs, GA 30115

770-345-5536

Project :

Sixes Rd Median Pinestraw 2021--Holly Sp
3237 Holly Springs Parkway
Holly Springs, GA 30115

Project Information:

Job #: 41953M
Type::
Location:
Job Ready:

Description of Materials and Work to be Performed:

Description	Quantity	Unit of Measure	Unit Price	Total Price
Pinestraw bale Under trees in Center Median. From I-575 to Marble Quarry Rd.	33	bale	7.50	247.50
Total:				\$247.50

By your signature, you agree to the following terms and conditions:

- 1)The above prices, specifications and conditions are satisfactory and hereby accepted. Any additional work to the above contract is required to be invoiced in addition to stated estimate. Payment of any "change order" will be made upon receipt of invoice. Payment of this contract will be made on receipt of invoice unless otherwise stated. Incremental billing may be done on multiple day jobs. Incremental billing will be due upon receipt of invoices. All invoiced work is subject to terms and conditions.
- 2)Utilities will be marked. Hutcheson Horticultural Co. will not be responsible for damage to underground or unseen mechanical systems. (i.e. irrigation, drainage, wiring, etc.) Every precaution will be taken not to damage any existing system.
- 3)All plant material will be installed in a live and viable condition. . No warranty for livability or productivity past 90 days from installation unless otherwise stated. Warranty claims must be submitted to Hutcheson Horticultural Co. by the property owner prior to the end of the warranty period. Material replacement will be made one time at the discretion of Hutcheson Horticultural Co.. All invoices and account balances must be paid in full prior to warranty consideration. No warranty on annuals, perennials, grassing, seeding, or transplants, all other service concerns to be handled on a situational basis. No warranty on material as a result of theft, vandalism, vehicle damage, weather phenomena, or other conditions beyond our control.
- 4)Work crews will arrive at the job site unannounced unless otherwise noted herein. Hutcheson Horticultural Co. shall attempt to meet all performance dates, but shall not be liable for damages due to delays. The customer shall not be relieved of his/her responsibility because of delays.
- 5)Work crews cannot make changes or alterations to the contract, only your sales representative or a member of management is authorized to handle changes.
- 6)Notification of postponement or cancellation by the customer must be received in our office before the crews arrive on site or charges for travel will be invoiced.
- 7)Minor incidental damage to driveways, sidewalks and turf areas will be minimized, but may occur.
- 8)Hutcheson Horticultural Co. is insured for liability and Workers Compensation Insurance covers all of its employees.
- 9)**Payment Policy:** Payment of this contract will be due upon receipt of invoice. We accept Cash, Checks, Mastercard and Visa Credit Cards. All Credit Card payments will have a **3%** convenience fee added to the total invoice amount. Payment not received within 15 days will be considered past due. All past due invoices will be assessed a late payment fee of 1.5% (18% APR) on remaining balances. Should any sum be collected by or through an outside source, the customer is responsible for all cost associated with the collection including but not limited to attorney fees and court cost.
- 10)This proposal may be withdrawn by Hutcheson Horticultural Co. if not accepted within 30 days.

PROPOSAL for: Sixes Rd Median Pinestraw 2021--Holly Sp

Hutcheson Horticultural Co.
400 Arnold Mill Way
Woodstock , GA. 30188
Phone: (770) 924-1001
Fax: (770) 926-1855

Prepared for: Karen Norred by:

To:

City Of Holly Springs
3237 Holly Springs Parkway
Holly Springs, GA 30115

770-345-5536

Project :

Sixes Rd Median Pinestraw 2021--Holly Sp
3237 Holly Springs Parkway
Holly Springs, GA 30115

Project Information:

Job #: 41953M
Type::
Location:
Job Ready:

Description of Materials and Work to be Performed:

Description	Quantity	Unit of Measure	Unit Price	Total Price
-------------	----------	-----------------	------------	-------------

Proposal Accepted by: _____ Date: _____

Customer Legal Name CITY OF HOLLY SPRINGS DBA _____

Service Address SIXES ROAD HOLLY SPRINGS GA 30142 County Cherokee County

Mailing Address P.O. BOX 990 HOLLY SPRINGS GA 30142

Email _____ Tel # _____ Alt Tel # _____

Tax ID# _____ Business Description _____

Existing Customer Yes ☐ No ☒ If Yes, the current Account Number? _____

Note: LED Roadway lights must be set up on a different account

Selected Components						
Action	Qty	Lumens	M/UM	Type	Description	Estimated Monthly Regulated Charge
INS	5	27000	Unmetered	LED	Area@\$25.38	\$126.90

Estimated Total

\$126.90

INSTALL LED LIGHTS ON SIXES ROAD FROM HOLLY SPRINGS PARKWAY TO I-575.

The estimated monthly regulated charge is based on Georgia Public Service Commissions (PSC) approved tariffs in place at the signing of this document. Customer understands that actual usage and future PSC approved tariff changes could change the estimated total. Customer agrees billing is based upon the number of lights attached to the service point(s).

Customer Authorization	Georgia Power Authorization
Signature:	Signature:
Print Name:	Print Name: Tammy Geers
Print Title:	Print Title: Sales Engineer
Date:	Date:

TRAINING FACILITIES AGREEMENT

This TRAINING FACILITIES AGREEMENT (hereinafter "Agreement") is entered into this 19th day of January, 2021 by and between CHEROKEE COUNTY, GEORGIA, a political subdivision of the State of Georgia, acting by and through its governing authority, the Cherokee County Board of Commissioners (hereinafter "County"), and City of Holly Springs (hereinafter "City"), a political organization of the State of Georgia organized under the laws of the State of Georgia, with both parties collectively being referred hereto as "the Parties".

W I T N E S S E T H:

WHEREAS, The City owns the property located behind the current Fire Station-8 in Holly Springs, Georgia.

WHEREAS, the Property contains two buildings that are scheduled to be demolished and removed by the City; and

WHEREAS, The City has agreed to allow Cherokee County Fire & Emergency Services to use the Property for the sole purpose of training firefighters and personnel; and

WHEREAS, The City and the County (collectively, the "Parties") desire to set forth the terms and conditions upon which the Property may be used for such purposes; and

NOW THEREFORE, for and in consideration of Ten and No/Dollars (\$10.00), the foregoing premises and the mutual covenants and agreements set forth hereinafter, and for other good and valuable consideration, the receipt, adequacy and legal sufficiency of which are hereby acknowledged, the parties hereto do hereby covenant and agree as follows:

1. **Recitals.** The foregoing recitals of fact are agreed to be true and correct and are incorporated herein by reference.

2. **Acknowledgment.** The County acknowledges that: (a) the City owns the Property in order to develop such Property; (b) the City is in the process of developing the Property and such development activities may include the use of construction equipment and heavy duty vehicles, and the County shall have no right to assert a complaint for a noise disturbance or other similar complaints; and (c) the Property is being made available to the County for training purposes on an "as-is" basis.

3. **Use for Training.** Subject to the terms of this Agreement, the County may use the Property for the purpose of training its firefighters and other employees, and for any other ancillary purpose related to such activities. County shall be responsible for obtaining any permits necessary to conduct the training exercises. Upon completion of the training, County shall provide the City with written notice of completion which will terminate this Agreement.

4. **Assumption of Risk.** The County assumes any and all risks and liabilities associated with its use of the Property for training purposes, and the City shall have no liability to the County or any third party for any liability, problem, loss or damage resulting from the County's or the County's agent's, guest's or other invitee's use of the Property.

5. **Release and Covenant Not to Sue.** In consideration of the City permitting the County to use the Property for the purposes stated herein, the County does hereby forever release, discharge and covenant not to sue the City and its officers and directors, engineers, members, agents, employees, representatives, attorneys, successors and assigns and affiliated organizations from any and all claims, actions, causes of action, suits, debts, sums of money, accounts, obligations, demands and damages of every name, kind and nature whatsoever, past, present or future, whether known or unknown, whether at law or in equity, which are in any way arising from or connected to or related to the County's or the County's agent's, guest's or other invitee's use of the Property.

6. **Indemnification.** The County covenants and agrees, at the County's sole cost and expense, to indemnify, protect and hold the City harmless against and from any and all liens, damages, losses, liabilities, obligations, penalties, claims, litigation, demands, defense, judgments, suits, proceedings, costs, disbursements or expenses of any kind or of any nature whatsoever (including, without limitation, reasonable attorneys' and experts' fees and disbursements) which may at any time be imposed upon, incurred by or asserted or awarded against the City or the Property and arising directly or indirectly from or out of the County's or the County's agent's, guest's or other invitee's use of the Property.

7. **Miscellaneous.** This Agreement sets forth the entire understanding among the Parties with respect to the subject matter hereof, and all prior agreements or representations are expressly merged herein. No amendment or modification of the terms or provisions of this Agreement shall be valid unless made in writing and signed by all of the Parties. This Agreement may be executed in a single document or one or more counterparts and electronically exchanged among the Parties and each such executed copy shall be deemed to be an original. This Agreement shall become effective on the date first above written. This Agreement shall be governed by the laws of the State of Georgia. The language of this Agreement shall not be presumptively construed in favor of or against any of the Parties hereto.

8. **Notices.** Except as otherwise specifically provided herein, any notices, demands, approvals, consents, requests, or other communication hereunder shall be in writing and shall be deemed given when the writing is delivered in person, or one (1) business day after being sent by a reputable overnight registered delivery service, charges prepaid, or three (3) business days after being mailed by certified mail/return receipt requested and postage prepaid to the Party at the addresses shown below and at such other addresses as may be furnished by the Parties in writing from time to time.

For County:

Cherokee County, Georgia
ATTN: County Manager
1030 Bluffs Parkway
Canton, Georgia 30114

For City:

City of Holly Springs
ATTN: City Manager
3237 Holly Springs Parkway
Holly Springs, Georgia 30115

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed by their duly authorized officers as indicated by the signatures below.

APPROVED by the Cherokee County Board of Commissioners
this ____ day of _____, 2021.

Signed On Behalf of Cherokee County, Georgia:

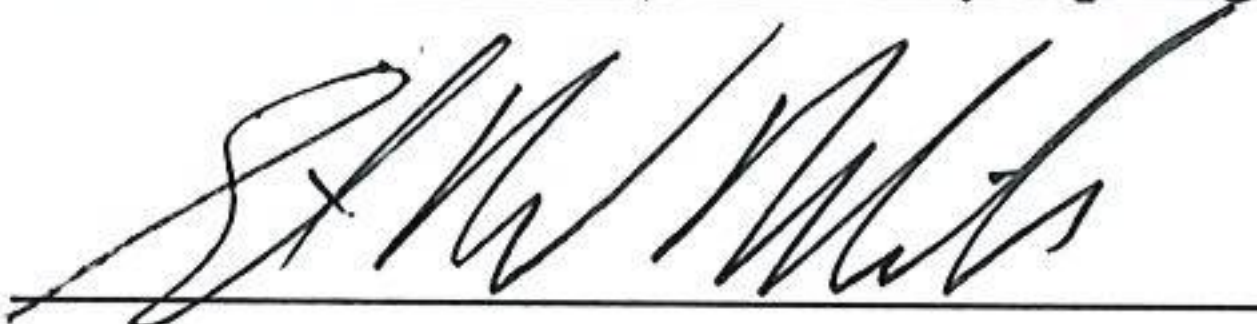
By: _____
HARRY B. JOHNSTON, Chairman

Date

Attest: _____
CHRISTY BLACK, County Clerk

Date

Signed On Behalf of City of Holly Springs:

By:  _____

1/8/2021
Date

Attest:  _____

1/8/2021
Date

Blackjack Paving, Sealcoating & Striping, LLC

98 Howell Avenue
Fairburn, GA 30213



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

www.blackjackpaving.com

Estimate

Date	Estimate #
1/14/2021	29234

Bill To

City of Holly Springs
3237 Holly Springs Parkway
P.O. Box 990
Holly Springs, GA 30142

Project

Rabbit Hill and Hillgrove Drive Intersect
Rabbit Hill RdHolly Springs, GA

TH

Tyler Holt

Email

Tyler@blackjackpaving.com

Description	Total
THERMOPLASTIC STRIPING	2,225.00
Cannot warranty thermoplastic applied to concrete	
1) Prepare area for thermo striping	
2) Stripe 4 stop bars	
3) Stripe 4 crosswalks, 50 ft each	
4) Clean area	
TRAFFIC CONTROL	1,250.00
1) 1 day traffic control	
Thank you for your business!	

Customer Signature

Total

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

Blackjack Paving, Sealcoating & Striping, LLC

98 Howell Avenue
Fairburn, GA 30213



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

www.blackjackpaving.com

Estimate

Date	Estimate #
1/14/2021	29234

Bill To

City of Holly Springs
3237 Holly Springs Parkway
P.O. Box 990
Holly Springs, GA 30142

Project

Rabbit Hill and Hillgrove Drive Intersect
Rabbit Hill RdHolly Springs, GA

TH

Tyler Holt

Email

Tyler@blackjackpaving.com

Description	Total
DISCLAIMERS	
Price does not include night or weekend work, permits, excessive cleaning, testing, layout, fees, bonds, or proofrolls unless otherwise specified. Locates performed by others.	
Drainage is not guaranteed where design slope is less than 1%.	
Lot must be clean and clear of all vehicles and materials- including dumpsters prior to Blackjack's mobilization. Vehicles not moved by specified start time will be towed to a non-work area. Blackjack Paving is not responsible for towing, towing charges, or damaged caused by towing.	
Please note that Blackjack Paving is not responsible for gate loops or other underground devices, utilities buried less than 24", landscape or backfill due to the construction process.	
Price includes (1) mobilization, each additional mobilization will be charged accordingly.	
Blackjack Paving, Sealcoating and Striping offers a one (1) year guarantee on the material and workmanship. The guarantee is limited to the replacement of like and kind material with similar application. ACCEPTANCE OF PROPOSAL: Signing below acknowledges the acceptance of the above prices, and work specifications. Payment is due upon completion of the project. All legal and court costs incurred in the collection of monies owed according to this signed contract will be the responsibility of the customer. Interest of 3% per month will be charged on accounts over 30 days. Both parties agree that any and all disputes will be settled by an independent arbitrator.	
Thank you for your business!	

Customer Signature _____

Total

\$3,475.00

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

p: 28.9 ft
a: 5.1 sq yd

Σp 94.44 mi
 Σa 0.33 sq mi



A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF HOLLY SPRINGS, GEORGIA TO CLOSE THE PUBLIC FUND MONEY RATE SAVINGS ACCOUNT AT BB&T

WHEREAS, the City of Holly Springs no longer has a need to have a Public Fund Money Rate Savings account at BB&T; and

WHEREAS, it is the desire of the City Council of the City of Holly Springs to close such account.

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 Public Fund Money Rate Savings account at BB&T.

SO RESOLVED THIS 21ST DAY OF JANUARY 2021.

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)



COUNCIL AGENDA REPORT

FROM: Zachary Arnold

CC: City Clerk
Public Information

SUBJECT: Discussion of Annual NPDES Report to Council

DATE: December 28, 2020

COUNCIL MEETING DATE: January 21, 2021

RECOMMENDATION

N/A

REPORT-IN-BRIEF

To fulfill the requirements of the City's stormwater National Pollutant Discharge Elimination System (NPDES) permit, City staff must make an annual report to the Mayor and Council on the status of each of the Best Management Practices (BMPs) completed during the year as required by the permit.

DISCUSSION

See attached report.

CONCURRENCES

N/A

FISCAL IMPACT

N/A

ALTERNATIVES

N/A

ATTACHMENTS

Annual Report

CITY OF HOLLY SPRINGS

2020 REPORT TO MAYOR AND CITY COUNCIL ON NPDES PERMIT

A. Public Education & Outreach

A-1: Distribute Stormwater Management Flyers to Developers, Engineers, Builders, etc...

Clean Water Campaign flyers are distributed with all new Land Disturbing Permits.

A-2: Display Educational Materials in Municipal Buildings

Clean Water Campaign and other additional flyers are available in City Hall.

A-3: Distribute Newsletters to Residents

Articles were included in all four issues of the city newsletter. Articles included the stormwater update for 2020, information about stormwater pollution, Illicit Discharge, water conservation, and recycling.

A-4: Stormwater Report to Council

January 21, 2021

A-5: Provide educational programs for elementary and high school students based on the importance of water quality

Due to COVID-19, City Staff was unable to provide educational programs at local schools.

A-6: Display Educational Materials During Autumnfest

Due to COVID-19, Autumn Fest was canceled.

B. Public Involvement/Participation

B-1: Organize Clean Streams Program

The City of Holly Springs participated with the Upper Etowah River Alliance, Cherokee County Water and Sewerage Authority, and the City of Woodstock in a joint Rivers Alive Cleanup held on September 12, 2020 at Little River in Olde Rope Mill Park. The event had 80 volunteers and removed .45 tons of trash and debris including tires, plastic bottles, cans, bottles and scrap metal.

B-2: Organize Litter Cleanup

Great American Cleanup was held on November 14th, 2020. 14 volunteers participated in the cleanup event taking place at Ash Street. 350 lbs. of trash, a bed frame, and some car parts were collected at the event.

B-3: Web-based complaint system

Responses to web-based complaints occurred within 24 hours.

C. Illicit Discharge Detection & Elimination

C-1: Illicit Discharge Detection & Elimination Ordinance

No revisions were made to the Illicit Discharge Detection & Elimination Ordinance.

C-2: Water Quality Issues Map

Mapping was updated to include all new structures.

C-3: Detect/Eliminate Illicit Discharges

No major illicit discharges occurred in 2020

C-4: Distribute Newsletters to Citizens

Articles were included in all four issues of the city newsletter. Articles included the stormwater update, information about stormwater pollution, water conservation and recycling.

C-5: Complaint Response

Responses to all complaints were made in 24 hours

D. Construction Site Stormwater Runoff

D-1: Erosion Sedimentation and Pollution Control Ordinance

The Erosion, Sedimentation and Pollution Control Ordinance is in the process of being updated to maintain compliance with the amendments to the Georgia Erosion and Sedimentation Act of 1975.

D-2: Site Plan Review Procedures

Farm Stores, Univeter Rd Tract, Charlottes Ridge, Bailey Station, Pebblewood Grove (Encinna Townhomes), Sagebrooke, Edgewater Phase 5, Mountain Brook Office Condos, Nesbit Tract, Holly Springs Parkway Tract (Apartments)

D-3: Construction Site Inspections and Enforcement Procedures

Inspections were conducted on a weekly basis on average and in conjunction with significant rain events.

D-4: Enforcement Procedures

A log for all inspections and re-inspections was maintained by staff.

D-5: Procedures for Managing Public Input/Complaints

Complaints regarding stormwater and erosion issues are referred to the Stormwater Department/Public Works and investigated within 24 hours.

D-6: Certification

All staff certifications are up to date.

E. Post-Construction Stormwater management for new and Re-development.

E-1: Legal Authority

Revisions were made to the Post-Construction Stormwater management for new and Re-development Minimum Control Measures. This included an inspection and maintenance plan for Green Infrastructure. More changes will be coming in 2021 regarding green infrastructure.

E-2: Inventory

New structures were added in Holly Glen.

E-3: Inspection Program

Inspections have been ongoing throughout the year, with a list being created for maintenance or repair.

E-4: Maintenance Program

Maintenance is occurring on an as-needed basis. The City completed multiple maintenance and improvement projects in 2020. These include the Palm Street Drainage Project, Hickory Road and Poplar Way Drainage Improvements, and a City-wide maintenance project where multiple small items were repaired throughout the City.

E-5: GI/LID

No new GI/LID structures were added in 2020

F. Pollution Prevention/Good Housekeeping for Municipal Operations

F-1: MS4 Control Structure Inventory and Map

New structures are in process of being added in Chelsea, Crestbrooke, and The Darby

F-2: MS4 Inspection Program

Scheduled inspections have been completed with maintenance occurring on an as-needed basis.

F-3: MS4 Maintenance Program

Maintenance is occurring on an as-needed basis.

F-4: Debris Removal from City Owned Property

Debris was picked up on a regular basis from City streets by John Eddie's weekend detail until May. There have been a few community service details since then.

F-5: City Staff Training

A training session was conducted on January 6, 2021. Topics include illicit discharge and non-point source pollution identification during routine inspections of drainage ditches and stormwater inlets as well as good housekeeping procedures for municipal facilities. All public works staff was in attendance.

F-6: Waste Disposal

Debris collected during weekly removal is disposed of in accordance with guidelines for the materials that are collected.

F-7: New Flood Management Projects

100% of plan reviews included a review of the detention basin, outlet control structure and overall hydrology report in compliance with the Georgia Stormwater Management Manual.

F-8: Existing Flood Management Projects

The City added one detention pond in 2020 in the Town Center Project. One more will be added in 2021 when construction is complete.

F-9: Municipal Facilities

Inspection of the public works facility will be conducted on January 6, 2021.

City of Holly Springs
City Council Work Session Meeting Minutes
December 7, 2020

Elected Officials Present: Mayor Steven W. Miller, Councilwoman Karen Barnett, Councilwoman Dee Phillips, Councilman Kyle Whitaker, Councilman Jeff Wilbur, and Mayor Pro Tem Michael Roy Zenchuk II.

Staff Present: City Attorney Robert M. Dyer, City Manager Robert H. Logan, City Clerk Karen Norred, Chief Michael Carswell, Community Development Director Nancy Moon, Finance Director Denise Lamazares, Information Technology Manager/Facilities Manager Ron Carter, Main Street Director/Assistant City Clerk Erin Honea, Lt. Casey Barton, Sgt. Sherron Conrad, Sgt. Michael Sheehan, Det. Travis Wood, Cpl. Kyle Bunch, Ofc. Brandon Boyce, Ofc. Dustin Miller, Ofc. Travis Palmer, and Ofc. Abigail Summar.

Mayor Miller called the Work Session to order.

Mayor Miller led the Pledge of Allegiance. Mayor Pro Tem Zenchuk gave the invocation.

Chief Carswell presented Detective Travis Wood with the Investigator of the Year Award from the Canton Family Moose Center.

Public Comment

City resident Roger McIver thanked the Council and Community Development Director Nancy Moon for their help in completing the trail system between the Gardens of Harmony and Harmony on the Lakes subdivision, and for including stipulations in zoning cases requiring street lighting that meet the International Dark Skies guidelines.

No action taken.

Finance Director Denise Lamazares announced that the October financial report was in the agenda packet.

Mayor Pro Tem Zenchuk made a motion to adjourn. Councilwoman Barnett seconded the motion. Motion carried 5-0.

Meeting adjourned.

City of Holly Springs
City Council Special Called Meeting Minutes
December 7, 2020

Elected Officials Present: Mayor Steven W. Miller, Councilwoman Karen Barnett, Councilwoman Dee Phillips, Councilman Kyle Whitaker, Councilman Jeff Wilbur, and Mayor Pro Tem Michael Roy Zenchuk II.

Staff Present: City Attorney Robert M. Dyer, City Manager Robert H. Logan, City Clerk Karen Norred, Chief Michael Carswell, Community Development Director Nancy Moon, Finance Director Denise Lamazares, Information Technology Manager/Facilities Manager Ron Carter, and Main Street Director/Assistant City Clerk Erin Honea.

Mayor Miller called the Special Called Meeting to order.

Councilwoman Barnett made a motion to approve accepting the donation of K-9 Officer Lexi. Councilwoman Phillips seconded the motion. Motion carried 5-0.

Councilwoman Phillips made a motion to approve the renewal of the Alcohol License for ADB Hospitality Corporation d/b/a Sidelines Grille. Mayor Pro Tem Zenchuk seconded the motion. Motion carried 5-0.

Mayor Pro Tem Zenchuk made a motion to remove an addendum to the Memorandum of Agreement with the Systematic Alien Verification Entitlements (SAVE) program from the Special Called Meeting agenda. Councilman Whitaker seconded the motion. Motion carried 5-0.

Councilwoman Phillips made a motion to approve the renewal of the Worker's Compensation Insurance with the Georgia Municipal Association Worker's Compensation Self-Insurance Fund. Mayor Pro Tem Zenchuk seconded the motion. Motion carried 5-0.

Councilwoman Phillips made a motion to adjourn the Special Called Meeting and enter into Executive Session for the purpose of Litigation. Councilwoman Barnett seconded the motion. Motion carried 5-0.

Meeting adjourned.

Respectfully Submitted.

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

ANNEXATION ORDINANCE

An Ordinance to annex property in the City of Holly Springs, Georgia, pursuant to Chapter 36 of Title 36 of the Official Code of Georgia Annotated (O.C.G.A.); to provide an effective date of said annexation and zoning; and for other purposes.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOLLY SPRINGS:

The following area contiguous to the City of Holly Springs is hereby annexed and zoned into and is made part of said City:

Section 1

4.2+/- acres, identified as parcel 124 (partial) of tax plat 15N26 of the 15th District of Cherokee County, located at the southwest corner of the intersection of Hickory Road and East Cherokee Drive and more particularly identified by "Exhibit A," the tax plat identifying the subject tract (attached).

Section 2

Upon annexation, this tract shall be zoned R-40, Single-Family Residential Estate.

Section 3

This ordinance shall become effective on the 1st day of February, 2021.

Section 4

The City Clerk of the City of Holly Springs is hereby instructed to send certified copies of this ordinance, along with a map of the area annexed to the Cherokee County Board of Commissioners, as well as, notify the Georgia Department of Community Affairs within thirty (30) days after the effective date of the annexation as set forth in section 3 above.

All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

Approved this 21st day of January, 2021, by the Mayor and City Council of the City of Holly Springs, Georgia.

Steven W. Miller, Mayor

Karen Norred, City Clerk

Seal:

**A-03-2020
MA-09-2020
Location Map
Annexation Request
Rezoning Request**



0 250 500 750 1,000
Feet

Hickory Rd

East Ch...

Parcel Requesting Rezoning and Annexation

Holly Springs Zoning 2020

- | | |
|---|--|
| AG- Agricultural | PDR- Planned Development Residential |
| R-40- Single Family Residential Estate | HDMFR- High Density Multi-Family Residential |
| R-20- Single Family Residential | GC- General Commercial |
| RD-20- Single Family and Duplex | NC- Neighborhood Commercial |
| RD-3- Single Family Residential | OI- Office Institutional |
| PUD- Planned Unit Development | GV- Governmental |
| TND- Traditional Neighborhood Development | LI- Light Industrial |
| | MXD- Mixed Use Overlay |
| | Parcels |
| | Roads |

REZONING ORDINANCE

An ordinance to approve an application for rezoning in the City of Holly Springs, Georgia, concerning 4.2+/- acres, identified as tax parcel 124 (partial) of tax plat 15N26, Land Lot 326 of the 15th District of Cherokee County, from R-40, Single-Family Residential Estate to GC, General Commercial; and

WHEREAS, an application was properly submitted to the City of Holly Springs Planning and Zoning Commission by John Stewart, Place Services, Inc., requesting rezoning in the City of Holly Springs, Georgia, concerning 4.2+/- acres, identified as tax parcel 124 (partial) of tax plat 15N26, Land Lot 326 of the 15th District of Cherokee County, from R-40, Single-Family Residential Estate to GC, General Commercial; and

WHEREAS, after balancing the interest of the community in promoting public health, safety, morality, or general welfare against the right of the property owner to unrestricted use of the property,

The Council of the City of Holly Springs hereby ordains that:

Section 1

The application for rezoning in the City of Holly Springs, concerning 4.2+/- acres, identified as tax parcel 124 (partial) of tax plat 15N26, Land Lot 326 of the 15th District of Cherokee County, is hereby rezoned from R-40, Single-Family Residential Estate to GC, General Commercial; and

Section 2

The approval of this application has the following stipulations attached:

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 open space and landscaping.
3. All improvements to Hickory Road and East Cherokee Drive shall be provided as per determination and recommendation of the County Engineer and City Engineer.
4. 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.
5. The following uses shall be prohibited on this site:
 - a. Used Vehicle Sales, Lease, or Rental
 - b. Adult Entertainment
 - c. Cash, Check Cashing, and Pawn Establishments

- d. Tattoo Parlors and Body Piercing Establishments
- e. Tire sales with outdoor storage
- f. Cellular phone towers
- g. Amusement parks
- h. Animal hospitals/clinics with outdoor kennels
- i. Go-kart, motor bike track

Section 3

This ordinance shall become effective February 1, 2021, upon approval by Mayor and City Council.

Section 4

The Community Development Director of the City of Holly Springs, Georgia, is hereby instructed to make any and all appropriate changes to the Official Zoning Map of Holly Springs, necessitated by the action described in Section 1 above; however, said changes to the Official Zoning Map of Holly Springs are effective concurrent with the effective date identified in Section 3 above, whether or not they have been physically made and represented.

All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

Adopted this 21st day of January, 2021, by the Mayor and City Council of the City of Holly Springs, Georgia.

CITY OF HOLLY SPRINGS

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)



COUNCIL AGENDA REPORT

FROM: Nancy Moon

CC: City Clerk
Public Information

SUBJECT: **A-03-2020**, applicant requests annexation of 4.2 +/- acres located on Hickory Road and East Cherokee Drive, Cherokee County, GA, tax parcel 124 of tax plat 15N26

MA-09-2020, applicant requests rezoning of 4.2 +/- acres located on Hickory Road and East Cherokee Drive, Holly Springs, GA, tax parcel 124 of tax plat 15N26, from R-40, Single Family Residential Estate (County) to GC, General Commercial (City)

DATE: December 28, 2020

COUNCIL MEETING DATE: January 7, 2021

RECOMMENDATION

Applicant, John Stewart, Place Services, Inc., has requested annexation and rezoning of 4.2+/- acres from R-40, Single Family Residential Estate (County) to GC, General Commercial (City). The property is part of a 7.0+/- tract that was split by East Cherokee Drive. Only the portion on the west side of East Cherokee is being requested for annexation and rezoning.

The applicant proposes to develop the property, along with adjacent property that is already within the City limits of Holly Springs and zoned GC, with commercial/office use under the GC, General Commercial zoning district. Attached is a conceptual site plan of the entire project, although this application only concerns the 4.2 acre tract as noted above.

A. Existing Land Use and Zoning Classification of Nearby Property

ADJACENT ZONING		ADJACENT DEVELOPMENT	
NORTH:	R-40 (County)	NORTH:	Sequoyah High School Hickory Flat Elementary School
SOUTH:	GC	SOUTH:	SFR-future site of Place Services Office Building
EAST:	R-40 (County) PDR	EAST:	SFR/Undeveloped Woodhaven Subdivision
WEST:	PDR	WEST:	Oakhaven Subdivision

B. Zoning Proposal Review Standards; Study Required for Amendment

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

Surrounding development in the area includes single family and quadplex residential, commercial, and governmental uses. The proposed development would be compatible with the variety of uses in the surrounding area, as well as, provide different alternatives for both commercial and office use.

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

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

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

The property, as currently zoned, would be allowed to develop with those uses associated within the R-40 zoning district.

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

This request will generate some additional traffic and use of utilities. Road improvements will be subject to the requirements of the Development Regulations, City Engineer, and County Engineer.

No residential use for this project has been planned. As such, the Cherokee County school system will not be impacted by additional students.

The applicant has provided a letter from the Cherokee County Water and Sewerage Authority citing adequate water and sewer availability.

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

The Future Development Map identifies this property with the character area of Parkway Corridor. This character area follows Holly Springs Parkway and encompasses land around interchanges of I-575. It also characterizes State Route 140 (Hickory Flat Highway). East Cherokee Drive at the intersections of Hickory Road and State Route 140 is also designated as "Parkway Corridor." 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

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

The proposed development, consisting of commercial and residential uses 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 Development Map (FDM) 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) **Land Use Decisions.** Use the Future Development Map (FDM) 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?

The location of this commercial development is in an area that has expanded rapidly over the past several years with residential growth. Additional services are needed for the area residents.

C. Summary

Expanded residential growth in the area provides an opportunity for additional commercial and office uses. The area is composed of varied uses and the approval and development of this property for additional commercial development will be compatible to that of the surrounding area.

D. Cherokee County Response

The Cherokee County Board of Commissioners met on December 1st and voted unanimously to send staff comments to the City. The first area of concern was that only part of the property was being annexed. The property exists as two sections split by East Cherokee Drive and has existed in this manner for a number of years. The owner recently recorded a plat, included with this application, separating the property. Another item noted in the staff analysis was the fact that both roads bordering this property are county roads and will be subject to approval by Cherokee County.

E. Planning Commission Recommendation

The Planning Commission conducted a public hearing on November 12, 2020. There were no public comments. Planning Commission recommended **APPROVAL** (4-0) with the staff stipulations of the annexation and rezoning requests

F. Staff Recommendation

Staff recommends **APPROVAL** to rezone 4.2+/- acres, to **GC, General Commercial** 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 open space and landscaping.
3. All improvements to Hickory Road and East Cherokee Drive shall be provided as per determination and recommendation of the County Engineer and City Engineer.
4. 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.
5. The following uses shall be prohibited on this site:
 - a. Used Vehicle Sales, Lease, or Rental
 - b. Adult Entertainment
 - c. Cash, Check Cashing, and Pawn Establishments
 - d. Tattoo Parlors and Body Piercing Establishments
 - e. Tire sales with outdoor storage
 - f. Cellular phone towers
 - g. Amusement parks
 - h. Animal hospitals/clinics with outdoor kennels
 - i. Go-kart, motor bike track

CONCURRENCES

Planning Commission

FISCAL IMPACT

N/A

ALTERNATIVES

Denial

ATTACHMENTS

Application

Location Map

**A-03-2020
MA-09-2020
Location Map
Annexation Request
Rezoning Request**



0 250 500 750 1,000
Feet

Hickory Rd

Leet Ct

Parcel Requesting Rezoning and Annexation

Holly Springs Zoning 2020

- | | |
|---|--|
| AG- Agricultural | PDR- Planned Development Residential |
| R-40- Single Family Residential Estate | HDMFR- High Density Multi-Family Residential |
| R-20- Single Family Residential | GC- General Commercial |
| RD-20- Single Family and Duplex | NC- Neighborhood Commercial |
| RD-3- Single Family Residential | OI- Office Institutional |
| PUD- Planned Unit Development | GV- Governmental |
| TND- Traditional Neighborhood Development | LI- Light Industrial |
| | MXD- Mixed Use Overlay |
| | Parcels |
| | Roads |



City of Holly Springs, Georgia

Petition for Annexation

100% Method

A-03-2020

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

APPLICANT INFORMATION

Date: 10/2/20

Applicant's Name: JOHN STEWART

Corporation Name: PLACE SERVICE INC.

Mailing Address: 201 GATEWAY DR.

Phone: 404-428-1400

Email: JSTEWART@PLACESERVICESINC.COM

PROPERTY OWNER INFORMATION

Property Owner(s): SHERIE TURNER

Mailing Address: [REDACTED]

Phone: [REDACTED]

Email: SHERIE.TURNER@TURNERFIRMSEA.COM

PROPERTY INFORMATION

Tax Map #: 15N26 124

Land Lot(s)/District: 326

Physical Address: 4848 Hickory

Property Location Description: ROAD FRONTAGE ALONGS HICKORY RD.

EAST OF E. CHEMUNKEE DR.

Current Zoning: R40

(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).

THIS PROPERTY WILL BECOME PART OF A LARGER
COMMERCIAL DEVELOPMENT PLAN.

(attach additional sheets, if necessary)

SUBMITTAL CHECKLIST

The following exhibits must be attached to this Annexation Petition:

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

APPLICANT & PROPERTY OWNERS SIGNATURE SECTION

JOHN STEWART
Applicant Name (Please Print)

FACE SERVICES INC
Corporation Name (Please Print)

[Signature]
Applicant Signature

V.P. BUSINESS DEVELOPMENT
Title (Please Print)

Date

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

Sandra Bedelle
Property Owner Name (Please Print)

[Signature]
Property Owner Signature

11/1/20
Date

LENITA BEDELLE COKER
Property Owner Name (Please Print)

[Signature]
Property Owner Signature

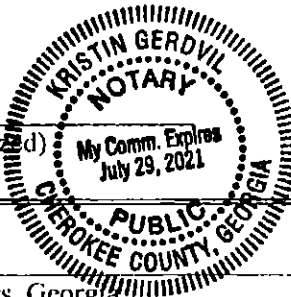
11/1/20
Date

SHERRIE BEDELLE TURNER
Property Owner Name (Please Print)

[Signature]
Property Owner Signature

11/1/20
Date

[Signature]
Notary (form must be notarized)



Received by: [Signature]
City of Holly Springs, Georgia

Date: 11/3/2020



MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

Adopted by Mayor and Council on February 23, 2006

For Application Procedures, See p. 8

APPLICATION MA- 09-2020

APPLICATION CUP-

HEARING DATE _____

DATE OF APPLICATION 10/2/20

APPLICANT JOHN STEWART
PLACE SERVICES INC
201 GATEWAY DR.
CANTON GA.

OWNER SHERIE TURNER
(If other than applicant)

ADDRESS 201 GATEWAY DR.
CANTON GA.

ADDRESS _____

ZIP CODE 30115 PHONE 404-428-1400

ZIP CODE _____ PHONE _____

EMAIL JSTEWART@PLACESERVICESINC.COM

SIGNATURE [Signature]

SIGNATURE [Signature]

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

PRESENT ZONING DISTRICT(S) R40

REQUESTED ZONING DISTRICT GC

REQUESTED CONDITIONAL USE(S) GC

MULTI-TENANT RETAIL

PROPERTY LOCATION/ADDRESS 4848 Hickory Rd.

MAP NUMBER 15N26 Aerial

PARCEL NUMBER(S) 15N26 124

LAND LOT(S) 326

DISTRICT(S) 15 SECTION(S) 2

ACREAGE 4.2 SEWAGE DISPOSAL TYPE SEWER UTILITIES AVAILABLE POWER, GAS, WATER

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST: THIS 4.2

ACRES WILL JOIN THE 16 ACRES BEHIND IT IN A COMMERCIAL
DEVELOPMENT MADE UP OF OFFICE SPACE AND RETAIL.

(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 500.00 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? YES, THE REZONING WILL ALLOW US TO DEVELOPE THE PROPERTY IN SIMILAR FASHION TO THAT AROUND THIS ACREAGE. A GC ZONING WILL ALLOW OFFICE SPACE & RETAIL.

(2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property? NO. MOST OF THE ADJACENT PROPERTY IS ALREADY BUILT AND OR DEVELOPED. THE AREA IS A MIX OF RESIDENTIAL AND COMMERCIAL NOW.

(3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned? IT DOES NOT AS R4D. THE 4.2 ACRES IS TO SMALL TO BE RESIDENTIAL LIKE THE OTHER SUBDIVISIONS NEAR IT.

(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? NO. IT IS ALREADY A COMMERCIAL AREA WITH A TRAFFIC LIGHT AT THE INTERSECTION. THE REZONING OF THIS 4.2 ACRES WOULD NOT AFFECT TRAFFIC OR PUBLIC SAFETY.

(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)? LOOKING AT THE PROPERTY ADJACENT AND ACROSS THE STREETS, A GC ZONE WOULD FIT THE ALREADY ZONED AREA.

(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 REZONING WOULD FIT THE COMPREHENSIVE PLAN AS WE SEE IT COMPARED TO OTHER BUSINESSES.

(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?

IT WOULD NOT AFFECT THOSE THINGS. IN FACT THE DEVELOPMENT OF THIS LAND WOULD PROVIDE RETENTION PONDS TO CONTROL WATER THAT NOW FLOWS INTO THE ROAD.

(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?

WE DO NOT KNOW OF ANY OTHER CONDITIONS THAT WOULD AFFECT SURROUNDING AREAS.

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: _____ sq. ft.

Exterior façade: _____

Maximum number of units: _____

Anticipated start date: _____

Anticipated completion date: _____

Commercial

Number of buildings: 3

Maximum square footage: 5000 sq. ft.

Number of stories: 1

Total number of employees: 95

Exterior façade: BRICK, STUCCO, STONE

Anticipated start date: 3/21

Anticipated completion date: 4/21

ATTACHMENT A

DISCLOSURE

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

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

_____ YES X _____ NO

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

_____ YES X _____ NO

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

_____ YES X _____ NO

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

_____ YES X _____ NO

10/2/20
DATE

JOHN STEWART
APPLICANT NAME PRINTED

[Signature]
APPLICANT SIGNATURE

[Signature]
NOTARY

Seal:

SHERRIE TURNER
OWNER'S NAME



[Signature]
OWNER'S SIGNATURE

Cherokee County Water & Sewerage Authority

September 30, 2020

RE: Water & Sewerage Availability (Tax Map 15N26, Parcel 124)

To Whom It May Concern:

Please be advised that Cherokee County Water & Sewerage Authority presently has a 12" DIP water main on the South side of Hickory Road North of the subject property. Also, there is a 24" DIP water main on the West side of East Cherokee Drive East of the subject property.

Sewer is available to the North, East, and West 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 5.0 MGD and the Authority is presently treating 3.0 MGD.

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

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

Sincerely,



Bradley M. Payne
Construction Office Supervisor

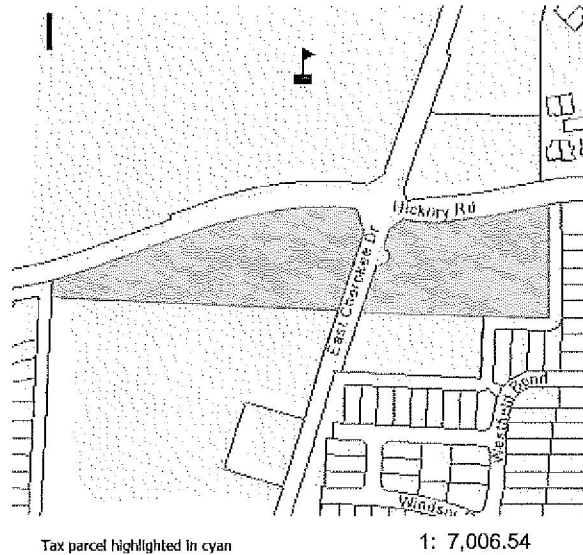
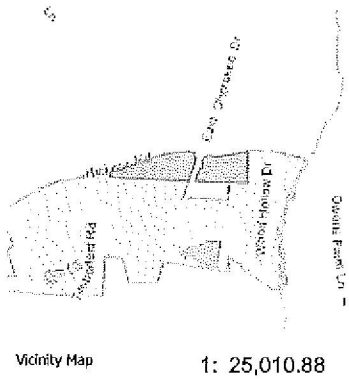
CC: Dwayne Fowler
Garry Hensley
Rodney Satterfield
Jeff Hooper

Geocortex Essentials Parcel Report

Cherokee County, GA

TIN: 15N26 124

Report generated 9/29/2020 7:46:00 AM



Tax Parcel Information

Owner: BEDELLE SANDRA M. ET AL

Property Address: 4848 Hickory Rd, Canton 30115

Subdivision:

TIN: 15N26 124

PIN: 15-0326-0002

Mailing Address: 159 TURNERS CT, CANTON, GA 30115

Acreage: 7.06

Lot #: -

PB/PG: [Click here to view the plat book and page](#)

DB/PG: [Click here to view the deed book and page](#)

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.

DEED OF ASSENT

STATE OF GEORGIA
COUNTY OF CHEROKEE

WHEREAS, EVELYN ADAMS BEDELLE, also known as MARY EVELYN BEDELLE, died a resident of Cherokee County, Georgia on the 15th day of April, 1981, leaving a Will which has been probated in solemn form in said County at the June term of the Court of Probate thereof; and

WHEREAS, THERON C. BEDELLE, the husband of EVELYN ADAMS BEDELLE, also known as MARY EVELYN BEDELLE, died testate on February 27, 1976, which Will provided in Item I that all his property pass to MARY EVELYN BEDELLE; and

WHEREAS, Letters Testamentary were issued by the Probate Court of Cherokee County to MARY EVELYN BEDELLE on April 5, 1976 in File Number 5171; and

WHEREAS, MARY EVELYN BEDELLE received Letters of Dismission on April 3, 1978; and

WHEREAS, under the terms of EVELYN ADAMS BEDELLE'S Will the following described property was delivered to KENNETH EDWARD BEDELLE, LENITA BEDELLE COKER and SHERRIE BEDELLE TURNER:

All that tract or parcel of land lying and being in the 15th District and 2nd Section of Cherokee County, Georgia, and being parts of lots of Land NOS: 394, 327 and 326, lying south of the Holly Springs Hickory-Flat Road;

Also that portion of Lot No. 326, lying south of the mill road, south of Hickory-Flat Church, this tract containing forty-six (46) acres, more or less, and subject to proportioned reservations for school and Church.

Also two (2) acres, more or less, in the Southwest corner of lot of Land No.: 325, as reserved in deed from Clarence Bedelle to Fred Bedelle. The entire tract herein conveyed containing forty-eight (48) acres, more or less, and being all the lands that Clarence Bedelle died possessed of, and being the same lands set aside to Mrs. Annie Bedelle or (Mrs. Clarence Bedelle) as the

EDWARDS, FRIEDEWALD
& GRAYSON
216 WASHINGTON AVENUE
P. O. BOX 1534
MARIETTA, GEORGIA 30061
424-8420

Cherokee County, Georgia
Real Estate Transfer Tax
Date 10-29-81
Annette Coleman
Clerk of Superior Court

GEORGIA, CHEROKEE COUNTY, CLERK SUPERIOR COURT
Filed in office, this 29 day of October
19 81 at 9:00 AM. Recorded in Book 312
Page 753 this 29 day of Oct., 19 81
Annette Coleman
Clerk

754

312-754

widow of Clarence Bedelle, deceased, by the appraisers as a years support, on the 18th day of August, 1947, and recorded in Book B, Page 143, Ordinary's Office, Cherokee County, Georgia, on the 6th day of October, 1947.

The condition of this deed is that the fee simple title is not to be fully vested until the death of the grantor herein, Mrs. Annie Bedelle, or (Mrs. Clarence Bedelle), the widow of Clarence Bedelle, she reserving her home on said lands as long as she lives, while the grantee, is to have immediate possession of said premises the grantor reserves her home on said premise so long as she lives.

WHEREAS, the undersigned duly qualified as Executor of the estate of the said EVELYN ADAMS BEDELLE and is now administering the estate under the terms of said Will; and it has been determined that all debts and claims against the estate have been fully paid.

NOW, THEREFORE, the undersigned as Executor of the Will of the said EVELYN ADAMS BEDELLE hereby assents to the devise of said property under the terms of said Will, so that full fee simple title thereto is vested in the said KENNETH EDWARD BEDELLE, LENITA BEDELLE COKER, and SHERRIE BEDELLE TURNER as provided in said Will.

WITNESS my hand and seal, this 23rd day of October, 1981.

Kenneth Edward Bedelle (SEAL)
KENNETH EDWARD BEDELLE, As Executor of
the estate of EVELYN ADAMS BEDELLE

Signed, sealed and delivered in
the presence of:

James W. Friedewald
WITNESS
Dwight A. Gentry
NOTARY PUBLIC

My Commission Expires:
Notary Public, Georgia, State at Large
My Commission Expires Aug. 18, 1984

EDWARDS, FRIEDEWALD
& GRAYSON
216 WASHINGTON AVENUE
P. O. BOX 1534
MARIETTA, GEORGIA 30061
424-8420

-2-

Rec 10-29-81

ANNETTE FLEMING
Clerk, Superior Court of Cherokee County

Please return to:
James H. Turner, P.C.
Attorney at Law
4396 Barney Road
Woodstock, GA 30188

EXECUTOR'S DEED OF ASSENT
Deed Service Only / No Certification as to Title

STATE OF GEORGIA
COUNTY OF CHEROKEE

THIS INDENTURE, made this 27th day of February, 2018, between **Sandra Mitchell Bedelle**, as Executor of the Estate of **Kenneth Edward Bedelle a/k/a Kenneth E. Bedelle**, late of said County, Party of the First Part, and **Sandra M. Bedelle a/k/a Sandra Mitchell Bedelle**, Party of the Second Part;

WITNESSETH that whereas by Last Will and Testament of **Kenneth Edward Bedelle a/k/a Kenneth E. Bedelle**, probated in solemn form on February 27, 2018, being ESTATE DOCKET NUMBER 18-0328, in the Office of the Probate Court of Cobb County, Georgia, wherein **Sandra Mitchell Bedelle**, was named Executor and did qualify as such and received Letters Testamentary; and

WHEREAS, under said Will the Testator devised all of his property, both real and personal, of whatever kind and wherever situated, constituting the residuum of his estate, to his wife, **Sandra Mitchell Bedelle a/k/a Sandra M. Bedelle**; and

WHEREAS, there being a sufficient amount of property in said estate in addition to the property described below to pay the indebtedness of the said Estate;

NOW, THEREFORE, for the purpose of consenting to the vesting of certain property devised by said Will, Party of the First Part hereby grants and conveys unto the Party of the Second Part, her heirs and assigns, all that tract and parcel of land being the following described property:

A one-third (1/3) undivided interest in and to:

All that tract or parcel of land lying and being in the 15th District and 2nd Section of Cherokee County, Georgia, and being parts of lots of Land Nos: 394, 327 and 326, lying south of the Holly Springs Hickory-Flat Road;

Also that portion of Lot No. 326, lying south of the mill road, south of Hickory Flat Church, this tract containing forty-six (46) acres, more or less, and subject to proportioned reservations for school and Church.

Also two (2) acres, more or less, in the Southwest corner of lot of Land No.: 325, as reserved in deed from Clarence Bedelle to Fred Bedelle. The entire tract herein conveyed containing forty-eight (48) acres, more or less, and being all the lands that Clarence Bedelle died possessed of, and being the same lands set aside to Mrs. Annie Bedelle or (Mrs. Clarence Bedelle) as the widow of Clarence Bedelle, deceased, by the appraisers as a years support, on the 18th day of August, 1947, and recorded in Book B, Page 143, Ordinary's Office, Cherokee County, Georgia on the 6th day of October, 1947.

The condition of this deed is that the fee simple title is not to be fully vested until the death of Mrs. Annie Bedelle or (Mrs. Clarence Bedelle), the widow of Clarence Bedelle, she reserving her home on said lands as long as she lives and reserves her home on said premise so long as she lives.

This is the same property as was conveyed from Kenneth Edward Bedelle, as Executor of the Estate of Evelyn Adams Bedelle to Kenneth Edward Bedelle, Lenita Bedelle Coker and Sherrie Bedelle Turner by Deed of Assent dated October 23, 1981 and recorded October 29, 1981 in Deed Book 312, Pages 753-754, Cherokee County, Georgia deed records.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Party of the Second Part forever, IN FEE SIMPLE, in as full and ample a manner as the same was held, possessed and enjoyed or might have been held possessed and enjoyed by the said deceased.

IN WITNESS WHEREOF, the Party of the First Part has set her hand and seal, the day and year above written.

Signed, sealed and delivered
in presence of:

C. Mitchell Bedelle
Witness Sandra Mitchell Bedelle

Sherrie B. Turner
as Executor of the Estate of Kenneth Edward
Bedelle a/k/a Kenneth E. Bedelle

Notary Public



PT-61 (Rev. 2/18)

To be filed in **CHEROKEE COUNTY**

PT-61 028-2018-002849

SECTION A – SELLER'S INFORMATION (Do not use agent's information)				SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME Sandra Mitchell Bedelle as Executor of the Estate of Kenn ...*				Exempt Code If no exempt code enter NONE	Estate Deed
MAILING ADDRESS (STREET & NUMBER) c/o Sherrie B. Turner 159 Turners Court				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Canton, GA 30115 USA		DATE OF SALE 2/27/2018		1A. Estimated fair market value of Real and Personal property	\$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)				2. Fair market value of Personal Property only	\$0.00
BUYER'S BUSINESS / ORGANIZATION / OTHER NAME Sandra M. Bedelle a/k/a Sandra Mitchell Bedelle				3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) c/o Sherrie B. Turner 159 Turners Court				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Canton, GA 30115 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$0.00
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION Hickory Road			SUITE NUMBER
COUNTY CHEROKEE		CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 15N26 124	ACCOUNT NUMBER
TAX DISTRICT 01	GMD	LAND DISTRICT 15th	ACRES	LAND LOT 325 & 326	SUB LOT & BLOCK
SECTION E – RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS

None

...* This symbol signifies that the data was too big for the field. The original values are shown below.

SELLER'S BUSINESS NAME: Sandra Mitchell Bedelle as Executor of the Estate of Kenneth Edward Bedelle a/k/a Kenneth E. Bedelle

2020 Property Tax Statement

Sonya Little
Cherokee County Tax
Commissioner
2780 Marietta Hwy
Canton, GA 30114

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

BEDELLE SANDRA M. ET AL
C/O SHERRIE B. TURNER
CANTON, GA 30115

Bill No.	Due Date	*Total Due*
2020-22581	11/15/2020	\$2,935.16

Map: 15N26 124
Location: HICKORY RD

Payment Good through: 11/15/2020

Print Date :
09/30/2020

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



Tax Payer: BEDELLE SANDRA M. ET AL

Map Code: 15N26 124 REAL

Description: LL 325 326 15TH D

Location: HICKORY RD

Bill No: 2020-22581

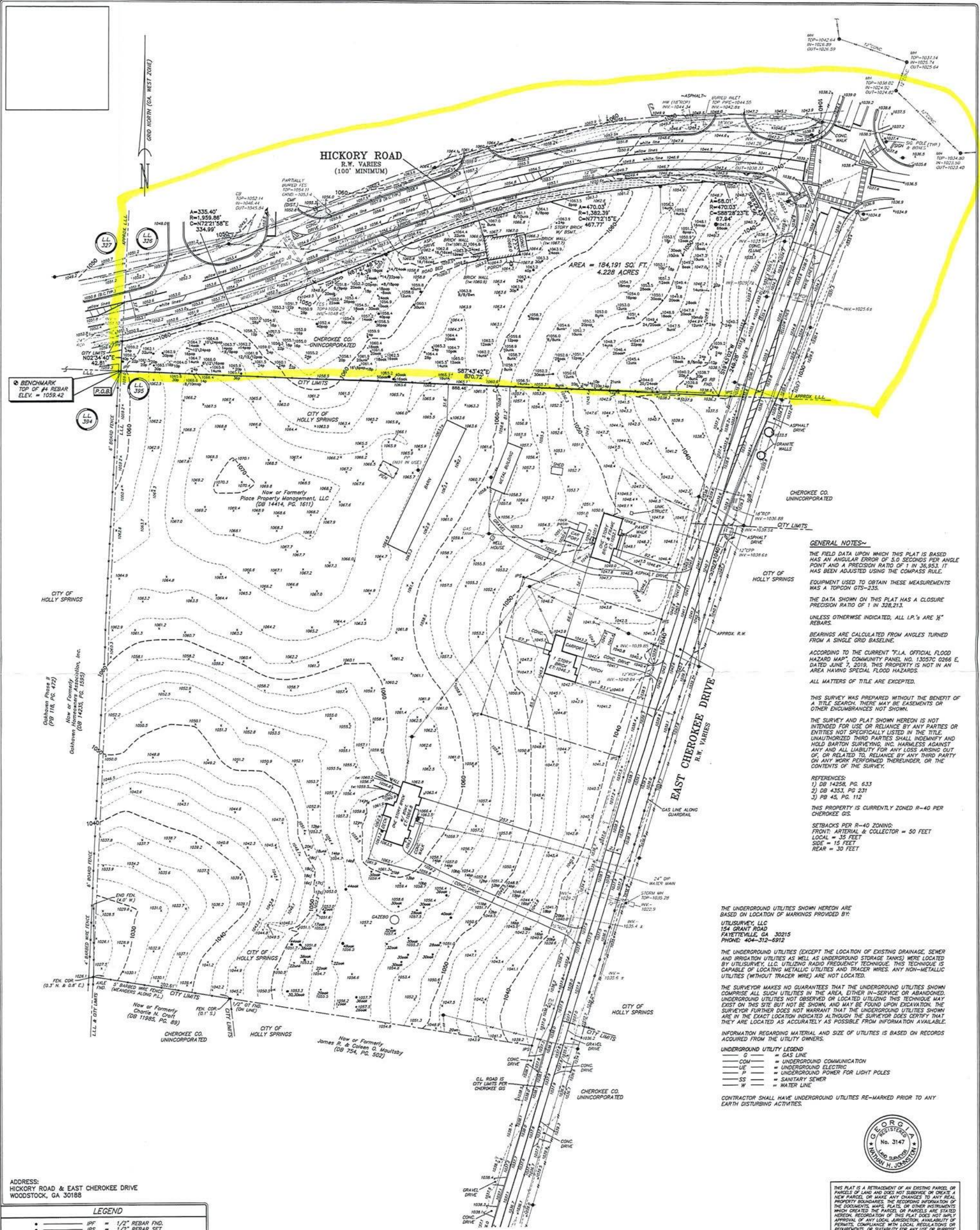
District: CHEROKEE COUNTY AT LARGE 001

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

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date		Payment Good through	Exemptions
1,740.00	256,500	7.0600	258,240	11/15/2020			11/15/2020	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	258,240.00	103,296.00	0.00	103,296.00	5.212	538.38	0.00	\$538.38
SCHOOL M&O	258,240.00	103,296.00	0.00	103,296.00	18.450	1,905.81	0.00	\$1,905.81
SCHOOL BOND	258,240.00	103,296.00	0.00	103,296.00	1.000	103.30	0.00	\$103.30
PARKS BOND	258,240.00	103,296.00	0.00	103,296.00	0.461	47.62	0.00	\$47.62
COUNTY WIDE FIRE DIST	258,240.00	103,296.00	0.00	103,296.00	3.292	340.05	0.00	\$340.05
TOTALS					28.415	2935.16	\$0.00	\$2,935.16

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

Current Due	\$2,935.16
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	0.00
Back Taxes	0.00
Total Due	\$2,935.16
Paid Date	



GENERAL NOTES:-

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 5.0 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 36,953. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TOPCON GTS-235.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 328,213.

UNLESS OTHERWISE INDICATED, ALL L.P.'S ARE 1/2" REBAR.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

ACCORDING TO THE CURRENT T.L.A. OFFICIAL FLOOD HAZARD MAP, COMMUNITY PANEL NO. 13057C 0266 E, DATED JUNE 7, 2019, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

ALL MATTERS OF TITLE ARE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD BARTON SURVEYING, INC. HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

REFERENCES:

1) DB 14258, PG. 633
2) DB 4353, PG. 231
3) PB 45, PG. 112

THIS PROPERTY IS CURRENTLY ZONED R-40 PER CHEROKEE O.S.

SETBACKS PER R-40 ZONING:

FRONT - 35 FEET
LOCAL - 35 FEET
SIDE - 15 FEET
REAR - 30 FEET

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILISURVEY, LLC
154 GRANT ROAD
FAYETTEVILLE, GA 30215
PHONE: 404-712-6912

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

UNDERGROUND UTILITY LEGEND

G = GAS LINE
COM = UNDERGROUND COMMUNICATION
E = UNDERGROUND ELECTRIC
P = UNDERGROUND POWER FOR LIGHT POLES
SS = SANITARY SEWER
W = WATER LINE

CONTRACTOR SHALL HAVE UNDERGROUND UTILITIES RE-MARKED PRIOR TO ANY EARTH DISTURBING ACTIVITIES.

ADDRESS:
HICKORY ROAD & EAST CHEROKEE DRIVE
WOODSTOCK, GA 30188

LEGEND

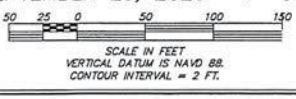
IPF	1/2" REBAR FND.
IPS	1/2" REBAR SET
R.W.	RIGHT OF WAY
SSE	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT
LLL	LAND LOT LINE
C.L.	CENTERLINE
CT	CRUMP TOP PIPE
OT	OPEN TOP PIPE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DI	DRAINAGE INLET
JCB	JUNCTION BOX
MH	MANHOLE
CB	CATCH BASIN
BM	BENCHMARK
PP	POWER POLE
PH	FIRE HYDRANT
CMF	CONCRETE MONUMENT FND.
B.C.	BACK OF CURB
E.P.	EDGE OF PAVEMENT
F.D.	FENCE
O.H.	OVERHEAD ELEC. SERVICE LINE
B.L.	BUILDING LINE
U.P.L.	UNDERGROUND POWER LINE
TX	TRANSFORMER

ABBREVIATIONS

ABL	ABUTILA	HYD	HYDRANGEA
AUC	AUGUSTA	ICV	IRRIGATION CONTROL VALVE
AMH	AMERICAN HOLLY	IMP	IMPERIUM
AZ	AZALEA	IPF	IRON PIPE FOUND
BB	BARBERRY	JM	JAPANESE MAPLE
BP	BRADFORD PEAR	MA	MAHONIA
BEC	BEGONIA	PA	PINE
BW	BIRCHWOOD	PE	PECAN
CD	CELESTINE	POP	POPLAR
CHD	CHERRY	RND	RHODODENDRON
CIN	CINCINNATI	RD	RED OAK
CJ	CYPRESS JAPONICA	RT	RED TYP
CL	CHERRY LAUREL	SP	SPRUCE
CO	CLEMATIS	SPG	SPROUT
CT	CLEMATIS	WDC	WATER DAK
EL	ELIZABETH	WH	WHITE OAK
ET	EXTENSION THROUGH	WH	WHITE PINE
FF	FISH FLOOR	UN	UNKNOWN
GM	GAS METER	WH	WALNUT
HB	HACKBERRY	WM	WATER METER

TOPOGRAPHIC SURVEY FOR
PLACE PROPERTY MANAGEMENT

LOCATED IN LAND LOT 326
15th DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA
SEPTEMBER 25, 2020 1"=50'



THIS PLAT IS A RETRIBUTION 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 PARCELS OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUFFICIENCY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERGROUND 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 G.S. 43-2-1, SECTION 15-6-171.

7-27-2020
NATHAN H. JOHNSTON, GA. RLS NO. 3147

JOB#19-071 DRAWN BY: NJ FIELD CREW: ZF/SC/LM
FIELD DATE: 9-25-20 PLAT PREPARED: 9-27-20

BARTON SURVEYING INC.
3005 HOLLY SPRINGS PARKWAY, SUITE 101
CANTON, GEORGIA 30115
(770) 345-2810
(LICENSE NO. LSF 000151)

Plat
Recorded 12/17/2020 4:33 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 119 Page 678
Participant IDs: 6657451494

LINE	BEARING	DISTANCE
L1	N23°05'45"E	69.63'
L2	N19°59'46"E	44.02'
L3	S88°39'55"E	26.61'
L4	N19°40'21"E	36.44'
L5	N56°33'08"W	25.70'
L6	N19°59'30"E	81.20'
L7	N19°59'40"E	25.45'
L8	N67°39'49"E	26.46'
L9	N74°34'47"W	30.43'

GENERAL NOTES~

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 0.2 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 17,769. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TOPCON GTS-235.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 265,825.

ALL I.P.'s ARE 1/2" REBARS, UNLESS OTHERWISE INDICATED.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13057C 0266 E, DATED JUNE 7, 2019, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

ALL MATTERS OF TITLE ARE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD BARTON SURVEYING, INC. HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

REFERENCES:

- 1) DB 14258, PG. 633
- 2) DB 4353, PG. 231
- 3) PB 45, PG. 112

AREA = 149,291 SQ. FT.
3.427 ACRES



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 HEREON. 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.

Nathan H. Johnston 12-17-2020
NATHAN H. JOHNSTON, GA. RLS No. 3147

DRAWN BY: NJ/JO FIELD CREW: ZF/JM

FIELD DATE: 12-8-20

PLAT PREPARED: 12-15-20



**BARTON SURVEYING
INC.**

3005 HOLLY SPRINGS PARKWAY, SUITE 101
CANTON, GEORGIA 30115
(770) 345-2810
(LICENSE No. LSF 000151)

EAST CHEROKEE DRIVE
R.W. VARIES

HICKORY ROAD
100' R.W.

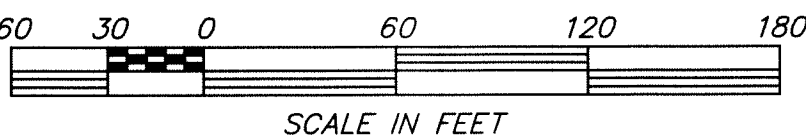
A=197.10'
R=519.71'
C=S89°40'00"E
195.92'

NOW OR FORMERLY
STEVEN R. SMITH
(DB 14293, PG. 1618)

NOW OR FORMERLY
WOODHAVEN COURT HOMEOWNERS
ASSOCIATION, INC.
(DB 14230, PG. 790)
(PB 118, PG. 620)

**SURVEY FOR
PLACE PROPERTY MANAGEMENT**

LOCATED IN LAND LOTS 325 & 326
15th DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA
DECEMBER 8, 2020 1"=60'



SCALE IN FEET

LEGEND

●	IPF	=	1/2" REBAR FND.
●	IPS	=	1/2" REBAR SET
—	R.W.	=	RIGHT OF WAY
—	SSE	=	SANITARY SEWER EASEMENT
—	DE	=	DRAINAGE EASEMENT
---	L.L.L.	=	LAND LOT LINE
—	C.L.	=	CENTERLINE
—	CT	=	CRIMP TOP PIPE
—	OT	=	OPEN TOP PIPE
—	CMP	=	CORRUGATED METAL PIPE
—	RCP	=	REINFORCED CONCRETE PIPE
—	DI	=	DROP INLET
—	JB	=	JUNCTION BOX
—	MH	=	MANHOLE
—	CB	=	CATCH BASIN
—	BM	=	BENCHMARK
—	PP	=	POWER POLE
—	FH	=	FIRE HYDRANT
—	CMF	=	CONCRETE MONUMENT FND.
—	B.C.	=	BACK OF CURB
—	E.P.	=	EDGE OF PAVEMENT
—	FEN	=	FENCE
—	O.H.	=	OVERHEAD ELEC. SERVICE LINE
—	B.L.	=	BUILDING LINE
—	U.G.	=	UNDERGROUND POWER LINE
—	TX	=	TRANSFORMER

LAND USE LEGEND

- COMMERCIAL / RETAIL
- OFFICE
- ASSISTED LIVING

DEVELOPMENT SUMMARY

PARCEL 1: COFFEE SHOP (+/- 2.62 ACRES)
 GFA = 6,500 SQ. FT.
 REQUIRED PARKING: 22-33 SPACES
 (MIN. 1 PER 300 - MAX. 1 PER 200)
 PROPOSED PARKING: 71 SPACES

PARCEL 2: COMMERCIAL (+/- 1.22 ACRES)
 GFA = 4,000 SQ. FT.
 REQUIRED PARKING: 14-20 SPACES
 (MIN. 1 PER 300 - MAX. 1 PER 200)
 PROPOSED PARKING: 69 SPACES

PARCEL 3: COMMERCIAL (+/- 5.14 ACRES)
 GFA = 48,850 SQ. FT.
 REQUIRED PARKING: 163-245 SPACES
 (MIN. 1 PER 300 - MAX. 1 PER 200)
 PROPOSED PARKING: 210 SPACES

PARCEL 4: COMMERCIAL (+/- 1.42 ACRES)
 GFA = 5,000 SQ. FT.
 REQUIRED PARKING: 17-25 SPACES
 (MIN. 1 PER 300 - MAX. 1 PER 200)
 PROPOSED PARKING: 94 SPACES

PARCEL 5: OFFICE (3-STORY) (+/- 5.30 ACRES)
 GFA = 60,000 SQ. FT. (FOOTPRINT = 20,000 SQ. FT.)
 REQUIRED PARKING: 172-267 SPACES
 (MIN. 1 PER 350 - MAX. 1 PER 225)
 PROPOSED PARKING: 190 SPACES

PARCEL 6: ASSISTED LIVING (3-STORY) (+/- 5.31 ACRES)
 TOTAL = 85 UNITS AT 1,000 SQ. FT.
 GFA = 106,080 SQ. FT. (FOOTPRINT = 106,080 SQ. FT.)
 ASSISTED LIVING HOUSING APARTMENTS (2-STORY)
 TOTAL = 24 UNITS (8 UNITS PER BUILDING)
 GFA = 7,200 SQ. FT. (FOOTPRINT = 3,600 SQ. FT.)
 REQUIRED PARKING: 28 SPACES (1 PER 4 BEDS)
 PROPOSED PARKING: 95 SPACES





PLANNING AND ZONING

December 11, 2020

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

RE: A-03-2020 Place Service Inc. – East Cherokee Drive and Hickory Road

Dear Mrs. Moon:

The annexation case A-03-2020 was on the agenda of the regular meeting of the Cherokee County Board of Commissioners on December 1, 2020. The case involves 4.2 acres of parcel 15N26 124 located in the southwest corner of the intersection of East Cherokee Drive and Hickory Road. The property is currently zoned Single Family Residential (R-40). In the annexation application, the applicant indicated that the company has plans to add this property to their existing property in order to develop a retail/office/institutional development.

Based on the staff review and discussion at the commission meeting, the Board of Commissioners voted unanimously to forward staff comments so they can be relayed to the Holly Springs City Council.

The most significant concern relates to the legality of the application. The proposed annexation could be challenged based upon the property owner's intention to annex only portion of parcel 15N26 124 which would be a violation of O.C.G.A. § 36-36-20 (a)(2), which requires that the "entire parcel or parcels of real property owned by the person seeking annexation" will be annexed. Moreover, were the City to annex the entire parcel, an unincorporated island of County property would be created from parcel 15N26 123 at 2550 East Cherokee Drive. The Board of Commissioners requests that this application be withdrawn and this legal issue be resolved prior to refiling this annexation request.

In the staff analysis of the annexation application, Planning and Zoning noted that there would be no significant impact on adjacent unincorporated county properties. All entrances will be reviewed and permitted through Cherokee County because both East Cherokee Drive and Hickory Road are County-maintained. The attached staff analysis gives more detail about the requirements for each driveway location shown on the proposed site plan. Fire and Emergency Services discussed that future development of this property would be required to meet all state minimum fire codes to include adequate water and fire hydrants for firefighting.

Feel free to reach out to me if you have any questions about these staff comments. Please advise to the City's intentions with respect to the annexation proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Margaret Stallings". The signature is fluid and cursive, with the first name "Margaret" written in a larger, more prominent script than the last name "Stallings".

Margaret Stallings, AIA, AICP
Principal Planner

Attachment

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



STAFF REVIEW AND ANALYSIS OF ANNEXATION REQUEST

FINAL 11/24/2020

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

City	Holly Springs
Case Number A-03-2020	Applicant John Stewart, Place Service, Inc.
Receipt of Annexation Notice Date	11/9/2020
Holly Springs Planning Commission Public Hearing	11/12/2020
Meeting date the Board of Commissioners must decide whether to object.	12/1/2020
30 day period to object expires on	12/9/2020
City Council Review & Decision	12/21/2020

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/Community Village	
Surrounding / Contiguous City Future Development Map	Parkway Corridor/Employment	
Surrounding County Future Development Map	Suburban Growth/Community Village	
Does this annexation create an "island" of unincorporated land?		X

1) If the application is granted will there be a material increase in burden upon the County directly related to :

	Yes	No
a) the proposed change in zoning or land use?		X
b) the proposed increase in density?		X
c) infrastructure demands related to the proposed change in zoning or land use?		X



STAFF REVIEW AND ANALYSIS OF ANNEXATION REQUEST

FINAL 11/24/2020

	Yes	No
2) Will delivery of services be affected by the annexation?		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.		

	Yes	No
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?		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?		



STAFF REVIEW AND ANALYSIS OF ANNEXATION REQUEST

FINAL 11/24/2020

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

Yes No

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

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

Comments:

Planning and Land Use

The applicant requests a partial annexation for 4.2+/- acres of a 7-acre parcel along Hickory Road into the City of Holly Springs and rezoning from R-40 to GC. The annexation parcel will become part of a future retail/office/institutional development.

According to the Cherokee County Future Development Map, the parcel lies in the Community Village node, while the Holly Springs map shows it in their Parkway Corridor character area. The surrounding area already contains commercial amenities, institutions, and residential neighborhoods. There is no unincorporated county property adjacent to the proposed annexation.

Since this is a partial annexation of a parcel, City of Holly Springs staff have been notified. The applicant and owner are working on splitting the property into two parcels. The alternative using a 10 ft strip would not work with the current agreement between the applicant and the owner of the property.

Engineering

The site access to the parcel is along East Cherokee Drive and Hickory Road; the southwest quadrant of the intersection. Both East Cherokee Drive and Hickory Road are Cherokee County maintained. The site entrances will be reviewed and permitted by the Cherokee County Engineering Department. A more detailed review of the driveway designs and spacing will be completed at that time.

Deceleration lanes and left-turn lanes will be required for all entrances onto East Cherokee Drive and Hickory Road. Also, the full access entrance proposed on Hickory Road just west of the East Cherokee Drive intersection should be limited to right-in/right-out traffic only - the same as is shown proposed for the entrance on East Cherokee Drive just south of the Hickory Road intersection. The required right-in/right-out operation at both of those driveways will ensure that traffic from those driveways does not interfere with the operations at the East Cherokee Drive and Hickory Road intersection.

The County is also looking at a sidewalk project along Hickory Road. If this parcel is developed prior to the County's construction of the sidewalk project, the developer should be required to install the sidewalk in conjunction with the site development on this parcel.



STAFF REVIEW AND ANALYSIS OF ANNEXATION REQUEST

FINAL 11/24/2020

Fire Marshal

- A water flow test shall be conducted to ensure adequate water supply for the development is available for firefighting. There is a 12" waterline along Hickory Rd and a 24" waterline along East Cherokee Dr.
- Any future development of the property should be designed and built to meet minimum state fire codes and local ordinances.



STAFF REVIEW AND ANALYSIS OF ANNEXATION REQUEST

FINAL 11/24/2020

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

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

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

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

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

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

(1) Result in:

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

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

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

ANNEXATION ORDINANCE

An Ordinance to annex property in the City of Holly Springs, Georgia, pursuant to Chapter 36 of Title 36 of the Official Code of Georgia Annotated (O.C.G.A.); to provide an effective date of said annexation and zoning; and for other purposes.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOLLY SPRINGS:

The following area contiguous to the City of Holly Springs is hereby annexed and zoned into and is made part of said City:

Section 1

2.245+/- acres, identified as parcels 001 (partial) and 002 of tax plat 15N15A, 068 of tax plat 15N16, and 001A and 051 of tax plat 15N16A of the 15th District of Cherokee County, located off of Holly Springs Parkway and Misty Hollow Way and more particularly identified by "Exhibit A," the tax plat identifying the subject tract (attached).

Section 2

Upon annexation, these tracts shall be zoned GC, General Commercial, NC, Neighborhood Commercial, and R-20, Single-Family Residential.

Section 3

This ordinance shall become effective on the 1st day of February, 2021.

Section 4

The City Clerk of the City of Holly Springs is hereby instructed to send certified copies of this ordinance, along with a map of the area annexed to the Cherokee County Board of Commissioners, as well as, notify the Georgia Department of Community Affairs within thirty (30) days after the effective date of the annexation as set forth in section 3 above.

All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

Approved this 21st day of January, 2021, by the Mayor and City Council of the City of Holly Springs, Georgia.

Steven W. Miller, Mayor

Karen Norred, City Clerk

Seal:

A-04-2020 MA-10-2020 Location Map Annexation and Rezoning

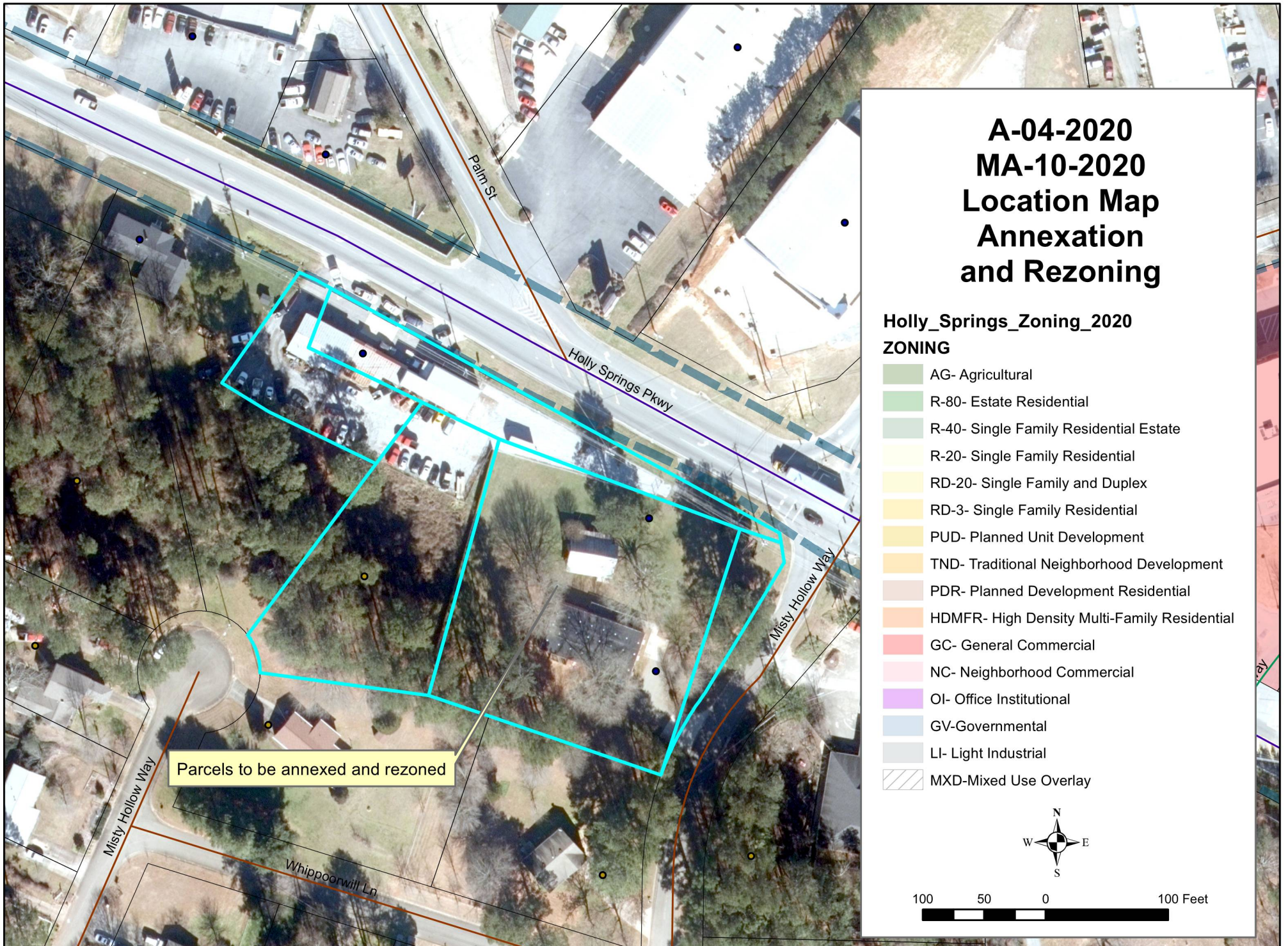
Holly_Springs_Zoning_2020 ZONING

- AG- Agricultural
- R-80- Estate Residential
- R-40- Single Family Residential Estate
- R-20- Single Family Residential
- RD-20- Single Family and Duplex
- RD-3- Single Family Residential
- PUD- Planned Unit Development
- TND- Traditional Neighborhood Development
- PDR- Planned Development Residential
- HDMFR- High Density Multi-Family Residential
- GC- General Commercial
- NC- Neighborhood Commercial
- OI- Office Institutional
- GV- Governmental
- LI- Light Industrial
- MXD- Mixed Use Overlay



100 50 0 100 Feet

Parcels to be annexed and rezoned



REZONING ORDINANCE

An ordinance to approve an application for rezoning in the City of Holly Springs, Georgia, concerning 2.245+/- acres, identified as tax parcels 001 (partial) and 002 of tax plat 15N15A, 068 of tax plat 15N16, and 001A and 051 of tax plat 15N16A, Land Lots 633 and 664 of the 15th District of Cherokee County, from GC, General Commercial, NC, Neighborhood Commercial, and R-20, Single-Family Residential, to GC, General Commercial; and

WHEREAS, an application was properly submitted to the City of Holly Springs Planning and Zoning Commission by Trinity Property Development, LLC, requesting rezoning in the City of Holly Springs, Georgia, concerning 2.245+/- acres, identified as tax parcels 001 (partial) and 002 of tax plat 15N15A, 068 of tax plat 15N16, and 001A and 051 of tax plat 15N16A, Land Lots 633 and 664 of the 15th District of Cherokee County, from GC, General Commercial, NC, Neighborhood Commercial, and R-20, Single-Family Residential, to GC, General Commercial; and

WHEREAS, after balancing the interest of the community in promoting public health, safety, morality, or general welfare against the right of the property owner to unrestricted use of the property,

The Council of the City of Holly Springs hereby ordains that:

Section 1

The application for rezoning in the City of Holly Springs, concerning 2.245+/- acres, identified as tax parcels 001 (partial) and 002 of tax plat 15N15A, 068 of tax plat 15N16, and 001A and 051 of tax plat 15N16A, Land Lots 633 and 664 of the 15th District of Cherokee County, is hereby rezoned from GC, General Commercial, NC, Neighborhood Commercial, and R-20, Single-Family Residential, to GC, General Commercial; and

Section 2

The approval of this application has the following stipulations attached:

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 open space and landscaping.
3. All improvements to Holly Springs Parkway and Misty Hollow Way shall be provided as per determination and recommendation of the County Engineer and City Engineer. If warranted, the traffic signal, located at the intersection of Holly Springs Parkway and Misty Hollow Way, shall be modified to include a north-bound left turn arrow.
4. 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.

5. A buffer encroachment shall be permitted along the common property line between the development and parcels 15N16A 052 and 15N16A 053 for the location of a septic absorption field. A privacy fence, minimum of 6' in height, and a row of evergreens, approved by the arborist, shall be installed for additional screening at this same property line.
6. The following uses shall be prohibited on this site:
 - a. Used Vehicle Sales, Lease, or Rental
 - b. Adult Entertainment
 - c. Cash, Check Cashing, and Pawn Establishments
 - d. Tattoo Parlors and Body Piercing Establishments
 - e. Tire sales with outdoor storage
 - f. Cellular phone towers
 - g. Amusement parks
 - h. Animal hospitals/clinics with outdoor kennels
 - i. Go-kart, motor bike track
7. The existing auto repair shop, Crenshaw Automotive, as well as the existing billboard, shall be grandfathered.

Section 3

This ordinance shall become effective February 1, 2021, upon approval by Mayor and City Council.

Section 4

The Community Development Director of the City of Holly Springs, Georgia, is hereby instructed to make any and all appropriate changes to the Official Zoning Map of Holly Springs, necessitated by the action described in Section 1 above; however, said changes to the Official Zoning Map of Holly Springs are effective concurrent with the effective date identified in Section 3 above, whether or not they have been physically made and represented.

All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

Adopted this 21st day of January, 2021, by the Mayor and City Council of the City of Holly Springs, Georgia.

CITY OF HOLLY SPRINGS

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)



COUNCIL AGENDA REPORT

FROM: Nancy Moon

CC: City Clerk
Public Information

SUBJECT: **A-04-2020**, applicant requests annexation of 2.245 +/- acres located on Misty Hollow Way and Holly Springs Parkway, Cherokee County, GA, tax parcels 051 and 001A of tax plat 15N16A, tax parcel 068 of tax plat 15N16, tax parcels 002 and 001 (partial) of tax plat 15N15A

MA-10-2020, applicant requests rezoning of 2.245 +/- acres located on Misty Hollow Way and Holly Springs Parkway, Holly Springs, GA, tax parcels 051 and 001A of tax plat 15N16A, tax parcel 068 of tax plat 15N16, tax parcels 002 and 001 (partial) of tax plat 15N15A, from GC, General Commercial (County), NC, Neighborhood Commercial (County), and R-20, Single Family Residential (County) to GC, General Commercial (City)

DATE: December 28, 2020

COUNCIL MEETING DATE: January 7, 2021

RECOMMENDATION

Applicant, Trinity Property Development, LLC, has requested annexation of 2.245 +/- acres located on Holly Springs Parkway and Misty Hollow Way, tax parcels 15N15A 002 and 001(partial), 15N16 068, and 15N16A 001A and 051. The applicant has also requested rezoning of the same approximately 2.245 +/- acres, from GC, General Commercial (County), NC, Neighborhood Commercial (County), and R-20, Single Family Residential (County) to GC, General Commercial (City). 15N15A 001 has been subdivided; however, the new parcel number has not been issued by Cherokee County.

The applicant proposes to develop the corner of the property, intersection of Holly Springs Parkway and Misty Hollow Way, with a 7,000 square foot retail auto parts store. A conceptual site plan has been provided showing the proposed development. The proposed access consists of a right-in/right out entrance/exit along Holly Springs Parkway and a full access entrance/exit on Misty Hollow Way. The remainder of the property is currently developed with an auto repair establishment.

A. Existing Land Use and Zoning Classification of Nearby Property

ADJACENT ZONING		ADJACENT DEVELOPMENT	
NORTH:	GC (County)	NORTH:	Alpine Bakery/Retail/Office
SOUTH:	R-20 (County)	SOUTH:	Hunter's Ridge Subdivision
EAST:	NC (County) GC (City)	EAST:	Holdheide Academy Kroger Shopping Center
WEST:	R-20 (County) GC	WEST:	SFR 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?

Surrounding development in the area includes single family residential, commercial, industrial, and office uses. The proposed development consisting of a retail auto parts store would be compatible with the variety of uses in the surrounding area.

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

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

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 NC, GC, and R-20 zoning districts.

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

This request will generate some additional traffic and use of utilities. The City Engineer has reviewed the entrances and approved the locations. There will be no impact to schools since this is not a residential development.

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

Although the nature of this proposal is inconsistent with this category, the property is located on an arterial road with the surrounding character areas of Parkway Corridor. In addition, a large part of the surrounding development is non-residential.

The Parkway Corridor character area follows Holly Springs Parkway and also encompasses land around interchanges of I-575. It also characterizes State Route 140 (Hickory Flat Highway), an arterial that traverses Cherokee County and is an emerging commercial corridor. East Cherokee Drive at the intersections of Hickory Road and State Route 140 is also designated as “Parkway Corridor.” 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

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 retail use, is in compliance with the vision and objectives of the Community Agenda, primarily as follows:

- a) Commercial-Less Intense Uses. Encourage the expansion of neighborhood commercial and office/institutional development containing compatible and complimentary uses that do not detract from the city's established residential areas. (8.1, #2)**
- b) Annexation. Consider municipal boundary expansion opportunities as unincorporated property owners petition for annexation. (8.1, #9)**
- c) Architectural Requirements. Utilize the adopted architectural requirements for the various character areas of the city, seeking to refine and enhance these requirements, as needed. Consistently enforce architectural regulations to promote a uniform and harmonious quality of development within respective character areas. (8.1, #11)**
- d) Commercial Expansion. Through land use and annexation policies increase opportunities for all commercial uses, including but not limited to: general commercial, office/institutional, neighborhood commercial, and industrial. (8.3, #15)**

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

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

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

The location of this project is in an area that has been developing recently with residential growth and commercial development. The added opportunities provided by this business will help to serve this additional growth.

C. Summary

Development of the proposed use will be in an area that is largely retail, office, and industrial. Adjacent and nearby development also includes residential uses with more residential growth expected. The addition of more retail services will benefit the area as it continues to expand.

D. Cherokee County Response

The Cherokee County Board of Commissioners met on December 15th and voted unanimously that they had no land use dispute for this case. They did, however, have some concerns about the rear buffer encroachment and the need for traffic signal modifications. The applicant has requested encroachment into the rear buffer for the location of the septic tank. The County Engineering Department has requested that a north bound left-turn phase (left-turn arrow) be added to the existing traffic signal.

E. Planning Commission Recommendation

The Planning Commission conducted a public hearing on December 10, 2020. Public comments were in regards to traffic, noise, property values, and safety concerns revolving around delivery trucks. Planning Commission recommended **APPROVAL** (4-0) with the staff recommended stipulations of both the annexation and rezoning requests.

F. Staff Recommendation

Staff recommends **APPROVAL** of the **ANNEXATION** of 2.245+/- acres.

Staff recommends **APPROVAL** to rezone 2.245+/- acres, to **GC, General Commercial** 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 open space and landscaping.

3. All improvements to Holly Springs Parkway and Misty Hollow Way shall be provided as per determination and recommendation of the County Engineer and City Engineer. If warranted, the traffic signal, located at the intersection of Holly Springs Parkway and Misty Hollow Way, shall be modified to include a north-bound left turn arrow.
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6. The following uses shall be prohibited on this site:
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 - b. Adult Entertainment
 - c. Cash, Check Cashing, and Pawn Establishments
 - d. Tattoo Parlors and Body Piercing Establishments
 - e. Tire sales with outdoor storage
 - f. Cellular phone towers
 - g. Amusement parks
 - h. Animal hospitals/clinics with outdoor kennels
 - i. Go-kart, motor bike track
7. The existing auto repair shop, Crenshaw Automotive, shall be grandfathered.

CONCURRENCES

Planning Commission

FISCAL IMPACT

N/A

ALTERNATIVES

Denial

ATTACHMENTS

Application

Location Map

A-04-2020 MA-10-2020 Location Map Annexation and Rezoning

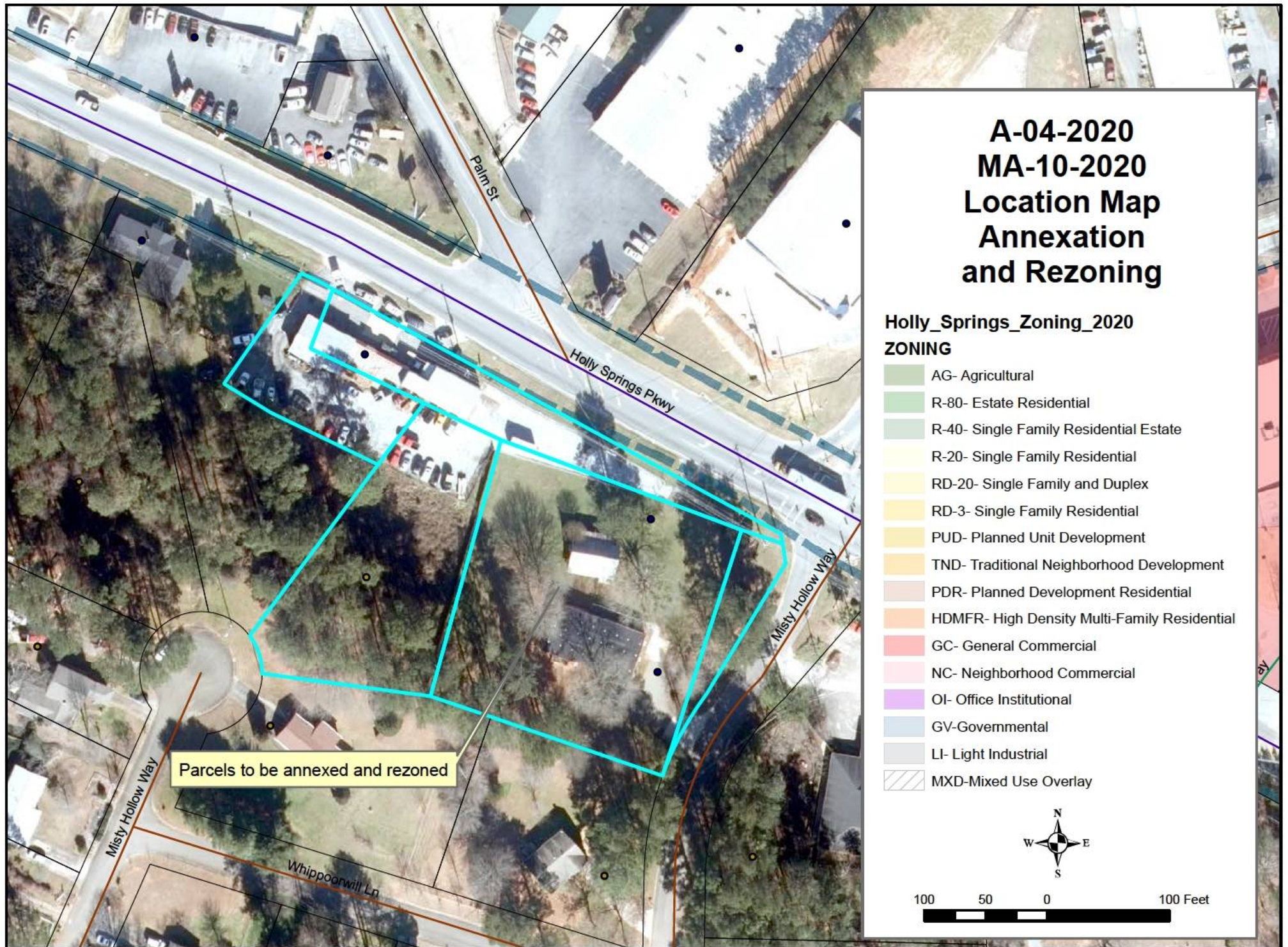
Holly_Springs_Zoning_2020 ZONING

- AG- Agricultural
- R-80- Estate Residential
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- R-20- Single Family Residential
- RD-20- Single Family and Duplex
- RD-3- Single Family Residential
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- GC- General Commercial
- NC- Neighborhood Commercial
- OI- Office Institutional
- GV- Governmental
- LI- Light Industrial
- MXD- Mixed Use Overlay



100 50 0 100 Feet

Parcels to be annexed and rezoned



1. WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE, HEALTHY, AND IN THRIVING CONDITION FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE.
2. PLANTS SHALL MEET DOT SPECIFICATIONS AND AMERICAN STANDARD FOR NURSERY STOCK STANDARDS.

- [illegible]

SITE LANDSCAPE: 20 SITE DENSITY UNITS PER ACRE
1.16 ACRES x 20 UNITS = 23.2 UNITS REQUIRED
15.7 UNITS PROVIDED
***A SHORT OF 7.5 UNITS**

SITE LANDSCAPE: 20 SITE DENSITY UNITS PER ACRE
1.16 ACRES x 20 UNITS = 23.2 UNITS REQUIRED
15.7 UNITS PROVIDED
***A SHORT OF 7.5 UNITS**

STREET FRONTAGE TREES: (1) TREE PER 50 LF; EVERGREEN HEDGE TO BUFFER PARKING LOT FROM PUBLIC VIEW
THIS PROPERTY IS PART OF AN OVERLAY DISTRICT AND NO TREES ARE REQUIRED

PARKING LOT LANDSCAPE:
 $54,900 \text{ SF} \times 10\% =$ 5,490 SF OF LANDSCAPE AREA REQUIRED
2,745 SF OF LANDSCAPE ARE A MINIMUM

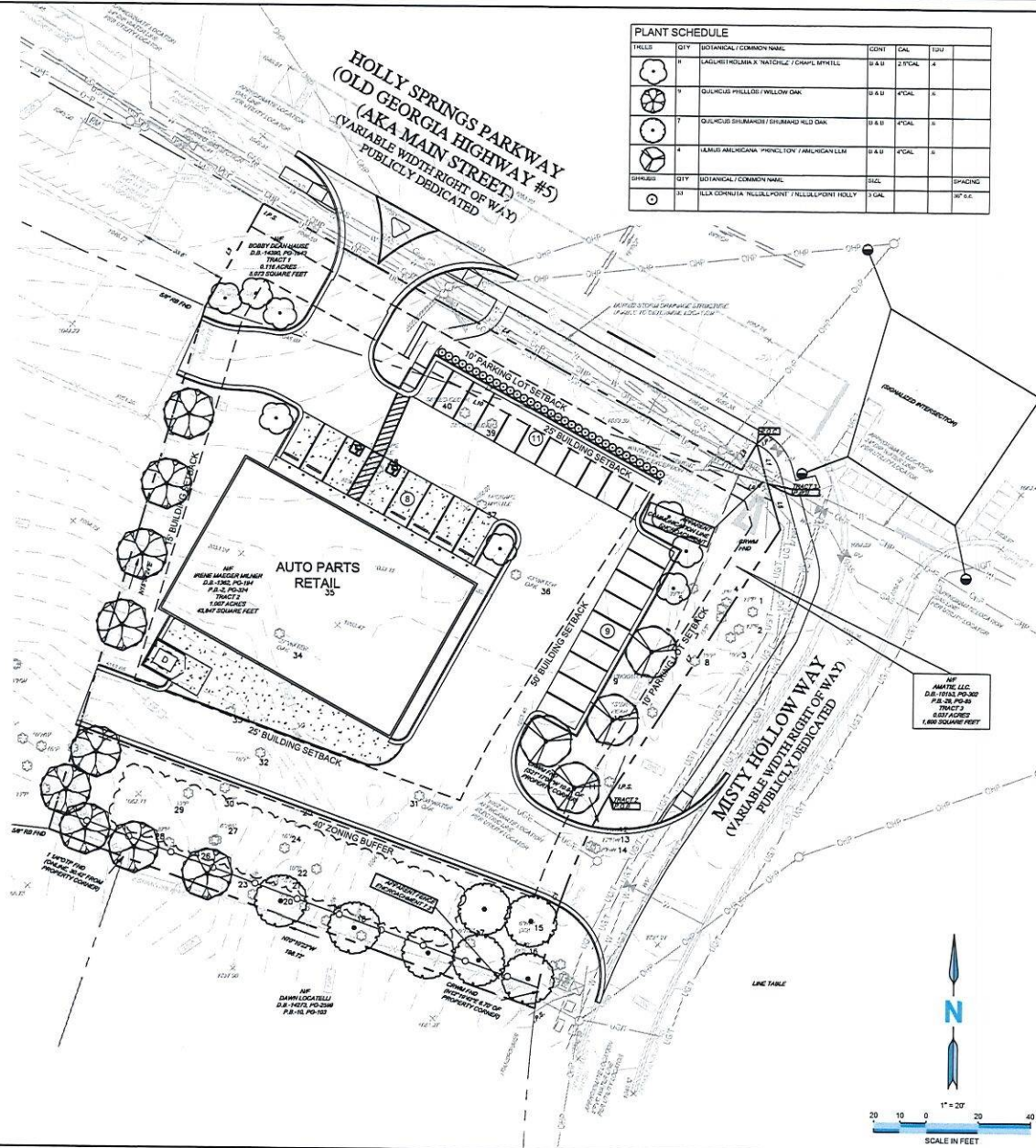
22.8 x 2 = 45.6 UNITS REQUIRED
0 UNITS PROVIDED
*A DEFICIT OF 45.6 UNITS

THIS PLAN IS PRELIMINARY IN NATURE, AND SUBJECT TO CHANGE

THIS PLAN IS PRELIMINARY IN NATURE, AND SUBJECT TO CHANGE

#	SIZE (inches)	SPECIES	SPECIMEN TYPE OR NO.	TULF'S LABEL	SPECIMEN TULF'S NUMBER
1		PLATE			
2		PLATE			
3		PLATE			
4	2	PLATE	NO		
5	1	PLATE			
6	9	INCH	NO		
7	25	PLATE	NO		
8	15	PLATE	NO		
9	14	DOGWOOD	NO		
10	16	BRASSWOOD	NO		
11	14	PLATE	NO		
12	HW	HW	NO		
13	HW	HW			
14	HW	HW			
15	5	HW	NO		
16	HW	HW	NO		
17	14	HW			
18	HW	HW			
19	HW	HW			
20		PLATE			
21	13	PLATE	NO		
22	10	PLATE	NO		
23	HW	HW			
24	18	PLATE			
25	HW	HW			
26	15	PLATE	NO		
27	6	HW	NO		
28	HW	HW			
29	HW	HW			
30	HW	HW			
31	76	WATER	NO		
32		PLATE			
33		PLATE			
34	72	WATER	YES		
35	28	WATER	YES		
36	43	WATER	NO		
37	27	PLATE	YES		
38	27	PLATE	YES		
39	27	PLATE	YES		
40	16	SPD C2504	YES		
41	NO	RED C2504	YES		

TOTAL TDU'S	0
TOTAL REMOVED (SPECIMEN X2)	45.5



PLANT SCHEDULE						
THREE	QTY	BOTANICAL / COMMON NAME	CONTR	GAL	SPAC	
	6	SAGHOLITHES A. NATIVUS / CRAPPE MYRTLE	0.60	2.5 GAL	4'	
	6	QUINQUEFOLIUS / WILLOW OAK	0.60	4" GAL		
	7	QUINQUEFOLIUS / SHIMBARK / SHIMBARK YELD OAK	0.60	4" GAL		
	6	LEMOUS AMERICANA / PRINCELY / AMERICAN LEM	0.60	4" GAL		
SPRING	QTY	BOTANICAL / COMMON NAME				
	3	ELLA CORONATA / MOUNTAIN PINE / MOUNTAIN PINE	3.00			SPACING 80.5' x 4'

ENGINEER:

FORESITE
group

Foresite Group, LLC
3740 Danvers Ct.
Suite 100
a | 770.368.1391
f | 770.368.1944
w | www.foresitegroup.net

DEVELOPER

TRINITY PROPERTY
DEVELOPMENT
1504 MACY DRIVE
ROSOWELL, GEORGIA 30076

CONTACT: MICHELLE BENNERFIELD

AUTO PARTS RETAIL

PROJECT:

\$8

REVISIONS

DATE _____

PROJECT MANAGER:	JM
DRAWING BY:	KCM
JURISDICTION:	HOLLY SPRINGS, GA
DATE:	11-13-2020
SCALE:	1" = 20'
TITLE:	

PRELIMINARY LANDSCAPE
PLAN

SHEET NUMBER:

L-1

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 341 083



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: November 19, 2020

Applicant's Name: Trinity Property Development, LLC

Corporation Name: Trinity Property Development, LLC

Mailing Address: 1504 Macy Drive, Roswell GA 30076

Phone: 770-560-1326

Email: mrenier@trinityandassociates.com

PROPERTY OWNER INFORMATION

Property Owner(s): See Attached

Mailing Address: _____

Phone: _____

Email: _____

PROPERTY INFORMATION

Tax Map #: 1515 A Parcel #: 001

Land Lot(s)/District: Land Lot 0633 of the 15th District

Physical Address: 5142 Holly Springs Pkwy

Property Location Description: South side of Holly Springs Parkway, west of Misty Hollow Way

Current Zoning: R-20

(Attach additional sheets, if necessary)

A-04-2020



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: November 19, 2020

Applicant's Name: Trinity Property Development, LLC

Corporation Name: Trinity Property Development, LLC

Mailing Address: 1504 Macy Drive, Roswell GA 30076

Phone: 770-560-1326

Email: mrenier@trinityandassociates.com

PROPERTY OWNER INFORMATION

Property Owner(s): See Attached

Mailing Address: _____

Phone: _____

Email: _____

PROPERTY INFORMATION

Tax Map #: 1515 A Parcel #: 002

Land Lot(s)/District: Land Lot 0633 of the 15th District

Physical Address: 5150 Holly Springs Pkwy

Property Location Description: South side of Holly Springs Parkway, west of Misty Hollow Way

Current Zoning: GC

(Attach additional sheets, if necessary)

A-04-2020



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: November 19, 2020

Applicant's Name: Trinity Property Development, LLC

Corporation Name: Trinity Property Development, LLC

Mailing Address: 1504 Macy Drive, Roswell GA 30076

Phone: 770-560-1326

Email: mrenier@trinityandassociates.com

PROPERTY OWNER INFORMATION

Property Owner(s): See Attached

Mailing Address: _____

Phone: _____

Email: _____

PROPERTY INFORMATION

Tax Map #: 15N16 Parcel #: 068

Land Lot(s)/District: Land Lot 0633 of the 15th District

Physical Address: 5204 Holly Springs Pkwy.

Property Location Description: South side of Holly Springs Parkway, west of Misty Hollow Way

Current Zoning: NC

(Attach additional sheets, if necessary)

A-04-2020



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: November 19, 2020

Applicant's Name: Trinity Property Development, LLC

Corporation Name: Trinity Property Development, LLC

Mailing Address: 1504 Macy Drive, Roswell GA 30076

Phone: 770-560-1326

Email: mrenier@trinityandassociates.com

PROPERTY OWNER INFORMATION

Property Owner(s): See Attached

Mailing Address: _____

Phone: _____

Email: _____

PROPERTY INFORMATION

Tax Map #: 15N16 A Parcel #: 001 A

Land Lot(s)/District: Land Lot 0633 of the 15th District

Physical Address: Misty Hollow Way

Property Location Description: South side of Holly Springs Parkway, west of Misty Hollow Way

Current Zoning: NC

(Attach additional sheets, if necessary)

A-04-2020



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

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

APPLICANT INFORMATION

Date: November 19, 2020

Applicant's Name: Trinity Property Development, LLC

Corporation Name: Trinity Property Development, LLC

Mailing Address: 1504 Macy Drive, Roswell GA 30076

Phone: 770-560-1326

Email: mrenier@trinityandassociates.com

PROPERTY OWNER INFORMATION

Property Owner(s): See Attached

Mailing Address: _____

Phone: _____

Email: _____

PROPERTY INFORMATION

Tax Map #: 1516 A Parcel #: 051

Land Lot(s)/District: Land Lot 0633 of the 15th District

Physical Address: 198 Misty Hollow Way

Property Location Description: South side of Holly Springs Parkway, west of Misty Hollow Way

Current Zoning: R-20

(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).

Applicant proposes to develop a national retail auto parts store on a portion of the
property. The existing auto repair business shall remain and a small parking
lot will be built behind the existing auto repair business. The existing billboard
shall remain as a nonconforming sign. The property is currently zoned a R-20
GC, and NC in the county and the proposal is to rezone all the property to GC.

(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.

APPLICANT & PROPERTY OWNERS SIGNATURE SECTION

Richard W. Carpenter Jr.

Applicant Name (Please Print)

Trinity Property Development LLC

Corporation Name (Please Print)

[Signature]

Applicant Signature

Manager

Title (Please Print)

11-17-20

Date

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

Property Owner Name (Please Print)

Property Owner Signature

Date

Property Owner Name (Please Print)

Property Owner Signature

Date

Property Owner Name (Please Print)

Property Owner Signature

Date

[Signature]

Notary (form must be notarized)

Christine Marie Johnson
Notary Public, Forsyth County, Georgia
My Commission Expires 08/13/2022

Received by: _____
City of Holly Springs, Georgia

Date: _____

CERTIFICATE REGARDING CORPORATE AUTHORITY

1.

My name is Richard W. Carpenter Jr. I am the secretary, assistant secretary or other officer to whom the operating agreement has delegated the responsibility for authenticating records of the company **TRINITY PROPERTY DEVELOPMENT**, a Limited Liability Company (the "Applicant"). 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 Public Hearing Application for certain real property located in Holly Springs, Georgia.

2.

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

- (a) That signature or facsimile affixed to the Application is in fact the seal of the Applicant and is a true representation thereof; and
- (b) That the officer or other representative of the Applicant 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, 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 by the Applicant is with the express permission of the Applicant Company.

TRINITY PROPERTY DEVELOPMENT

By: _____

Richard W. Carpenter Jr

(SEAL)

Its: _____

Manager

ATTACHMENT TO APPLICATION

Applicant: Trinity Property Development, LLC

Titleholder: Ligia Isabell Hause

PIN: 15N15A002

PROPERTY OWNER'S CERTIFICATION

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

11-19-2020
Date

Ligia I. Hause
Ligia Isabell Hause

Address: 5061 Holly Springs Way
Canton GA 30115

Telephone No.: [REDACTED]

Alex Renee Zack 11/19/2020
Signature of Notary Public Date

(Notary Seal)



ATTACHMENT TO APPLICATION

Applicant: Trinity Property Development, LLC

Titleholder: Bobby Dean Hause

PIN: 15N15A002

PROPERTY OWNER'S CERTIFICATION

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

11-19-2020
Date

Bobby Dean Hause
Bobby Dean Hause

Address:

5061 HOLLYSPRINGS P.W
CANTON GA 30115

Telephone No.: [REDACTED]

Alexis Dean Good 11/19/2020
Signature of Notary Public Date

(Notary Seal)



ATTACHMENT TO APPLICATION

Applicant: Trinity Property Development, LLC

Titleholder: Amatic, LLC

PIN:: 1516A001A

PROPERTY OWNER'S CERTIFICATION

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


Date 11/17/20

DARREN SARKADY (Agent/member)

Typed or Printed Name and Title

Address: 106 WAYFAIR OVERLOOK
WOODSTOCK, GA 30188

Telephone No 

 11/17/2020
Signature of Notary Public Date

(Notary Seal)



March 28, 2008

**ARTICLES OF ORGANIZATION
FOR GEORGIA LIMITED LIABILITY COMPANY**

The name of the Limited Liability Company is:

Amatie, LLC

The principal mailing address of the Limited Liability Company is:

106 Wayfair Overlook
Woodstock, GA 30188

The Registered Agent is:

Darren Sarkady
106 Wayfair Overlook
Woodstock, GA 30188

County: Cherokee

The name and address of each organizer(s) are:

Darren Sarkady
106 Wayfair Overlook
Woodstock, GA 30188

The optional provisions are:

No optional provisions.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization on the date set forth below.

Signature(s):

Member/Manager, Darren Sarkady

Date:

March 28, 2008

ATTACHMENT TO APPLICATION

Applicant: Trinity Property Development, LLC

Titleholder: Bob D. Hause

PIN: 15N16A051 and a portion of 15N15A001 (as configured now)

PROPERTY OWNER'S CERTIFICATION

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

11-19-2020
Date

Bob D. Hause
Bob D. Hause

Address:

5061 HOLLYSPRINGS RD
CANTON GA. 30115

Telephone No.: [REDACTED]

Alex Renee Zack 11/19/2020
Signature of Notary Public Date

(Notary Seal)



ATTACHMENT TO APPLICATION

Applicant: Trinity Property Development, LLC

Titleholder: Irene Maeger Milner

PIN: 15N16068

PROPERTY OWNER'S CERTIFICATION

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

11/17/2020
Date

Irene M. Milner
Irene Maeger Milner

Address: 390 Mountain Creek Dr.
Ellijay, GA 30536

Telephone No.: [REDACTED]

Rebecca M. Forrester 11/17/2020
Signature of Notary Public Date



Geocortex Essentials Parcel Report Cherokee County, GA

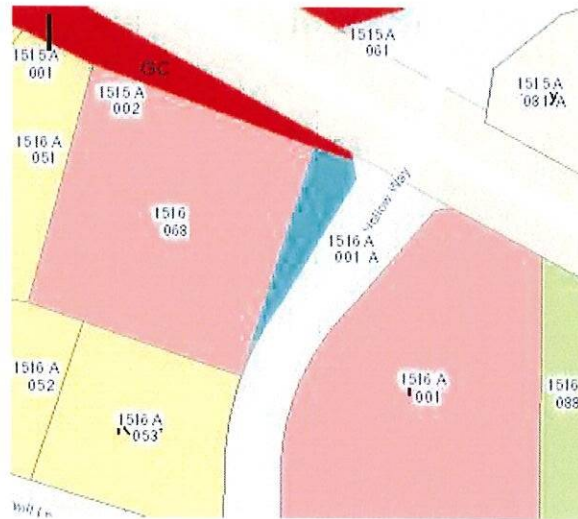
TIN: 15N16A 001 A

Report generated 11/19/2020 11:55:07 AM



Vicinity Map

1: 17,186.25



Tax parcel highlighted in cyan

1: 1,968.56

Tax Parcel Information

Owner: AMATIE LLC

Property Address: ,

Subdivision: Hunters Ridge

TIN: 15N16A 001 A

PIN: 15-0633-0023

Mailing Address: 106 WAYFAIR OVERLOOK, WOODSTOCK, GA 30188

Acreage: 0.04

Lot #: -

PB/PG: [Click here to view the plat book and page](#)

DB/PG: [Click here to view the deed book and page](#)

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

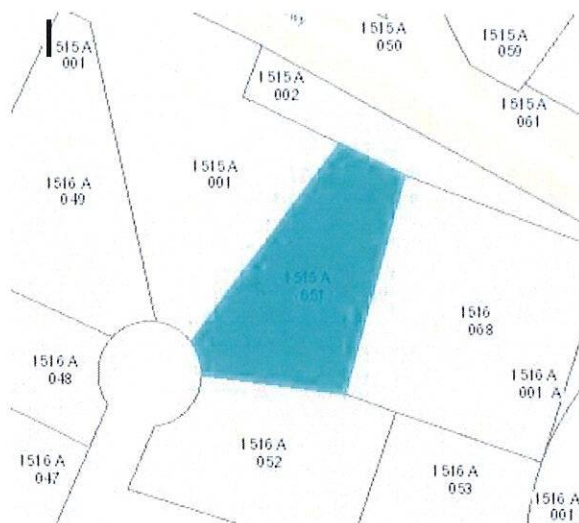
TIN: 15N16A 051

Report generated 11/19/2020 12:10:43 PM



Vicinity Map

1: 17,450.35



Tax parcel highlighted in cyan

1: 2,137.98

Tax Parcel Information

Owner: HAUSE SAM S & BOB D

Property Address: 198 Misty Hollow Way, Woodstock 30188

Subdivision: Hunters Ridge

TIN: 15N16A 051

PIN: 15-0633-0009

Mailing Address: P. O. BOX 206, LEBANON, GA 30146

Acreage: 0

Lot #: 49

PB/PG: [Click here to view the plat book and page](#)

DB/PG: [Click here to view the deed book and page](#)

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

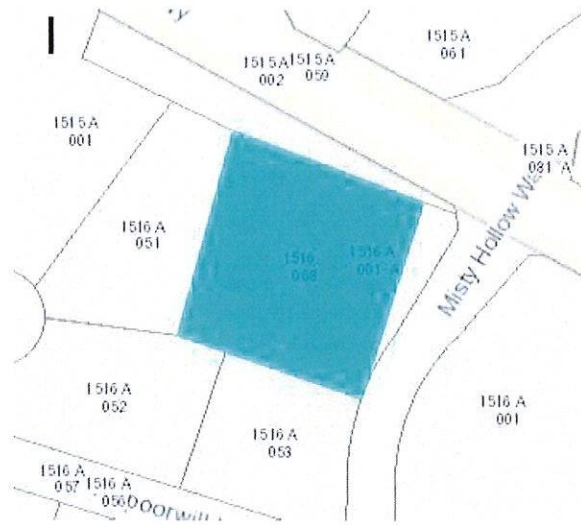
TIN: 15N16 068

Report generated 11/19/2020 12:01:47 PM



Vicinity Map

1: 17,685.01



Tax parcel highlighted in cyan

1: 2,288.51

Tax Parcel Information

Owner: MILNER IRENE MAEGER

Property Address: 5204 Holly Springs Pkwy, Woodstock 30188

Subdivision:

TIN: 15N16 068

PIN: 15-0633-0026

Mailing Address: 390 MOUNTAIN CREEK DR, ELLIJAY, GA 30536

Acreage: 1

Lot #: -

PB/PG: [Click here to view the plat book and page](#)

DB/PG: [Click here to view the deed book and page](#)

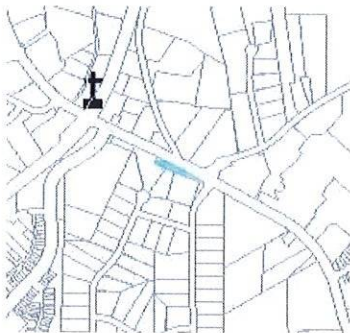
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Geocortex Essentials Parcel Report

Cherokee County, GA

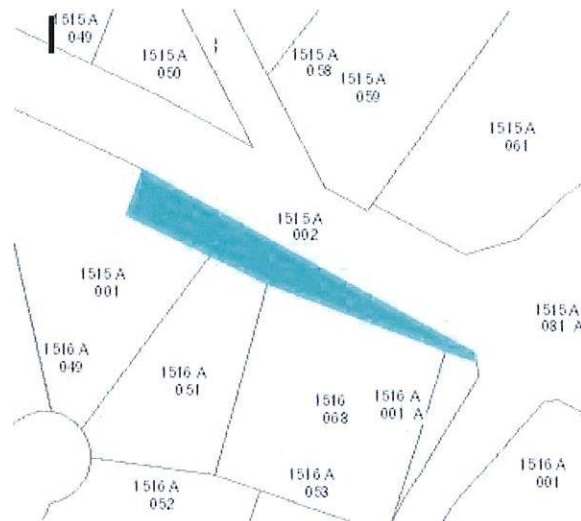
TIN: 15N15A 002

Report generated 11/19/2020 12:08:28 PM



Vicinity Map

1: 17,418.36



Tax parcel highlighted in cyan

1: 2,451.03

Tax Parcel Information

Owner: HAUSE BOBBY DEAN &

Property Address: 5150 Holly Springs Pkwy, Woodstock 30188

Subdivision:

TIN: 15N15A 002

PIN: 15-0633-0019

Mailing Address: PO BOX 365, LEBANON, GA 30146

Acreage: 0

Lot #: -

PB/PG: [Click here to view the plat book and page](#)

DB/PG: [Click here to view the deed book and page](#)

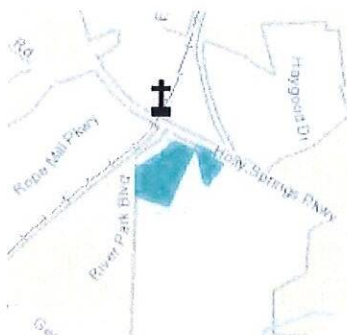
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Geocortex Essentials Parcel Report

Cherokee County, GA

TIN: 15N15A 001

Report generated 11/19/2020 12:15:48 PM



Vicinity Map

1: 20,038.78



Tax parcel highlighted in cyan

1: 4,023.28

Tax Parcel Information

Owner: HAUSE JOSEPHINE CAROL

Property Address: 5142 Holly Springs Pkwy, Woodstock 30188

Subdivision:

TIN: 15N15A 001

PIN: 15-0633-0029

Mailing Address: P. O. BOX 206, LEBANON, GA 30146

Acreage: 4.7

Lot #: -

PB/PG: [Click here to view the plat book and page](#)

DB/PG: [Click here to view the deed book and page](#)

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.

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 633 of the 15th District, 2nd Section of Cherokee County, Georgia and being more particularly described as follows:

Commencing at a 5/8-inch capped rebar set at the intersection of the southwesterly right of way of Holly Springs Parkway (Old Georgia Highway 5)(having a variable width, publicly dedicated right of way) and the northwesterly right of way of Misty Hollow Way (having a variable width, publicly dedicated right of way), said rebar being the TRUE POINT OF BEGINNING.

Thence leaving said intersection and continuing along said right of way of Misty Hollow Way the following courses and distances: South 15 degrees 22 minutes 32 seconds East a distance of 15.83 feet to a concrete right of way monument found; South 15 degrees 55 minutes 44 seconds East a distance of 18.67 feet to a concrete right of way monument found; South 32 degrees 03 minutes 06 seconds West a distance of 121.37 feet to a 5/8-inch capped rebar set; along a curve to the left, said curve having a radius of 225.00 feet, with an arc distance of 87.19 feet, with a chord bearing of South 18 degrees 29 minutes 31 seconds West and a chord length of 86.64 feet to a 5/8-inch capped rebar set; Thence leaving said right of way of Misty Hollow Way North 70 degrees 10 minutes 22 seconds West a distance of 198.72 feet to a 5/8-inch rebar found; Thence North 83 degrees 51 minutes 23 seconds West a distance of 139.95 feet to a 1/2-inch rebar found on the easterly right of way of Misty Hollow Way; Thence continuing along said right of way of Misty Hollow Way along a curve to the left, said curve having a radius of 50.00 feet, with an arc distance of 52.39 feet, with a chord bearing of North 22 degrees 55 minutes 58 seconds West and a chord length of 50.03 feet to a 1/2-inch rebar found; Thence leaving said right of way of Misty Hollow Way North 36 degrees 08 minutes 32 seconds East a distance of 172.18 feet to a 1/2-inch capped rebar found; Thence North 66 degrees 06 minutes 37 seconds West a distance of 39.75 feet to a 1/2-inch capped rebar found; Thence North 61 degrees 50 minutes 10 seconds West a distance of 65.30 feet to a 1/2-inch capped rebar found; Thence North 23 degrees 12 minutes 14 seconds East a distance of 44.52 feet to a 1/2-inch capped rebar found; Thence North 28 degrees 44 minutes 11 seconds East a distance of 61.98 feet to a point on said right of way of Holly Springs Parkway; Thence continuing along said right of way of Holly Springs Parkway the following courses and distances: South 61 degrees 15 minutes 12 seconds East a distance of 208.90 feet to a 5/8-inch capped rebar set; South 61 degrees 15 minutes 11 seconds East a distance of 210.20 feet to a point; North 29 degrees 28 minutes 41 seconds East a distance of 11.64 feet to a 5/8-inch capped rebar set, said rebar being the TRUE POINT OF BEGINNING.

Said tract of land contains 2.245 acres (97,771 square feet).

Properties to be Annexed



92

191-92



WARRANTY DEED

FORM 82

WILLIAMS BOOK & OFFICE SUPPLY CO. ATLANTA

STATE OF GEORGIA.

CHEROKEE

County.

THIS INDENTURE, made this 26th day of June

In the year of our Lord One Thousand Nine Hundred and Seventy Four

Between THE COLBERT COMPANY, INC.

of the State of GEORGIA and County of FULTON of the first part

and SAM S. HAUSE and BOB D. HAUSE

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

WITNESSETH: That the said part 1 of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS

In hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto the said parties of the second part, (themselves) their heirs and assigns, all that tract and parcel of land lying and being in Land Lots 663, 15th District, 2nd Section, Cherokee County, Georgia.

Being Lot 49, Block A of Hunters Ridge Subdivision according to Plat of Survey by Southeast Analytics dated July 19, 1973 and recorded in Plat Book 10, Page 103, Cherokee County, Georgia Records. Being further known as 194 Misty Hollow Way according to the numbering system presently in use in Cherokee County, Georgia.

Cherokee County, Georgia
Real Estate Transfer Tax
Paid \$ 5.20
Date 11/6/76
W. A. Cole
Clerk of Superior Court

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of them the said parties of the second part, their heirs and assigns forever, IN FEE SIMPLE.

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

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

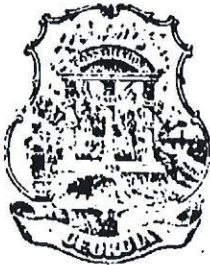
Signed, sealed and delivered in the presence of:

Martha L. Owens
W. A. Cole

THE COLBERT COMPANY, INC. (Seal)
Richard L. Morgan (Seal)
Vice President (Seal)
Res. 11/1/76 (Seal)

W. A. COLE
Clerk Superior Court of Cherokee County

Book 1362 Page 194



STANDARD WARRANTY DEED

STATE OF GEORGIA,

Cherokee

County.

THIS INDENTURE, made this 14th day of December

In the year of our Lord One Thousand Nine Hundred and ninety-two

between Sybil Maeger

of the State of Georgia and County of Cherokee of the first part
and Irene Maeger Milner

of the State of Georgia and County of Cherokee of the second part

WITNESSETH: That the said part y of the first part, for and in consideration of the sum of
Ten Dollars & No/100 (\$10.00)----- DOLLARS

in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged ha
s granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey
unto the said part y of the second part, her heirs and assigns, all that tract or
parcel of land lying and being in the Fifteenth District and Second Section of the above

State and County described as follows: Commencing at an iron stake on the
South Side of State Highway No. 5, and running 210 ft. in a northwesterly
direction to an iron stake, thence in a southerly direction for 210 feet to
an iron stake, thence in a southeasterly direction for the distance of 210
feet to an iron stake, thence in a northerly direction 210 feet to starting
point, containing one acre and known as a part of land Nos. 633 and 705, two
frame dwellings are located on said lot; one being a 4-room house; the other
a 5-room house.

Georgia, Cherokee County

Filed in office this 29 day of Dec 1992
at 11:25 M. Recorded in Book 1362 Page 194
this 30 day of Dec 1992

Annex H. Fleming
Clerk Superior Court

1. Sybil Maeger
Bay 303
Lebanon, GA 30146

#14051

CHEROKEE COUNTY, GA.
REAL ESTATE TRANSFER TAX

PAID 9.00
DATE 12/29/92

Annex H. Fleming
CLERK OF SUPERIOR COURT

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of her the said party of the second part, her heirs and assigns forever, IN FEE SIMPLE.

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

IN WITNESS WHEREOF, The said part Y of the first part has hereunto set her hand and affixed her seal, the day and year above written.

IN WITNESS WHEREOF, The said part Y of the first part has hereunto set her hand and affixed her seal, the day and year above written.

Witnessed, sealed and delivered in the presence of

Sealed and delivered in the presence of
J. W. McFarland
J. C. Jenkins
SPECIAL AGENT IN CHARGE
MARCH 28, 1936

Sealed and delivered in the presence of
J. W. McFarland
J. C. Jenkins
U.S. DISTRICT COURT
MARCH 28, 1906

Sealed and delivered in the presence of
J. W. McFarland
J. C. Jenkins
SPECIAL AGENT IN CHARGE
MARCH 28, 1936

Sealed and delivered in the presence of
J. W. McFarland
J. C. Jenkins
SPECIAL AGENT IN CHARGE
MARCH 28, 1936

Sealed and delivered in the presence of
J. W. McFarland
J. C. Jenkins
SPECIAL AGENT IN CHARGE
MARCH 28, 1936

1971. *Sybil Mager* (Seal)
(Seal)
(Seal)
(Seal)
(Seal)

1971. *Sybil Mager* (Seal)
(Seal)
(Seal)
(Seal)
(Seal)

1971. *Sybil Mager* (Seal)
(Seal)
(Seal)
(Seal)
(Seal)

1971. *Sybil Mager* (Seal)
(Seal)
(Seal)
(Seal)
(Seal)

1971. *Sybil Mager* (Seal)
(Seal)
(Seal)
(Seal)
(Seal)

1971. *Sybil Mager* (Seal)
(Seal)
(Seal)
(Seal)
(Seal)

Rec 12-30-92

ANNE M. CROOK
CLERK, SUPERIOR COURT OF CHEROKEE COUNTY

ANNE M. CROOK
CLERK, SUPERIOR COURT OF CHEROKEE COUNTY

WARRANTY DEED

FROM

Sybil Maeger

To

Irene Maeger Milner

Georgia, Cherokee County

Clerk's Office, Superior Court.

Filed for Record at _____ o'clock _____ M.

19

Recorded in Book _____ Folio _____

19

Chief

utilities over, through and upon those certain gravel drives as shown on the above described plat of survey so as to provide access to and from Grantor's property lying North, East and South of the above described property.

Tax ID#: 15N20-130

Subject to any Easements or Restrictions of Record

This deed is given subject to that certain security deed from Derrick Mendez Affinity Home Lending, dated March 4, 2020 in the original principal amount of \$148,750.00.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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

AND THE GRANTOR will warrant and forever defend the right and title to the above-described property unto the Grantees against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, this 4th day of March, 2020.

Signed, sealed and delivered in the presence of:

Witness

Derrick Mendez

Notary Public
My Commission Expires: 4/18/2023



COPY

After Recording Return to:
Geiger Legal Group, LLC
157 Reinhardt College Parkway, Ste 400
Canton, GA 30114

FILE NO. 1909300
NTX

EXECUTOR'S DEED

STATE OF GEORGIA COUNTY OF CHEROKEE

THIS INDENTURE is made this 21st day of October, 2020, between **JOSEPHINE CAROL HAUSE** as Executrix of the Last Will and Testament of **SAM S. HAUSE** aka **SAMMY HAUSE**, (hereinafter referred to as the "Deceased"), late of Cherokee County, Georgia, ("Grantor") and **JOSEPHINE CAROL HAUSE** (hereinafter referred to as "Grantee") (the "Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

WITNESSETH

GRANTOR, acting individually and under and by virtue of the power and authority contained in the Last Will and Testament of **SAM S. HAUSE** and pursuant to the Letters Testamentary dated January 21, 2000, Estate No. 2000-003, Cherokee County, Georgia Probate Court Records, and for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations in hand paid at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee, all of the deceased's **ONE HALF UNDIVIDED RIGHT, TITLE AND INTEREST** in and to the following described property:

Tract 1:

All that tract or parcel of land lying and being in Land Lot 633 of the 15th District and 2nd Section of Cherokee County, Georgia and being the same property conveyed to Sam Hause and Bob Hause by warranty deed from Lettie Cross, L. S. Hause, J. F. Hause, Dulcie Hardin, Cary Roach and Mary Stuman dated September 10, 1970, recorded in Deed Book 111, page 667, Cherokee County Deed Records and described therein as follows:

Beginning at an iron pin located on the southerly right of way of Georgia Highway No. 5, said iron pin is located at a point formed by the intersection of the southerly right of way of Georgia Highway No. 5 with the easterly edge of Ponder

road; thence in a southerly direction along the easterly edge of Ponder Road to an iron pin located at the intersection of Ponder Road with the old Canton-Marietta Highway; thence in an easterly direction along the northerly edge of the aforesaid old highway to an iron pin located at the intersection of the aforesaid old highway with the westerly edge of a driveway; thence in a northerly direction along the westerly edge of said driveway to an iron pin located on the southerly right of way of Georgia Highway No. 5; thence in a westerly direction along the southerly right of way of Georgia Highway No. 5 to an iron pin at the point of beginning.

Reference is hereby made to a plat of survey prepared by Lat Ridgway dated February 27, 1970 for a more detailed description of said property, a copy of which is attached hereto and made a part hereof by this reference. Tract 1 is the parcel labeled "B. D. Hause Estate" on the attached copy of said plat.

LESS AND EXCEPT FROM THE ABOVE DESCRIBED PROPERTY THAT PORTION OF PROPERTY ACQUIRED BY CHEROKEE COUNTY, GEORGIA TO EXTEND THE RIGHT OF WAY OF GEORGIA HIGHWAY NO. 5. (Project No. BRS-STP-2556)

This property is further identified as Cherokee County tax parcel # 15N15A-003 in the records of the Cherokee County tax assessor as of October 2020

Tract 2:

All that tract or parcel of land lying and being in Land Lots 633 and 664 of the 15th District and 2nd Section of Cherokee County, Georgia and being LOT 47 of BLOCK "A" of HUNTER'S RIDGE SUBDIVISION, as shown on the plat of survey recorded in Plat Book 10 page 103, Cherokee County records, which said plat is incorporated herein and made a part hereof by this specific reference.

Tract 3:

All that tract or parcel of land lying and being in Land Lots 633 and 664 of the 15th District and 2nd Section of Cherokee County, Georgia and being LOT 49 of BLOCK "A" of HUNTER'S RIDGE SUBDIVISION, as shown on the plat of survey recorded in Plat Book 10 page 103, Cherokee County records, which said plat is incorporated herein and made a part hereof by this specific reference.

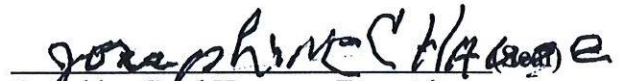
TO HAVE AND TO HOLD the Land with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever, IN FEE SIMPLE in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the Deceased, and by the individual Grantor herein.

EXECUTED under seal as of the date above.

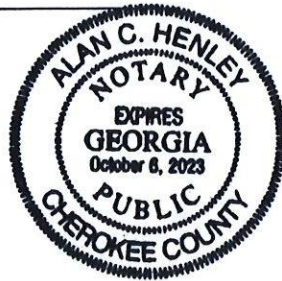
Signed, sealed and delivered
in the presence of:

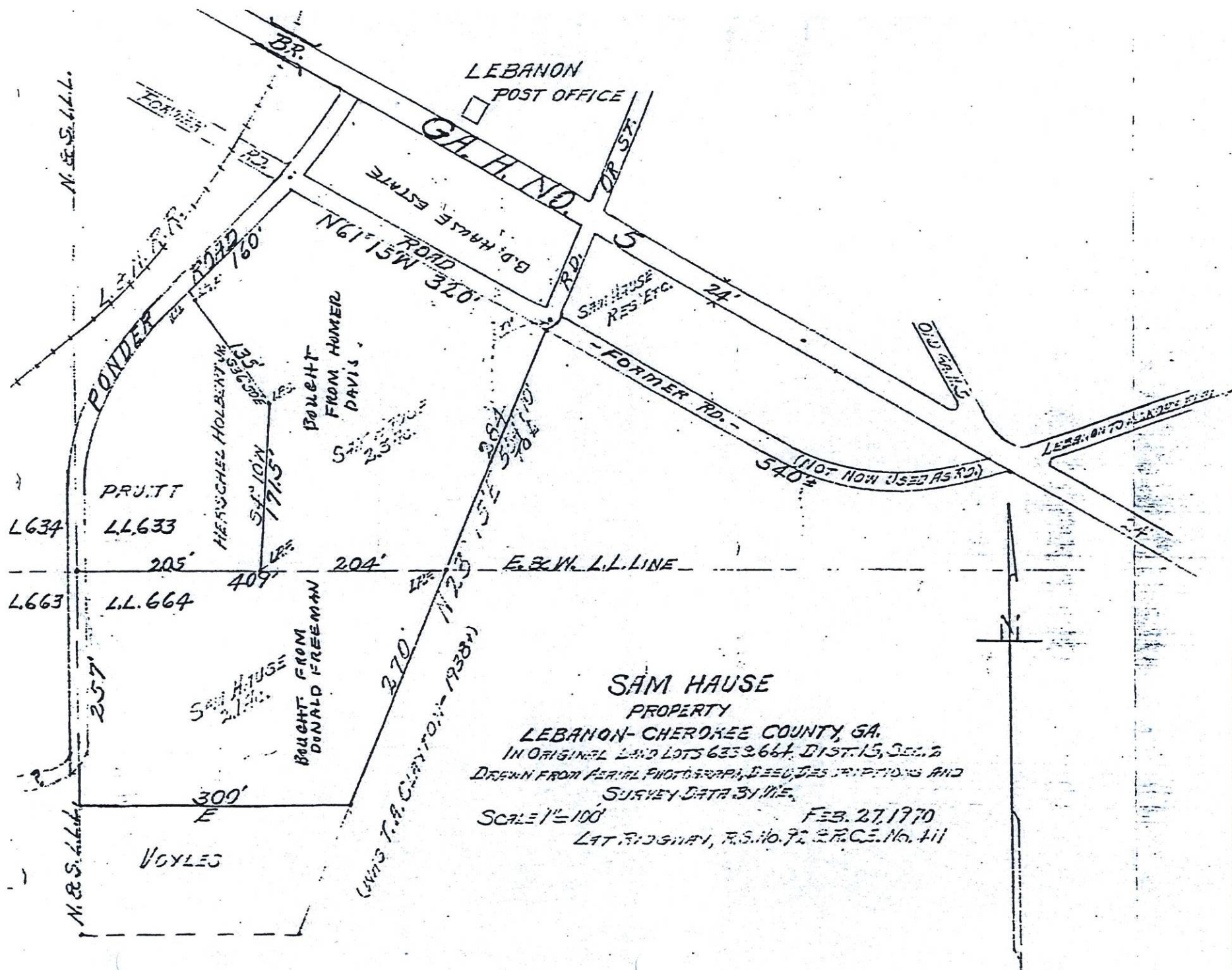


Unofficial Witness


Josephine Carol Hause, as Executrix


Notary Public





SAM HAUSE
PROPERTY

LEBANON-CHEROKEE COUNTY, GA.
IN ORIGINAL LAND LOTS 633264, DIST. 15, SEC. 2
DRAWN FROM AERIAL PHOTOGRAPH, DEED, DEED RECORDS AND
SURVEY DATA BY ME.

$$SC72 = 1'' = 100'$$

F-3. 27.1970

LET. FIDGWAY, R.S. No. 92 & F.C.E. No. 411

DEED BOOK:14390 PG:1543 Filed: 09/03/2019 04:28 PM Clerk File Number: 28-2019-030241

Rec: \$0.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

Superior Court of Cherokee County
 "E-Filed"
 16CV0159
 8/12/2019 1:55 PM TB
 Patty Baker, Clerk
 Civil Division

IN THE SUPERIOR COURT OF CHEROKEE COUNTY
 STATE OF GEORGIA

IRENE MAEGER MILNER,	)	
	)	
Plaintiff,	)	
	)	
v.	)	CIVIL ACTION
	)	FILE NO.
BOBBY DEAN HAUSE and	)	
LIGIA ISABELL MENDEZ HAUSE,	)	16CV0159-DC
	)	
and	)	
	)	
All that tract or parcel of land lying	)	
and Being in Land Lot 633 of the 15 th	)	
District, 2 nd Section, Cherokee County,	)	
Georgia, and being approximately 0.13	)	
acres, and	)	
	)	
Any and all other persons claiming an	)	
Interest in and to the aforementioned	)	
Property,	)	
	)	
Defendants.	)	

FINAL ORDER AND JUDGMENT

This matter came before the Court upon the Findings and Recommendation of Special Master Darrell R. Caudill, Jr., dated January 16, 2019. The Court has reviewed the Findings and Recommendation and, having received no objection to the Findings and Recommendation within 10 days of service upon all parties, finds as follows:

- (1) The Court adopts the Findings and Recommendation of Special Master in its entirety;
- (2) Full fee simple title in the property that is the subject of this action, *i.e.*, All that tract of parcel of land lying and being in Land Lot 633 of the 15th District, 2nd

DEED BOOK:14390 PG:1544 Filed: 09/03/2019 04:28 PM Clerk File Number: 28-2019-030241**Rec: \$0.00****Patty Baker, Clerk of Superior Court - Cherokee County, GA**

Section, Cherokee County, Georgia, consisting of approximately .13 acres, is hereby vested in Defendants Bobby Dean Hause and Ligia Isabell Mendez Hause;

(3) Such full fee simple title in said .13-acre parcel is vested free and clear of any claim or cloud on such title; and

(4) This action is hereby concluded with the relief requested in the Petition DENIED, and final judgment entered in favor of Defendants.

All parties shall bear their own costs. The Special Master shall submit his final fees and costs to be split evenly between the parties and shall be discharged from further responsibility with respect to this matter.

It is SO ORDERED this ____ day of _____, 2019.



8/12/19

Hon. David Cannon
Judge, Superior Court of Cherokee County

Order prepared and submitted by:

Deborah Shelles Cameron, Esq.
Mozley, Finlayson & Loggins LLP
5605 Glenridge Drive, Suite 900
Atlanta, Georgia 30342
404.256.0700
dcameron@mflaw.com
Counsel for Defendants

COPY

PT-61 (Rev. 2/18)

To be filed in **CHEROKEE COUNTY**

PT-61 028-2020-003374

SECTION A - SELLER'S INFORMATION (Do not use agent's information)			SECTION C - TAX COMPUTATION		
SELLER'S LAST NAME Mendez	FIRST NAME Derrick	MIDDLE	Exempt Code If no exempt code enter NONE	Joint Tenant Division	
MAILING ADDRESS (STREET & NUMBER) 834 Peardon Court			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$0.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Canton, GA 30115 USA		DATE OF SALE 3/4/2020	1A. Estimated fair market value of Real and Personal property	\$0.00	
SECTION B - BUYER'S INFORMATION (Do not use agent's information)			2. Fair market value of Personal Property only	\$0.00	
BUYER'S LAST NAME Mendez	FIRST NAME Derrick	MIDDLE	3. Amount of liens and encumbrances not removed by transfer	\$0.00	
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 834 Peardon Court			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$0.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Canton, GA 30115 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$0.00	
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 285A) 834		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION Peardon Court		SUITE NUMBER	
COUNTY CHEROKEE		CITY (IF APPLICABLE)	MAP & PARCEL NUMBER 15N20-130	ACCOUNT NUMBER	
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS
 Hause, Bobby Dean
 Hause, Ligia I

Rec: \$0.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

Superior Court of Cherokee County
"E-Filed"
16CV0159
8/12/2019 1:55 PM TB
Patty Baker, Clerk
Civil Division

IN THE SUPERIOR COURT OF CHEROKEE COUNTY
STATE OF GEORGIA

IRENE MAEGER MILNER,

Plaintiff,

v.

BOBBY DEAN HAUSE and
LIGIA ISABELL MENDEZ HAUSE,

and

All that tract or parcel of land lying
and Being in Land Lot 633 of the 15th
District, 2nd Section, Cherokee County,
Georgia, and being approximately 0.13
acres, and

Any and all other persons claiming an
Interest in and to the aforementioned
Property,

Defendants.

CIVIL ACTION
FILE NO.

16CV0159-DC

FINAL ORDER AND JUDGMENT

This matter came before the Court upon the Findings and Recommendation of Special Master Darrell R. Caudill, Jr., dated January 16, 2019. The Court has reviewed the Findings and Recommendation and, having received no objection to the Findings and Recommendation within 10 days of service upon all parties, finds as follows:

(1) The Court adopts the Findings and Recommendation of Special Master in its entirety;

(2) Full fee simple title in the property that is the subject of this action, *i.e.*, All that tract of parcel of land lying and being in Land Lot 633 of the 15th District, 2nd

Rec:\$0.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

Section, Cherokee County, Georgia, consisting of approximately .13 acres, is hereby vested in Defendants Bobby Dean Hause and Ligia Isabell Mendez Hause;

(3) Such full fee simple title in said .13-acre parcel is vested free and clear of any claim or cloud on such title; and

(4) This action is hereby concluded with the relief requested in the Petition DENIED, and final judgment entered in favor of Defendants.

All parties shall bear their own costs. The Special Master shall submit his final fees and costs to be split evenly between the parties and shall be discharged from further responsibility with respect to this matter.

It is SO ORDERED this _____ day of _____, 2019.



8/12/19

Hon. David Cannon
Judge, Superior Court of Cherokee County

Order prepared and submitted by:

Deborah Shelles Cameron, Esq.
Mozley, Finlayson & Loggins LLP
5605 Glenridge Drive, Suite 900
Atlanta, Georgia 30342
404.256.0700
dcameron@mflaw.com
Counsel for Defendants

Deed Book **12069** Pg **141**
 Filed and Recorded 10/30/2012 2:49:26 PM
 28-2012-036692
 Transfer Tax 0.00
 Patty Baker
 Clerk of Superior Court Cherokee Cty, GA

QUITCLAIM DEED

STATE OF GEORGIA
 COUNTY OF CHEROKEE

THIS INDENTURE, made this 26th day of June, 2012, between BOBBY DEAN HAUSE, of the County of FULTON, State of GEORGIA, as party of this first part, hereinafter called Grantor, and BOBBY DEAN HAUSE and LIGIA ISABELL MENDEZ HAUSE, as "joint tenants with rights of survivorship", parties of the second part, hereinafter called GRANTEES (the words "GRANTORS" and "GRANTEES" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: GRANTORS, for and in consideration of the sum of **TEN AND 00/100's (\$10.00) Dollars** and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey, confirm, and forever QUITCLAIM unto the said GRANTEES, the following described property follows:

ALL THAT TRACT OR PARCEL of land lying and being in the 15th District and 2nd Section of Cherokee County, Georgia, and being part of Lot of Land No. 633 and being the part of said lot lying South of State Highway Five (5) and North of the old highway, and conveying a strip approximately fifty (50') feet wide at the widest part and bounded on the North by Highway 5, and on the East and South by the old highway, and on the West by the property of Sam S. Hause.

THE PURPOSE OF THIS QUITCLAIM DEED IS TO CREATE A JOINT TENANCY WITH RIGHTS OF SURVIVORSHIP

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

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

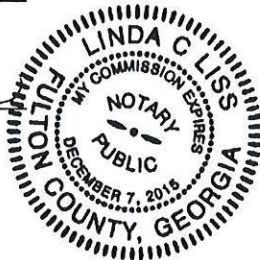
Signed, sealed and delivered
 in the presence of:

Cassandra Damas
 Unofficial Witness

Bobby Dean Hause
 BOBBY DEAN HAUSE [seal]

Linda C. Liss
 Notary Public

6/26/12



PT-61 (Rev. 11/04)

To be filed in **CHEROKEE COUNTY**

PT-61 028-2012-009452

SECTION A - SELLER'S INFORMATION (Do not use agent's Information)				SECTION C - TAX COMPUTATION	
SELLER'S LAST NAME HAUSE	FIRST NAME BOBBY	MIDDLE DEAN	Exempt Code If no exempt code enter NONE		Deed of Gift
MAILING ADDRESS (STREET & NUMBER) 1015 OAK HAVEN DR.			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown		\$10.00
CITY, STATE /PRO VINCE / REGION, ZIP CODE, COUNTRY ROSWELL, GA 30075 USA		DATE OF SALE 6/26/2012	1A. Estimated fair market value of Real and Personal property		\$0.00
SECTION B - BUYER'S INFORMATION (Do not use agent's Information)			2. Fair market value of Personal Property only		\$0.00
BUYER'S LAST NAME HAUSE	FIRST NAME BOBBY	MIDDLE DEAN	3. Amount of liens and encumbrances not removed by transfer		\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 1015 OAK HAVEN DR.			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)		\$0.00
CITY, STATE /PRO VINCE / REGION, ZIP CODE, COUNTRY ROSWELL, GA 30075 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)		\$0.00
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 285A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION			SUITE NUMBER
COUNTY CHEROKEE	CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 15N15A & 002		ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS

MENDEZ HAUSE, LIGIA ISABELL

COPY

After Recording Return to:
Geiger Legal Group, LLC
157 Reinhardt College Pkwy. Ste 400
Canton, GA 30114

FILE NO # 1909300
NTX

WARRANTY DEED

**STATE OF GEORGIA,
CHEROKEE COUNTY**

THIS INDENTURE, Made this 21st day of October in the year of our Lord Two Thousand Twenty between

JOSEPHINE CAROL HAUSE

("Grantor") of the State of Georgia, and

BOBBY DEAN HAUSE

("Grantee") of the State of Georgia, (the terms "Grantor" and "Grantee" to include the singular and the plural, and shall be deemed to refer equally to each of said person, firms or entities, their respective heirs, successors and assigns where the context hereof requires or permits),

WITNESSETH, That the said party of the first part, for and in consideration of the EXCHANGE OF PROPERTIES and other valuable consideration, at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto Grantee, the following described real property, to wit:

TRACT 1:

All that tract or parcel of land lying and being in Land Lot 633 of the 15th District, 2nd Section, Cherokee County, Georgia Records and being A PORTION OF ORIGINAL LOT 48 of BLOCK "A" of HUNTER'S RIDGE SUBDIVISION, being more particularly shown as the shaded area consisting of 5270 square feet on the plat of survey entitled "Lot Adjustment Survey of Hause Property" prepared by Barton Surveying, Inc., dated July 9, 2020, a copy of which is attached hereto as Exhibit "A" and made a part hereof by this reference, and recorded in Plat Book 119 page 319 Cherokee County plat records.

TRACT 2:

HER ONE HALF UNDIVIDED INTEREST IN AND TO: All that tract or parcel of land lying and being in Land Lots 633 and 664 of the 15th District and 2nd Section of Cherokee County, Georgia and being LOT 49 of BLOCK "A" of HUNTER'S RIDGE SUBDIVISION, as shown on the plat of survey recorded in Plat Book 10 page 103, Cherokee County records, which said plat is incorporated herein and made a part hereof by this specific reference.

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

AND, SUBJECT TO the title matters expressly set forth hereinabove, if any, Grantor will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of all person whomsoever.

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

Signed, sealed and delivered in the presence of:


Unofficial Witness

 (Seal)
Josephine Carol Hause


Notary Public
My Commission Expires



Plat
Recorded 8/13/2020 8:27 AM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 119 Page 319
Participant IDs: 6657451494

APPROVED FOR RECORDING
CHEROKEE COUNTY
PLANNING AND LAND USE
Amelia Davis
Planning Technician
08/12/2020

ADDRESS:
200 MISTY HOLLOW WAY
WOODSTOCK, GA 30188

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.

Bob D. Hause 8-3-2020
BOB D. HAUSE DATE

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.

Josephine Carol Hause 8-3-20
JOSEPHINE CAROL HAUSE DATE

GENERAL NOTES~

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 279,504. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TOPCON GTS-235.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 234,357.

ALL I.P.'s ARE 1/2" REBARs, UNLESS OTHERWISE INDICATED.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13057C 0244 E, DATED JUNE 7, 2019, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

ALL MATTERS OF TITLE ARE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN.

REFERENCES:

- 1) DB 191, PG. 92
- 2) DB 5204, PG. 432
- 3) PB 10, PG. 103

ZONING: R-20 (PER CHEROKEE GIS MAP)

R-20 SETBACKS:

FRONT: 30 FEET (LOCAL)
SIDE: 10 FEET
REAR: 30 FEET

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD BARTON SURVEYING, INC. HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

TOTAL AREA = 66,774 SQ. FT.
1.533 ACRES

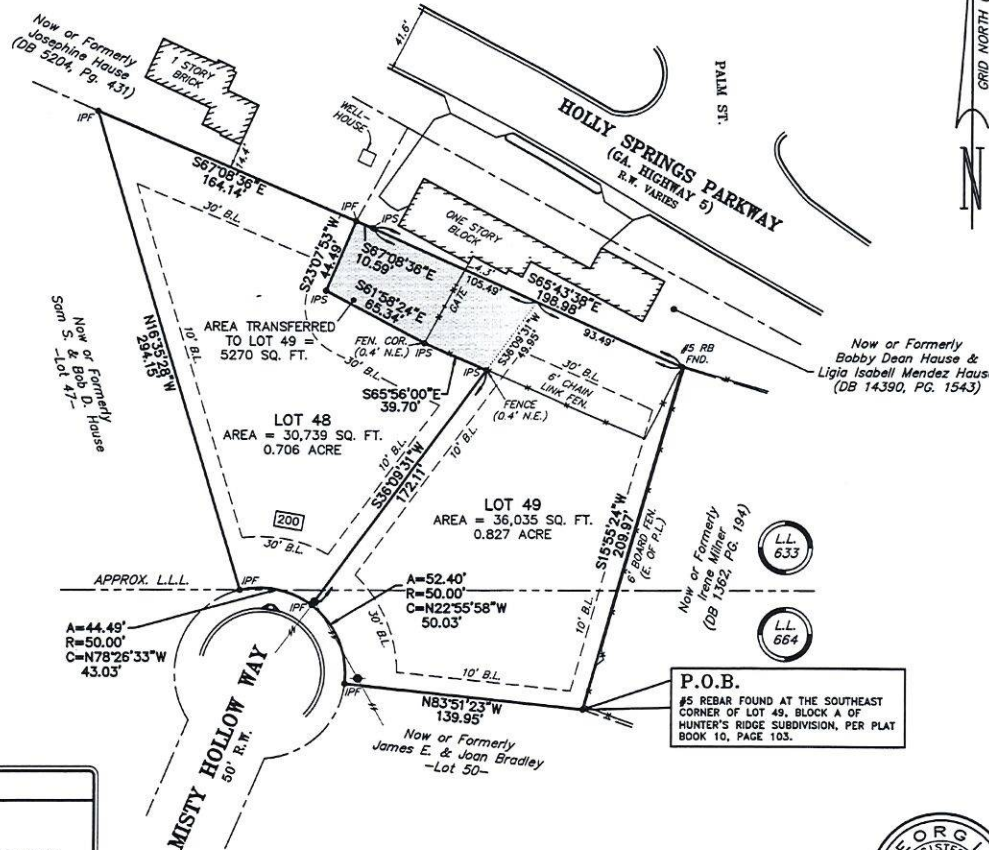
SURVEYOR'S CERTIFICATE ~

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVAL OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THE PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETS WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

William H. Johnston 8-3-2020
REGISTERED LAND SURVEYOR NO. 3147 DATE

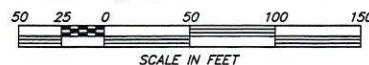
JOB # 20-078 DRAWN BY: NJ FIELD CREW: ZF/JM
FIELD DATE: 7-9-20 PLAT PREPARED: 7-16-20

BARTON SURVEYING INC.
3005 HOLLY SPRINGS PARKWAY, SUITE 101
CANTON, GEORGIA 30115
(770) 345-2810
(LICENSE NO. LSF 000151)



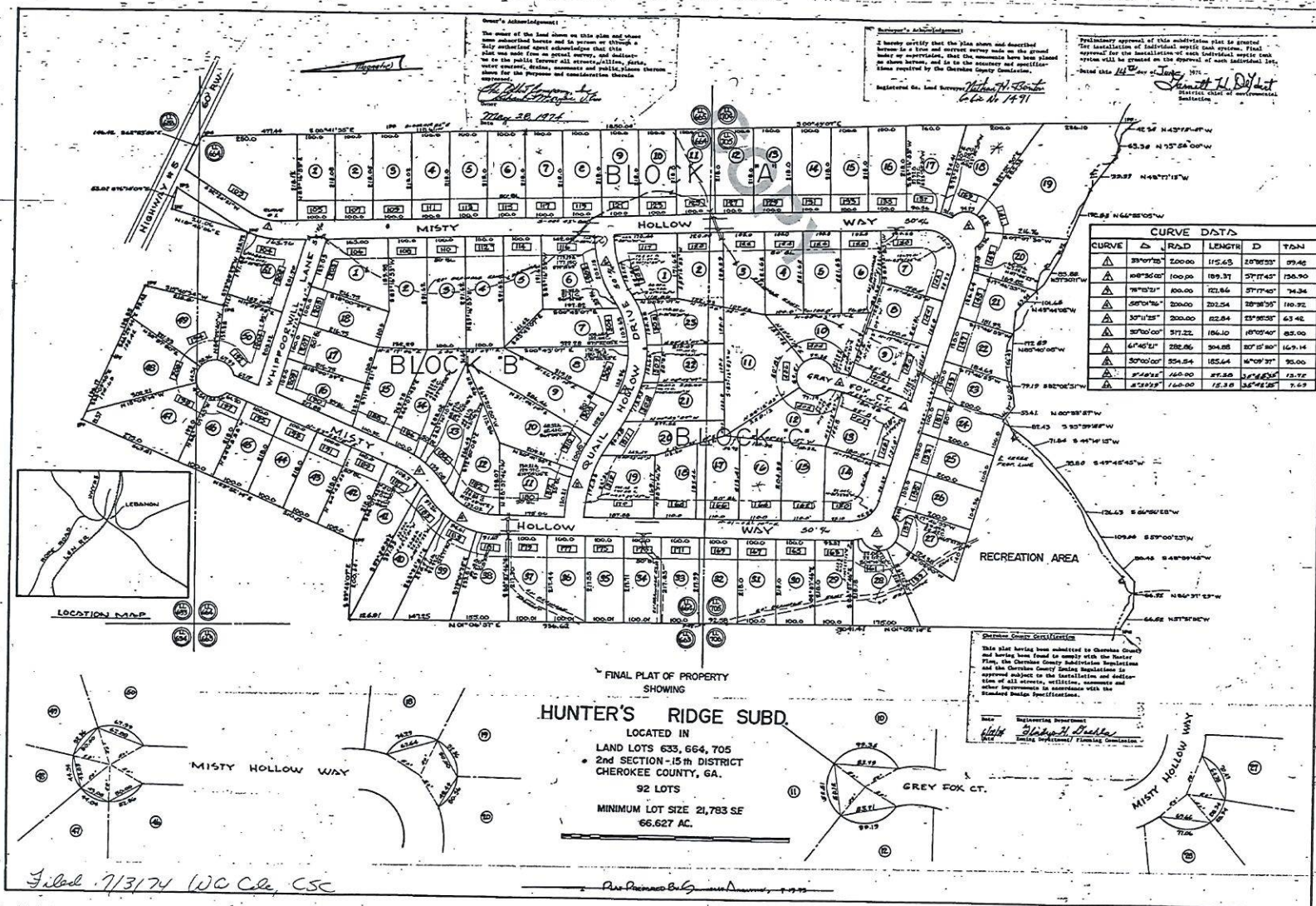
LOT ADJUSTMENT SURVEY OF HAUSE PROPERTY

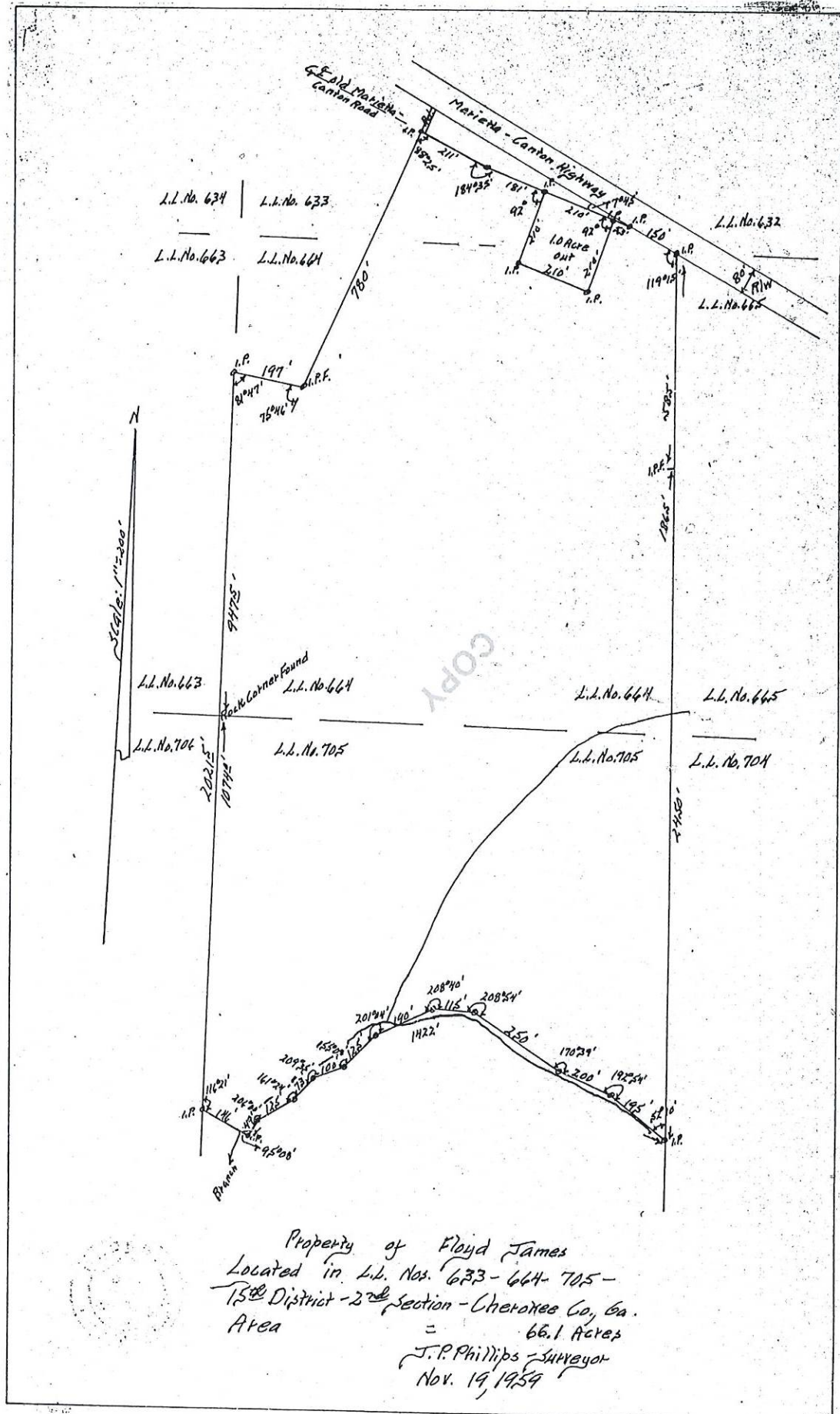
(BEING LOTS 48 & 49, BLOCK A OF HUNTER'S RIDGE SUBDIVISION)
LOCATED IN LAND LOTS 633 & 664
15th DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA
JULY 9, 2020 1"=50'



LEGEND

- IPF = 1/2" REBAR FND.
- IPS = 1/2" REBAR SET
- R.W. = RIGHT OF WAY
- SSE = SANITARY SEWER EASEMENT
- DE = DRAINAGE EASEMENT
- LL.L. = LAND LOT LINE
- C.L. = CENTERLINE
- CT = CRIMP TOP PIPE
- OT = OPEN TOP PIPE
- CMP = CORRUGATED METAL PIPE
- RCP = REINFORCED CONCRETE PIPE
- DI = DROP INLET
- JB = JUNCTION BOX
- MH = MANHOLE
- CB = CATCH BASIN
- BM = BENCHMARK
- PP = POWER POLE
- FH = FIRE HYDRANT
- CMF = CONCRETE MONUMENT FND.
- B.C. = BACK OF CURB
- E.P. = EDGE OF PAVEMENT
- FEN = FENCE
- O.H. = OVERHEAD ELEC. SERVICE LINE
- B.L. = BUILDING LINE
- U.G. = UNDERGROUND POWER LINE
- TX = TRANSFORMER





NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE

LEGEND	
	STANDARD DUTY ASPHALT PAVING
	HEAVY DUTY ASPHALT PAVING
	CONCRETE SIDEWALK PAVING
	HEAVY DUTY CONCRETE PAVING
	PROPERTY LINE
	TRAFFIC SIGN
	PAINTED TRAFFIC ARROWS
	TRAFFIC FLOW LANE DESIGNATION

SITE DATA	
EXISTING ZONING	NC NEIGHBORHOOD COMMERCIAL
PROPOSED ZONING	GC (CITY) / NC (COUNTY)
OVERLAY DISTRICT	HOLLY SPRINGS OVERLAY DISTRICT
FUTURE LAND USE DESIGNATION	SUBURBAN NEIGHBORHOOD
PARCEL IDENTIFICATION NUMBER	15-0633-0026 & 15-0633-0019
TOTAL SITE AREA	1.160 AC
IMPERVIOUS SURFACE AREA MAXIMUM (%)	1.160 AC (100%)
IMPERVIOUS SURFACE AREA PROPOSED (%)	1.160 AC (100%)
PERVIOUS SURFACE AREA PROPOSED (%)	0.100 AC (8.6%)
OPEN SPACE AREA REQUIRED (%)	0.100 AC (8.6%)
OPEN SPACE AREA PROPOSED (%)	0.100 AC (8.6%)
LANDSCAPE STRIP - 10' WIDE IN PARKING AND ROADWAY	10.0 FT
BUILDING SETBACK - FRONT 1 (MISTY HOLLOW)	10.0 FT
BUILDING SETBACK - FRONT 2 (MISTY SPRINGS)	10.0 FT
SIDE	25.0 FT
REAR	10.0 FT
LANDSCAPE BUFFER - SIDE	40.0 FT
REAR	40.0 FT
BUILDING FLOOR AREA	8,634 S.F.
PARKING RATIO REQUIRED - MINIMUM	1 SPACE / 200 S.F.
PARKING RATIO PROVIDED	1 SPACE / 200 S.F.
PARKING PROVIDED	24 SPACES
ACCESSIBLE PARKING PROVIDED	3 SPACES
ACCESSIBLE PARKING PROVIDED	3 SPACES

ENGINEER:
FORESITE
group
Foresite Group, LLC
3740 Dunes Dr.
Peachtree Corners, GA 30092
P: 770.364.1999
F: 770.364.1944
W: www.foresitegroup.net

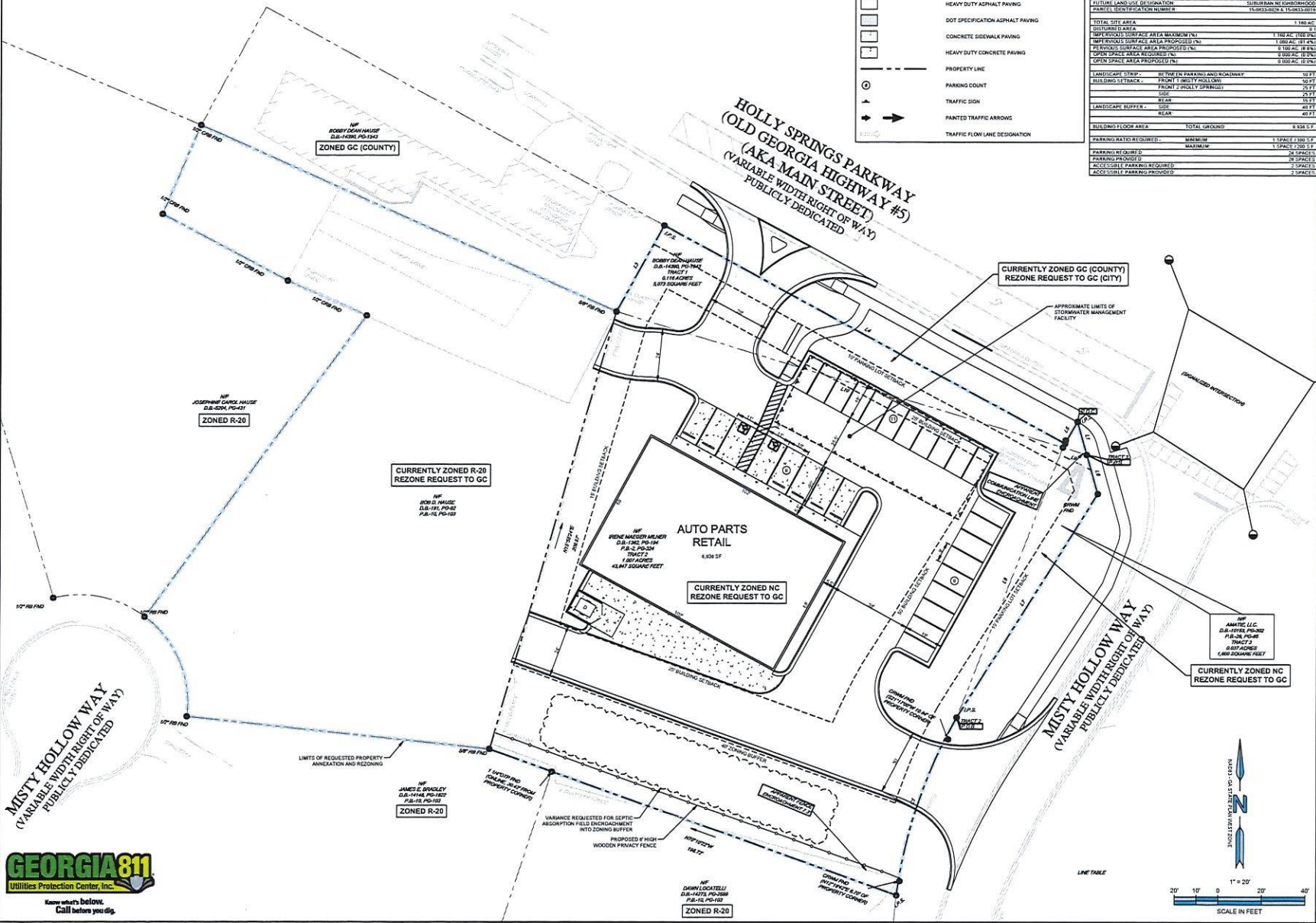
DEVELOPER:
TRINITY PROPERTY DEVELOPMENT
1504 MACY DRIVE
ROSWELL, GEORGIA 30076

PROJECT:
AUTO PARTS RETAIL
5204 HOLLY SPRINGS HWY.
WOODSTOCK, GA 30188
LL: 633 & 634, DIST. 1, 15, SECT. 2
PARCEL # 15-0633-0026 & 15-0633-0019

SEAL:

REVISIONS	DATE

PROJECT MANAGER: JAU
DRAWING BY: JAW
JURISDICTION: HOLLY SPRINGS, GA
DATE: 2020-11-01
SCALE: 1" = 20'
TITLE:
REZONING SITE PLAN
SHEET NUMBER:
X-1
COMMENTS: NOT RELEASED FOR CONSTRUCTION
JOB FILE NUMBER: 341.083



GEORGIA811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.

GENERAL LANDSCAPE NOTES:

1. WARRANTY: ALL PLANTS SHALL BE WARRANTED TO BE HEALTHY, AND IN THIRING CONDITION FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE.
2. PLANTS SHALL MEET DOT SPECIFICATIONS AND AMERICAN STANDARDS FOR NURSERY STOCK STANDARDS.
3. PLANTS SHALL BE SPECIALLY QUALITY. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL-BRANCHED AND FULLY DEVELOPED, WITHOUT LILY.
4. HEIGHT AND SPREAD DIMENSIONS SPECIFIED HEREIN TO THE MAIN BODY OF THE PLANT AND NOT NEAR BRANCHES UP TO TOP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE PLANTED AT THE MAXIMUM SIZE SPECIFIED.
5. SHADE TREES SHALL BE STRAIGHT UNLESS OTHERWISE SPECIFIED.
6. PLANTS SHALL BE SUBJECT TO REVIEW BY OWNERS REPRESENTATIVE. OWNERS REPRESENTATIVE SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT.
7. PLANTING PLANS INDICATE DIAGNOSTIC LOCATIONS ONLY. SITE ADJUSTMENTS OF PLANTING DESIGN AND ALLOCATION OF PLANT MATERIAL, INSTALLED PRIOR TO OWNERS REPRESENTATIVE'S APPROVAL, SHALL BE DONE WITHOUT PENALTY ON ADDITIONAL COST TO OWNER. PLANT MATERIAL LOCATIONS AT SITE AND OBTAIN OWNERS REPRESENTATIVE'S APPROVAL PRIOR TO PLANT INSTALLATION.
8. PLACE PLANTS UPRIGHT AND TUNED SO THAT THE MOST ATTRACTIVE SIDE IS VISIBLE.
9. BE FAMILIAR WITH UNDERGROUND UTILITIES BEFORE DIGGING. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE TO UTILITIES AND NOTIFICATION.
10. PROVIDE SHOVEL-CUT TRENCH AT SHIRL BEGS IN LAMP AREAS UNLESS OTHERWISE NOTED.
11. PROVIDE 2" THICKNESS MULCH AT ALL PLANTS AND PLANTING BEDS. MULCH MUST BE 2" THICK AT TIME OF FINAL WALK-THROUGH. MULCH IN SHIRL AND TRAIL PLANTING BEDS SHALL BE FINE STRAW UNLESS OTHERWISE NOTED. MULCH IN DRIVEWAY/DRIVEWAY SHALL BE SHEDDING HARDWOOD UNLESS OTHERWISE NOTED.
12. MAINTENANCE WORK SHALL BE PERFORMED UNTIL DATE OF FINAL ACCEPTANCE BY OWNERS REPRESENTATIVE.
13. CONTRACTOR'S PRICES SHALL INCLUDE ALL LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK, I.E. MULCH, PLANTING, SOIL MIX, WOOD AND WHIP STAKING MATERIAL, ETC.
14. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWING SHALL BE FURNISHED. QUANTITIES SHALL BE BASED ON GENERALITY, BUT THE OWNERS REPRESENTATIVE ASSUMES NO LIABILITY FOR OMISSION OR ERROR. HIS ESTIMATES ARE ONLY AS AID FOR QUANTIFICATION OF UNITS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF OWNERS REPRESENTATIVE. NO OTHER COMPARISON SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK.
15. WHERE LANDSCAPING AREAS ADJACENT DRAINED RIGHTS-OF-WAY, SUCH AS ALLEYS, SHALL BE CONSIDERED PART OF THE LANDSCAPING AREA FOR PURPOSES OF MAINTENANCE, AS OF COMPLETION OF SITE IMPROVEMENTS. THE PROPERTY OWNER SHALL HAVE AN ADEQUATE LIABILITY OF THE RIGHT-OF-WAY EXTENDING FROM THE SITE TO THE ROAD PAVEMENT IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.
16. CONTRACTOR TO DESIGN BUILD IRRIGATION SYSTEM TO PROVIDE WITH COVERAGE OF PLANT MATERIAL. IRRIGATION SHALL BE TO BE INSTALLED WITHIN 30 DAYS.

LANDSCAPE REQUIREMENTS:

- SITE LANDSCAPE: 20 SITE LUMBER UNITS PER ACRE
18 ACRES @ 300 UNITS = 5,400 UNITS REQUIRED
15.2 UNITS REQUIRED
7% DEFICIT OF 4,248 UNITS
- STREET FRONTAGE TREES: (1) TREE PER 50 LF. EVERGREEN HEDGE TO BUFFER PARKING LOT FROM PUBLIC VIEW
THE PROPERTY IS PART OF AN OVERSEAS DISTRICT AND NO TREES ARE REQUIRED
- PARKING LOT LANDSCAPE:
14,360 SF @ 10% = 1,436 SF OF LANDSCAPE AREA REQUIRED
2,200 SF ON LANDSCAPE AREA @ 10% DEFICIT
- TREE REPLACEMENT: SPECIMEN TREES TO BE REPLACED AT 20 THE UNIT VALUE
48 UNITS REQUIRED
FLUORESCENT PROPOSED
14 DEFICIT OF 435 UNITS

NOTES:

THIS PLAN IS PRELIMINARY IN NATURE AND SUBJECT TO CHANGE.

EXISTING TREES

#	SIZE (INCHES)	SPECIES	SPECIMEN (YES OR NO)	TREES SAVED	SPECIMEN TREES TO BE REMOVED
1	12	PISTIA	NO		
2	12	PISTIA	NO		
3	12	PISTIA	NO		
4	2	PISTIA	NO		
5	12	PISTIA	NO		
6	9	HW	NO		
7	20	PISTIA	NO		
8	12	PISTIA	NO		
9	14	DOGWOOD	NO		
10	9	BEARPOD	NO		
11	14	HW	NO		
12	12	HW	NO		
13	12	HW	NO		
14	12	HW	NO		
15	9	HW	NO		
16	9	HW	NO		
17	12	HW	NO		
18	12	HW	NO		
19	12	HW	NO		
20	12	PISTIA	NO		
21	12	PISTIA	NO		
22	12	PISTIA	NO		
23	12	PISTIA	NO		
24	12	PISTIA	NO		
25	12	PISTIA	NO		
26	12	PISTIA	NO		
27	12	PISTIA	NO		
28	12	PISTIA	NO		
29	12	PISTIA	NO		
30	12	PISTIA	NO		
31	12	PISTIA	NO		
32	12	PISTIA	NO		
33	12	PISTIA	NO		
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35	12	PISTIA	NO		
36	12	PISTIA	NO		
37	12	PISTIA	NO		
38	12	PISTIA	NO		
39	12	PISTIA	NO		
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41	12	PISTIA	NO		
42	12	PISTIA	NO		
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93	12	PISTIA	NO		
94	12	PISTIA	NO		
95	12	PISTIA	NO		
96	12	PISTIA	NO		
97	12	PISTIA	NO		
98	12	PISTIA	NO		
99	12	PISTIA	NO		
100	12	PISTIA	NO		

TOTAL TREES: 100
TOTAL REMOVED (SPECIMEN 82): 82

PLANT SCHEDULE

TREES	QTY	NOTATIONAL / COMMON NAME	CONT	CA	SP
1	1	SAULUS / HOLM / N. WATCHE / CHAMP. MYRTLE	0.8 B	2 FTAL	4
2	1	QUINQUE / PELLER / WILLOW OAK	0.8 B	2 FTAL	4
3	1	QUINQUE / PELLER / WILLOW OAK	0.8 B	2 FTAL	4
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ENGINEER:

FORESITE
group
ForeSite Group, LLC
3788 Eastern C.L.
Suite 100
Pineville, Georgia, GA 30092
417.775.361.1999
1.775.361.1944
www.ForeSitegroup.net

DEVELOPER:

TRINITY PROPERTY DEVELOPMENT
1504 MACY DRIVE
ROSWELL, GEORGIA 30076

CONTACT: MICHELLE BENNEFIELD

AUTO PARTS RETAIL
5004 HOLLY SPRINGS PKWY.
WOODSTOCK, GA 30188
LL 633 & 634, DIST. 15, SECT. 2

SEAL:

REVISIONS:

REVISIONS	DATE



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- 10-2020

APPLICATION CUP- _____

HEARING DATE _____

DATE OF APPLICATION 11/19/2020

APPLICANT Trinity Property Development LLC

OWNER See Attached
(If other than applicant) _____

1504 Macy Drive

ADDRESS Roswell, GA 30076

ADDRESS _____

ZIP CODE 30076 PHONE 770.560.1326

ZIP CODE _____ PHONE _____

EMAIL mrenier@trinityandassociates.com

SIGNATURE _____

SIGNATURE _____

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

PRESENT ZONING DISTRICT(S) GC, NC and R-20
Cherokee County

REQUESTED ZONING DISTRICT GC

REQUESTED CONDITIONAL USE(S) _____

PROPERTY LOCATION/ADDRESS 102, 200 and 198 Misty Hollow Way, 5204 & 5150 H.S. Parkway,

MAP NUMBER 15N16A- 051 & 001A, 15N16- 68

PARCEL NUMBER(S) See Map Numbers

15N15A-002, Part of 15N15A-001

LAND LOT(S) 633 & 664

DISTRICT(S) 15 SECTION(S) 2nd

ACREAGE 2.245 SEWAGE DISPOSAL TYPE _____ UTILITIES AVAILABLE Yes

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST:

The property has an existing auto repair business. The proposal is to develop the corner of Holly Springs
Parkway for a national auto retail parts store.

(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 property is already partially used as an auto repair business. This section of Holly Springs is all car oriented businesses. The use is suitable in view of the development in the area. The applicant will create an appropriate buffer adjacent to the residential property to the south.

(2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property? The proposed use and zoning will not adversely affect the use or usability of adjacent or nearby property. The applicant will create an appropriate separation for the existing residential neighbors. The property that will contain the auto-parts store is currently zoned NC in Cherokee County which would allow fast food restaurants with significantly more traffic, noise and odor.

(3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned? The properties have a mixture of zoning categories and would benefit from one zoning category and developing the properties together.

(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 zoning proposal will only add a tax base for schools without adding any children. The traffic impact is not anymore than the existing zoning would create.

(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)? Neither the county nor the city's FDM recognizes the existing commercial zoning along Holly Springs Parkway so this property is designated as Suburban Growth with the exception of a narrow strip being categorized by Cherokee County as a Workplace Center. As such, the zoning does not comply with the current FDM.

(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 goal of the Community Agenda is to put uses in appropriate locations and to have a healthy balance of commercial businesses. Putting commercial businesses on Holly Springs Parkway at a signalized access point makes logical sense from a planning perspective.

(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 developer will comply with all state and local requirements to protect water and air quality.

(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 section of Holly Springs Parkway has had an increase in commercial car oriented businesses with several fast food restaurants and convenience stores in the area.

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: _____ sq. ft.

Exterior façade: _____

Maximum number of units: _____

Anticipated start date: _____

Anticipated completion date: _____

Commercial

Number of buildings: 1 new

Maximum square footage: 7,000 sq. ft.

Number of stories: 1

Total number of employees: 10-12

Exterior façade: traditional

Anticipated start date: Spring 2021

Anticipated completion date: Fall 2021

ATTACHMENT TO APPLICATION

Applicant: Trinity Property Development, LLC
Titleholder: Ligia Isabell Hause
PIN: 15N15A002

PROPERTY OWNER'S CERTIFICATION

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

11-19-2020
Date

Ligia I. Hause
Ligia Isabell Hause

Address: 5061 Holly Springs Hwy
Canton GA 30115

Telephone No [REDACTED]

Alexa Renee Zack 11/19/2020
Signature of Notary Public Date

(Notary Seal)



ATTACHMENT TO APPLICATION

Applicant: Trinity Property Development, LLC

Titleholder: Bobby Dean Hause

PIN: 15N15A002

PROPERTY OWNER'S CERTIFICATION

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

11-19-2020

Date

Bobby Dean Hause

Bobby Dean Hause

Address:

5061 HOLLY SPRINGS P.W
CANTON GA 30115

Telephone No.: [REDACTED]

Alexa Dean York 11/19/2020
Signature of Notary Public Date

(Notary Seal)



ATTACHMENT TO APPLICATION

Applicant: Trinity Property Development, LLC
Titleholder: Amatic, LLC
PIN: 1516A001A

PROPERTY OWNER'S CERTIFICATION

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

Darren Sarkady
Date 11/17/20

DARREN SARKADY (Agent/member)
Typed or Printed Name and Title

Address: 106 WAYFAIR OVERLOOK
WOODSTOCK, GA 30188

Telephone No.: [REDACTED]

Tanner Hooper 11/17/2020
Signature of Notary Public Date

(Notary Seal)



March 28, 2008

**ARTICLES OF ORGANIZATION
FOR GEORGIA LIMITED LIABILITY COMPANY**

The name of the Limited Liability Company is:

Amatie, LLC

The principal mailing address of the Limited Liability Company is:

106 Wayfair Overlook
Woodstock, GA 30188

The Registered Agent is:

Darren Sarkady
106 Wayfair Overlook
Woodstock, GA 30188

County: Cherokee

The name and address of each organizer(s) are:

Darren Sarkady
106 Wayfair Overlook
Woodstock, GA 30188

The optional provisions are:

No optional provisions.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization on the date set forth below.

Signature(s):

Member/Manager, Darren Sarkady

Date:

March 28, 2008

ATTACHMENT TO APPLICATION

Applicant: Trinity Property Development, LLC

Titleholder: Bob D. Hause

PIN: 15N16A051 and a portion of 15N15A001 (as configured now)

PROPERTY OWNER'S CERTIFICATION

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

11-19-2020
Date

Bob D. Hause
Bob D. Hause

Address:

5061 HOLLYSPRINGS RD
CANTON GA. 30115

Telephone No.: [REDACTED]

Alex Renee Zack 11/19/2020
Signature of Notary Public Date

(Notary Seal)



ATTACHMENT TO APPLICATION

Applicant: Trinity Property Development, LLC
Titleholder: Irene Maeger Milner
PIN: 15N16068

PROPERTY OWNER'S CERTIFICATION

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

Date 11/17/2020
Irene Maeger Milner
Irene Maeger Milner
Address: 390 Mountain Creek Dr.
Ellijay, GA 30536

Telephone No.: [REDACTED]

Rebecca Forrester 11/17/2020
Signature of Notary Public Date

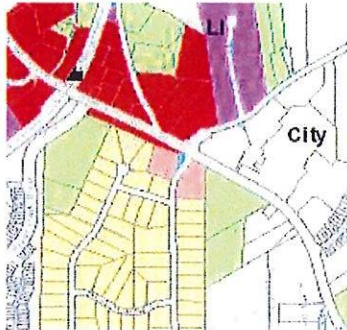


Geocortex Essentials Parcel Report

Cherokee County, GA

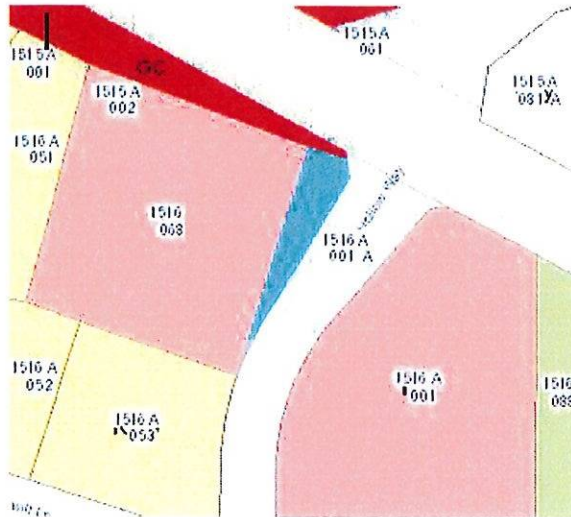
TIN: 15N16A 001 A

Report generated 11/19/2020 11:55:07 AM



Vicinity Map

1: 17,186.25



Tax parcel highlighted in cyan

1: 1,968.56

Tax Parcel Information

Owner: AMATIE LLC

Property Address: ,

Subdivision: Hunters Ridge

TIN: 15N16A 001 A

PIN: 15-0633-0023

Mailing Address: 106 WAYFAIR OVERLOOK, WOODSTOCK, GA 30188

Acreage: 0.04

Lot #: -

PB/PG: [Click here to view the plat book and page](#)

DB/PG: [Click here to view the deed book and page](#)

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

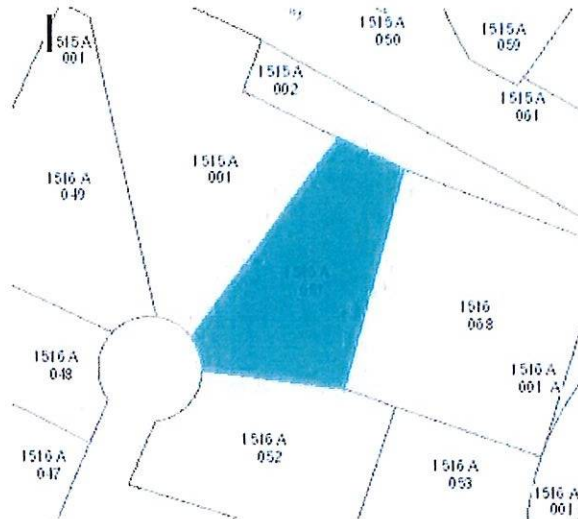
TIN: 15N16A 051

Report generated 11/19/2020 12:10:43 PM



Vicinity Map

1: 17,450.35



Tax parcel highlighted in cyan

1: 2,137.98

Tax Parcel Information

Owner: HAUSE SAM S & BOB D

Property Address: 198 Misty Hollow Way, Woodstock 30188

Subdivision: Hunters Ridge

TIN: 15N16A 051

PIN: 15-0633-0009

Mailing Address: P. O. BOX 206, LEBANON, GA 30146

Acreage: 0

Lot #: 49

PB/PG: [Click here to view the plat book and page](#)

DB/PG: [Click here to view the deed book and page](#)

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

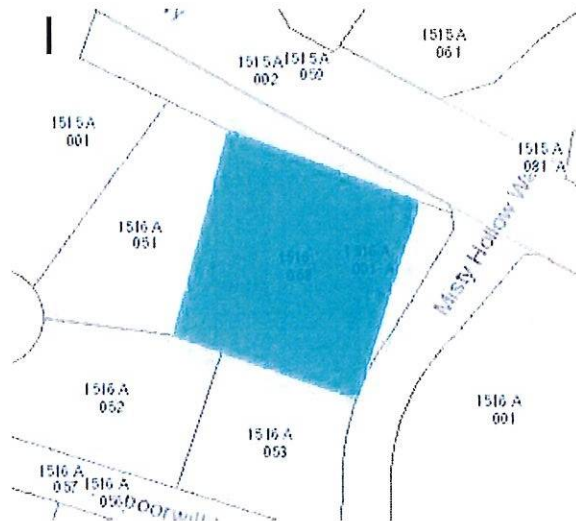
TIN: 15N16 068

Report generated 11/19/2020 12:01:47 PM



Vicinity Map

1: 17,685.01



Tax parcel highlighted in cyan

1: 2,288.51

Tax Parcel Information

Owner: MILNER IRENE MAEGER

Property Address: 5204 Holly Springs Pkwy, Woodstock 30188

Subdivision:

TIN: 15N16 068

PIN: 15-0633-0026

Mailing Address: 390 MOUNTAIN CREEK DR, ELLIJAY, GA 30536

Acreage: 1

Lot #: -

PB/PG: [Click here to view the plat book and page](#)

DB/PG: [Click here to view the deed book and page](#)

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

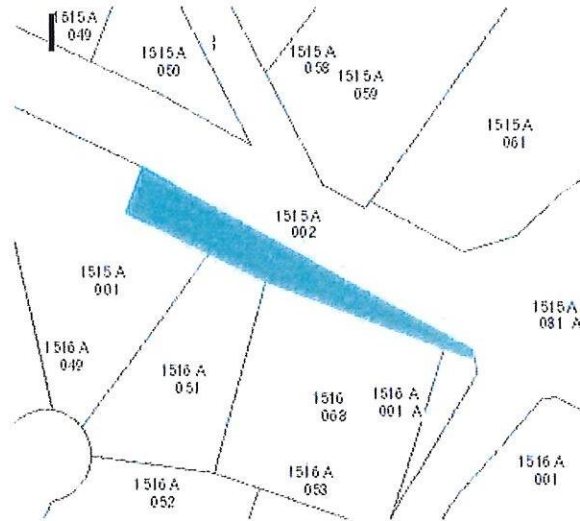
TIN: 15N15A 002

Report generated 11/19/2020 12:08:28 PM



Vicinity Map

1: 17,418.36



Tax parcel highlighted in cyan

1: 2,451.03

Tax Parcel Information

Owner: HAUSE BOBBY DEAN &

Property Address: 5150 Holly Springs Pkwy, Woodstock 30188

Subdivision:

TIN: 15N15A 002

PIN: 15-0633-0019

Mailing Address: PO BOX 365, LEBANON, GA 30146

Acreage: 0

Lot #: -

PB/PG: [Click here to view the plat book and page](#)

DB/PG: [Click here to view the deed book and page](#)

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

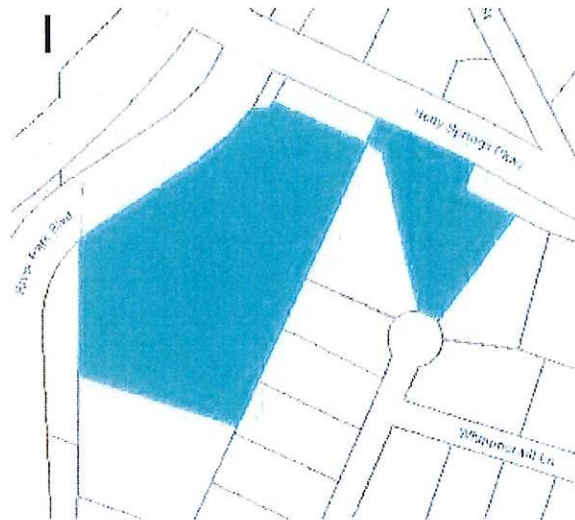
TIN: 15N15A 001

Report generated 11/19/2020 12:15:48 PM



Vicinity Map

1: 20,038.78



Tax parcel highlighted in cyan

1: 4,023.28

Tax Parcel Information

Owner: HAUSE JOSEPHINE CAROL

Property Address: 5142 Holly Springs Pkwy, Woodstock 30188

Subdivision:

TIN: 15N15A 001

PIN: 15-0633-0029

Mailing Address: P. O. BOX 206, LEBANON, GA 30146

Acreage: 4.7

Lot #: -

PB/PG: [Click here to view the plat book and page](#)

DB/PG: [Click here to view the deed book and page](#)

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.

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 633 of the 15th District, 2nd Section of Cherokee County, Georgia and being more particularly described as follows:

Commencing at a 5/8-inch capped rebar set at the intersection of the southwesterly right of way of Holly Springs Parkway (Old Georgia Highway 5)(having a variable width, publicly dedicated right of way) and the northwesterly right of way of Misty Hollow Way (having a variable width, publicly dedicated right of way), said rebar being the TRUE POINT OF BEGINNING.

Thence leaving said intersection and continuing along said right of way of Misty Hollow Way the following courses and distances: South 15 degrees 22 minutes 32 seconds East a distance of 15.83 feet to a concrete right of way monument found; South 15 degrees 55 minutes 44 seconds East a distance of 18.67 feet to a concrete right of way monument found; South 32 degrees 03 minutes 06 seconds West a distance of 121.37 feet to a 5/8-inch capped rebar set; along a curve to the left, said curve having a radius of 225.00 feet, with an arc distance of 87.19 feet, with a chord bearing of South 18 degrees 29 minutes 31 seconds West and a chord length of 86.64 feet to a 5/8-inch capped rebar set; Thence leaving said right of way of Misty Hollow Way North 70 degrees 10 minutes 22 seconds West a distance of 198.72 feet to a 5/8-inch rebar found; Thence North 83 degrees 51 minutes 23 seconds West a distance of 139.95 feet to a 1/2-inch rebar found on the easterly right of way of Misty Hollow Way; Thence continuing along said right of way of Misty Hollow Way along a curve to the left, said curve having a radius of 50.00 feet, with an arc distance of 52.39 feet, with a chord bearing of North 22 degrees 55 minutes 58 seconds West and a chord length of 50.03 feet to a 1/2-inch rebar found; Thence leaving said right of way of Misty Hollow Way North 36 degrees 08 minutes 32 seconds East a distance of 172.18 feet to a 1/2-inch capped rebar found; Thence North 66 degrees 06 minutes 37 seconds West a distance of 39.75 feet to a 1/2-inch capped rebar found; Thence North 61 degrees 50 minutes 10 seconds West a distance of 65.30 feet to a 1/2-inch capped rebar found; Thence North 23 degrees 12 minutes 14 seconds East a distance of 44.52 feet to a 1/2-inch capped rebar found; Thence North 28 degrees 44 minutes 11 seconds East a distance of 61.98 feet to a point on said right of way of Holly Springs Parkway; Thence continuing along said right of way of Holly Springs Parkway the following courses and distances: South 61 degrees 15 minutes 12 seconds East a distance of 208.90 feet to a 5/8-inch capped rebar set; South 61 degrees 15 minutes 11 seconds East a distance of 210.20 feet to a point; North 29 degrees 28 minutes 41 seconds East a distance of 11.64 feet to a 5/8-inch capped rebar set, said rebar being the TRUE POINT OF BEGINNING.

Said tract of land contains 2.245 acres (97,771 square feet).

Properties to be Annexed



92

191-92



WARRANTY DEED FORM 92 WILLIAMS BROS. PRINTING COMPANY, INC. ATLANTA

STATE OF GEORGIA,
CHEROKEE County.

THIS INDENTURE, made this 26th day of June
In the year of our Lord One Thousand Nine Hundred and Seventy Four
Between THE COLBERT COMPANY, INC.
of the State of GEORGIA and County of FULTON
and SAM S. HAUSE and BOB D. HAUSE
of the State of GEORGIA and County of CHEROKEE

WITNESSETH: That the said part of the first part, for and in consideration of the sum of
TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS
In hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has
granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto the said
parties of the second part, (themselves) their heirs and assigns, all that tract and parcel of land
lying and being in Land Lots 663, 15th District, 2nd Section, Cherokee
County, Georgia.

Being Lot 49, Block A of Hunters Ridge Subdivision according to Plat
of Survey by Southeast Analytics dated July 19, 1973 and recorded in
Plat Book 10, Page 103, Cherokee County, Georgia Records. Being
further known as 194 Misty Hollow Way according to the numbering system
presently in use in Cherokee County, Georgia.

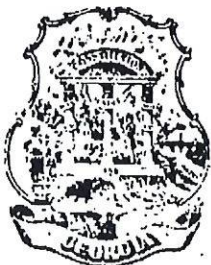
Cherokee County, Georgia
Real Estate Transfer Tax
Paid \$ 5.20
Date 11/2/76
W. A. Cole
Clerk of Superior Court

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appur-
tenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof
of them, the said parties of the second part, their heirs and assigns forever, IN FEE SIMPLE.
And the said party of the first part, for (itself) its heirs, executors and administrators
will warrant and forever defend the right and title to the above described property unto the said part of the
second part, their heirs and assigns, against the lawful claims of all persons whomsoever.
IN WITNESS WHEREOF, That the said party of the first part by S hereunto set its hand
and affixed its seal, the day and year above written.
Signed, sealed and delivered in the presence of:

Martha L. Owens
W. A. Cole
THE COLBERT COMPANY, INC.
Richard L. Morgan
Vice President
Res. 11/2/76

W. A. COLE
Clerk Superior Court of Cherokee County

Book 1362 Page 194
WARRANTY DEED - FORM 38A



STANDARD WARRANTY DEED

STATE OF GEORGIA,

Cherokee

County.

THIS INDENTURE, made this 14th day of December

in the year of our Lord One Thousand Nine Hundred and ninety-two

between Sybil Maeger

of the State of Georgia and County of Cherokee of the first part

and Irene Maeger Milner

of the State of Georgia and County of Cherokee of the second part

WITNESSETH: That the said part y of the first part, for and in consideration of the sum of
Ten Dollars & No/100 (\$10.00) DOLLARS

in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged ha
a granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey
unto the said part, y of the second part, her heirs and assigns, all that tract or
parcel of land lying and being in the Fifteenth District and Second Section of the above

State and County described as follows: Commencing at an iron stake on the
South Side of State Highway No. 5, and running 210 ft. in a northwesterly
direction to an iron stake, thence in a southerly direction for 210 feet to
an iron stake, thence in a southeasterly direction for the distance of 210
feet to an iron stake, thence in a northerly direction 210 feet to starting
point, containing one acre and known as a part of land Nos. 633 and 705, two
frame dwellings are located on said lot; one being a 4-room house; the other
a 5-room house.

Georgia, Cherokee County

Filed in office this 29 day of Dec 1992
at 11:25 M. Recorded in Book 1362 Page 194
this 30 day of Dec 1992

Amos Fleming
Clerk Superior Court

1. Sybil Maeger
Box 303
Lebanon, GA 30146

#14051

CHEROKEE COUNTY, GA.
REAL ESTATE TRANSFER TAX

PAID 0
DATE 12/29/92

Amos Fleming
CLERK OF SUPERIOR COURT

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of her the said party of the second part, her heirs and assigns forever, IN FEE SIMPLE.

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

IN WITNESS WHEREOF, The said part Y of the first part has hereunto set her hand and affixed her seal, the day and year above written.

sealed and delivered in the presence of
W. McFarland
J. J. Perkins
 PUBLIC
 MARCH 24, 1904
 DISTRICT COURT
 SOUTHERN DISTRICT OF NEW YORK

Sylvia Meyer (Seal)
(Seal)
(Seal)
(Seal)
(Seal)

Rec 12-30-92

ANNE M. CHEROKEE
CLERK, SUPERIOR COURT OF CHEROKEE COUNTY

WARRANTY DEED

FROM

Sybil Maeyer

70

Irene Maeger Milner

Georgia, _____ Cherokee _____ County

Clerk's Office, Superior Court.

Filed for Record at _____ o'clock _____ M.

15

Recorded in Book _____ Folio _____

19

Client

Rec: \$25.00 TRANSFER TAX \$0.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

ParticipantIDs: 2013744227 SubmitterID: 7067927936

utilities over, through and upon those certain gravel drives as shown on the above described plat of survey so as to provide access to and from Grantor's property lying North, East and South of the above described property.

Tax ID#: 15N20-130

Subject to any Easements or Restrictions of Record

This deed is given subject to that certain security deed from Derrick Mendez Affinity Home Lending, dated March 4, 2020 in the original principal amount of \$148,750.00.

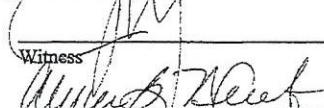
TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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

AND THE GRANTOR will warrant and forever defend the right and title to the above-described property unto the Grantees against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, this 4th day of March, 2020.

Signed, sealed and delivered in the presence of:

Witness

Notary Public
My Commission Expires: 4/8/2023


Derrick Mendez



After Recording Return to:
Geiger Legal Group, LLC
157 Reinhardt College Parkway, Ste 400
Canton, GA 30114

FILE NO. 1909300
NTX

EXECUTOR'S DEED

STATE OF GEORGIA COUNTY OF CHEROKEE

THIS INDENTURE is made this 21st day of October, 2020, between **JOSEPHINE CAROL HAUSE** as Executrix of the Last Will and Testament of **SAM S. HAUSE** aka **SAMMY HAUSE**, (hereinafter referred to as the "Deceased"), late of Cherokee County, Georgia, ("Grantor") and **JOSEPHINE CAROL HAUSE** (hereinafter referred to as "Grantee") (the "Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

WITNESSETH

GRANTOR, acting individually and under and by virtue of the power and authority contained in the Last Will and Testament of **SAM S. HAUSE** and pursuant to the Letters Testamentary dated January 21, 2000, Estate No. 2000-003, Cherokee County, Georgia Probate Court Records, and for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations in hand paid at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee, all of the deceased's **ONE HALF UNDIVIDED RIGHT, TITLE AND INTEREST** in and to the following described property:

Tract 1:

All that tract or parcel of land lying and being in Land Lot 633 of the 15th District and 2nd Section of Cherokee County, Georgia and being the same property conveyed to Sam Hause and Bob Hause by warranty deed from Lettie Cross, L. S. Hause, J. F. Hause, Dulcie Hardin, Cary Roach and Mary Stuman dated September 10, 1970, recorded in Deed Book 111, page 667, Cherokee County Deed Records and described therein as follows:

Beginning at an iron pin located on the southerly right of way of Georgia Highway No. 5, said iron pin is located at a point formed by the intersection of the southerly right of way of Georgia Highway No. 5 with the easterly edge of Ponder

road; thence in a southerly direction along the easterly edge of Ponder Road to an iron pin located at the intersection of Ponder Road with the old Canton-Marietta Highway; thence in an easterly direction along the northerly edge of the aforesaid old highway to an iron pin located at the intersection of the aforesaid old highway with the westerly edge of a driveway; thence in a northerly direction along the westerly edge of said driveway to an iron pin located on the southerly right of way of Georgia Highway No. 5; thence in a westerly direction along the southerly right of way of Georgia Highway No. 5 to an iron pin at the point of beginning.

Reference is hereby made to a plat of survey prepared by Lat Ridgway dated February 27, 1970 for a more detailed description of said property, a copy of which is attached hereto and made a part hereof by this reference. Tract 1 is the parcel labeled "B. D. Hause Estate" on the attached copy of said plat.

LESS AND EXCEPT FROM THE ABOVE DESCRIBED PROPERTY THAT PORTION OF PROPERTY ACQUIRED BY CHEROKEE COUNTY, GEORGIA TO EXTEND THE RIGHT OF WAY OF GEORGIA HIGHWAY NO. 5. (Project No. BRS-STP-2556)

This property is further identified as Cherokee County tax parcel # 15N15A-003 in the records of the Cherokee County tax assessor as of October 2020

Tract 2:

All that tract or parcel of land lying and being in Land Lots 633 and 664 of the 15th District and 2nd Section of Cherokee County, Georgia and being LOT 47 of BLOCK "A" of HUNTER'S RIDGE SUBDIVISION, as shown on the plat of survey recorded in Plat Book 10 page 103, Cherokee County records, which said plat is incorporated herein and made a part hereof by this specific reference.

Tract 3:

All that tract or parcel of land lying and being in Land Lots 633 and 664 of the 15th District and 2nd Section of Cherokee County, Georgia and being LOT 49 of BLOCK "A" of HUNTER'S RIDGE SUBDIVISION, as shown on the plat of survey recorded in Plat Book 10 page 103, Cherokee County records, which said plat is incorporated herein and made a part hereof by this specific reference.

TO HAVE AND TO HOLD the Land with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever, IN FEE SIMPLE in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the Deceased, and by the individual Grantor herein.

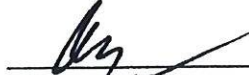
EXECUTED under seal as of the date above.

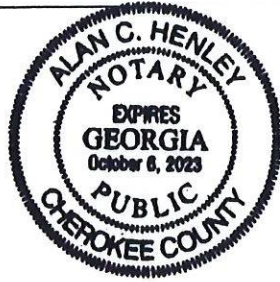
Signed, sealed and delivered
in the presence of:

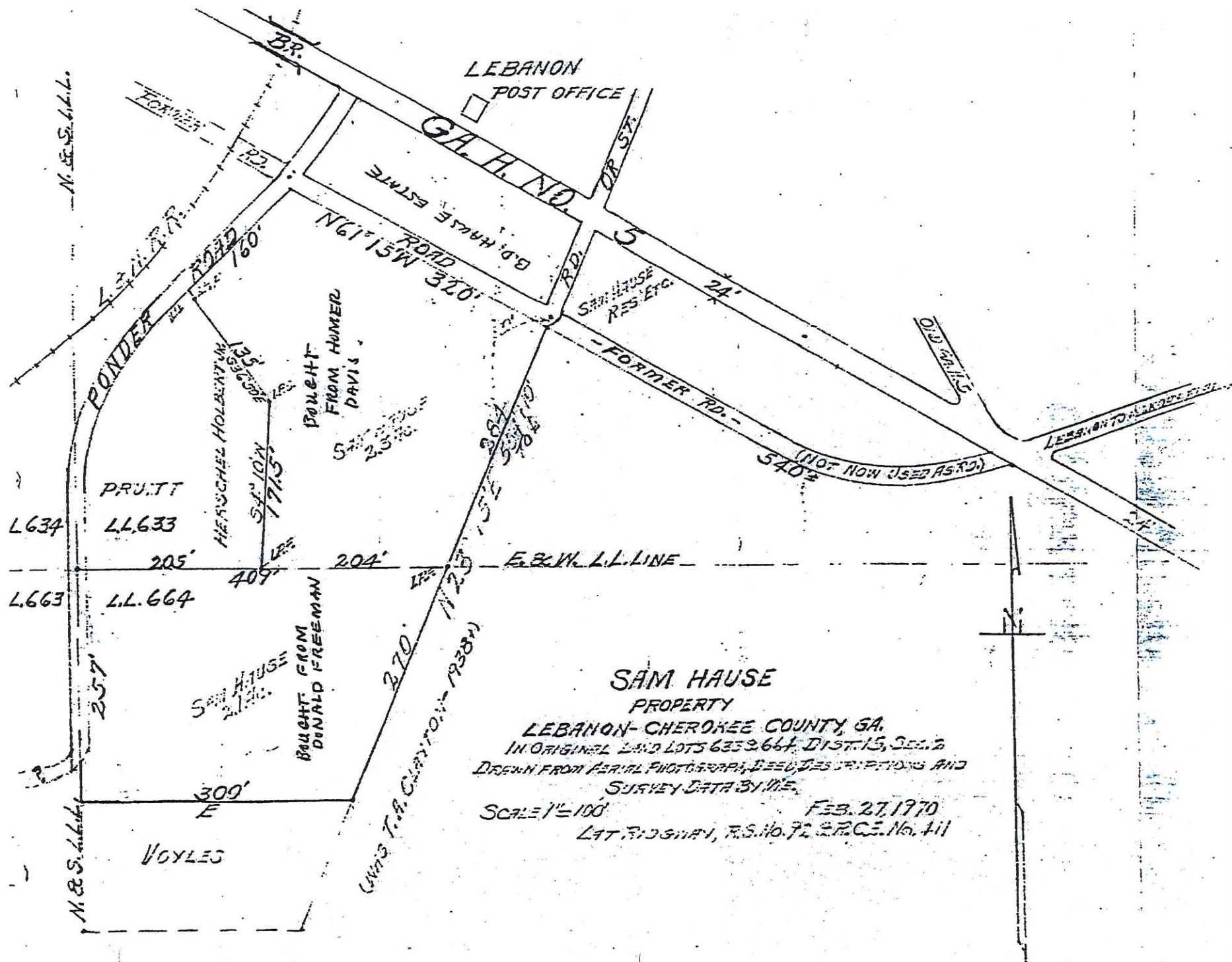


Unofficial Witness


Josephine Carol Hause, as Executrix


Notary Public





SAM HAUSE
PROPERTY

LEBANON-CHEROKEE COUNTY, GA.
IN ORIGINAL LAND LOTS 635264, DIST. 15, SEC. 2
DRAWN FROM AERIAL PHOTOGRAPH, DEED, DESCRIPTIONS AND
SURVEY DATA BY M.E.

SCALE 1"=100' FEB. 27, 1970
LAT. RIDGEWAY, R.S. No. 92 & R.C. No. 411

DEED BOOK:14390 PG:1543 Filed: 09/03/2019 04:28 PM Clerk File Number: 28-2019-030241

Rec: \$0.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

Superior Court of Cherokee County
 E-Filed
 16CV0159
 8/12/2019 1:55 PM TB
 Patty Baker, Clerk
 Civil Division

IN THE SUPERIOR COURT OF CHEROKEE COUNTY
 STATE OF GEORGIA

IRENE MAEGER MILNER,	)	
	)	
Plaintiff,	)	
	)	
v.	)	CIVIL ACTION
	)	FILE NO.
BOBBY DEAN HAUSE and	)	
LIGIA ISABELL MENDEZ HAUSE,	)	16CV0159-DC
	)	
and	)	
	)	
All that tract or parcel of land lying	)	
and Being in Land Lot 633 of the 15 th	)	
District, 2 nd Section, Cherokee County,	)	
Georgia, and being approximately 0.13	)	
acres, and	)	
	)	
Any and all other persons claiming an	)	
Interest in and to the aforementioned	)	
Property,	)	
	)	
Defendants.	)	

FINAL ORDER AND JUDGMENT

This matter came before the Court upon the Findings and Recommendation of Special Master Darrell R. Caudill, Jr., dated January 16, 2019. The Court has reviewed the Findings and Recommendation and, having received no objection to the Findings and Recommendation within 10 days of service upon all parties, finds as follows:

- (1) The Court adopts the Findings and Recommendation of Special Master in its entirety;
- (2) Full fee simple title in the property that is the subject of this action, *i.e.*, All that tract of parcel of land lying and being in Land Lot 633 of the 15th District, 2nd

DEED BOOK:14390 PG:1544 Filed: 09/03/2019 04:28 PM Clerk File Number: 28-2019-030241**Rec: \$0.00****Patty Baker, Clerk of Superior Court - Cherokee County, GA**

Section, Cherokee County, Georgia, consisting of approximately .13 acres, is hereby vested in Defendants Bobby Dean Hause and Ligia Isabell Mendez Hause;

(3) Such full fee simple title in said .13-acre parcel is vested free and clear of any claim or cloud on such title; and

(4) This action is hereby concluded with the relief requested in the Petition DENIED, and final judgment entered in favor of Defendants.

All parties shall bear their own costs. The Special Master shall submit his final fees and costs to be split evenly between the parties and shall be discharged from further responsibility with respect to this matter.

It is SO ORDERED this ____ day of _____, 2019.



8/12/19

Hon. David Cannon
Judge, Superior Court of Cherokee County

Order prepared and submitted by:

Deborah Shelles Cameron, Esq.
Mozley, Finlayson & Loggins LLP
5605 Glenridge Drive, Suite 900
Atlanta, Georgia 30342
404.256.0700
dcameron@mflaw.com
Counsel for Defendants

COPY

PT-61 (Rev. 2/18)

To be filed in CHEROKEE COUNTY

PT-61 028-2020-003374

SECTION A - SELLER'S INFORMATION (Do not use agent's information)				SECTION C - TAX COMPUTATION	
SELLER'S LAST NAME Mendez	FIRST NAME Derrick	MIDDLE	Exempt Code If no exempt code enter NONE	Joint Tenant Division	
MAILING ADDRESS (STREET & NUMBER) 834 Bearson Court Canton, CA 90115 USA			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$0.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Canton, CA 90115 USA			1A. Estimated fair market value of Real and Personal property	\$0.00	
DATE OF SALE 3/4/2020					
SECTION B - BUYER'S INFORMATION (Do not use agent's information)					
BUYER'S LAST NAME Mendez	FIRST NAME Derrick	MIDDLE	2. Fair market value of Personal Property only	\$0.00	
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes)			3. Amount of liens and encumbrances not removed by transfer	\$0.00	
834 Bearson Court Canton, CA 90115 USA			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$0.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Canton, CA 90115 USA			5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$0.00	
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (or 285A) 834		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION Bearson Court		SUITE NUMBER	
COUNTY CHEROKEE	CITY (if APPLICABLE)	MAP & PARCEL NUMBER 15N20-130	ACCOUNT NUMBER		
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE		DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS
Hause, Bobby Dean
Hause, Ligia I

Rec: \$0.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

Superior Court of Cherokee County
"E-Filed"
16CV0159
8/12/2019 1:55 PM TB
Patty Baker, Clerk
Civil Division

IN THE SUPERIOR COURT OF CHEROKEE COUNTY
STATE OF GEORGIA

IRENE MAEGER MILNER,	)	
	)	
Plaintiff,	)	
	)	
v.	)	CIVIL ACTION
	)	FILE NO.
BOBBY DEAN HAUSE and	)	
LIGIA ISABELL MENDEZ HAUSE,	)	16CV0159-DC
	)	
and	)	
	)	
All that tract or parcel of land lying	)	
and Being in Land Lot 633 of the 15 th	)	
District, 2 nd Section, Cherokee County,	)	
Georgia, and being approximately 0.13	)	
acres, and	)	
	)	
Any and all other persons claiming an	)	
Interest in and to the aforementioned	)	
Property,	)	
	)	
Defendants.	)	

FINAL ORDER AND JUDGMENT

This matter came before the Court upon the Findings and Recommendation of Special Master Darrell R. Caudill, Jr., dated January 16, 2019. The Court has reviewed the Findings and Recommendation and, having received no objection to the Findings and Recommendation within 10 days of service upon all parties, finds as follows:

- (1) The Court adopts the Findings and Recommendation of Special Master in its entirety;
- (2) Full fee simple title in the property that is the subject of this action, *i.e.*, All that tract of parcel of land lying and being in Land Lot 633 of the 15th District, 2nd

Rec: \$0.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

Section, Cherokee County, Georgia, consisting of approximately .13 acres, is hereby vested in Defendants Bobby Dean Hause and Ligia Isabell Mendez Hause;

(3) Such full fee simple title in said .13-acre parcel is vested free and clear of any claim or cloud on such title; and

(4) This action is hereby concluded with the relief requested in the Petition DENIED, and final judgment entered in favor of Defendants.

All parties shall bear their own costs. The Special Master shall submit his final fees and costs to be split evenly between the parties and shall be discharged from further responsibility with respect to this matter.

It is SO ORDERED this _____ day of _____, 2019.



8/12/19

Hon. David Cannon
Judge, Superior Court of Cherokee County

Order prepared and submitted by:

Deborah Shelles Cameron, Esq.
Mozley, Finlayson & Loggins LLP
5605 Glenridge Drive, Suite 900
Atlanta, Georgia 30342
404.256.0700
dcameron@mflaw.com
Counsel for Defendants

Deed Book **12069** Pg **141**
Filed and Recorded 10/30/2012 2:49:26 PM
28-2012-036692
Transfer Tax 0.00
Patty Baker
Clerk of Superior Court Cherokee Cty, GA

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF CHEROKEE

THIS INDENTURE, made this 26th day of June, 2012, between BOBBY DEAN HAUSE, of the County of FULTON, State of GEORGIA, as party of this first part, hereinafter called Grantor, and BOBBY DEAN HAUSE and LIGIA ISABELL MENDEZ HAUSE, as "**joint tenants with rights of survivorship**", parties of the second part, hereinafter called GRANTEES (the words "GRANTORS" and "GRANTEES" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: GRANTORS, for and in consideration of the sum of **TEN AND 00/100's (\$10.00) Dollars** and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey, confirm, and forever QUITCLAIM unto the said GRANTEES, the following described property follows:

ALL THAT TRACT OR PARCEL of land lying and being in the 15th District and 2nd Section of Cherokee County, Georgia, and being part of Lot of Land No. 633 and being the part of said lot lying South of State Highway Five (5) and North of the old highway, and conveying a strip approximately fifty (50') feet wide at the widest part and bounded on the North by Highway 5, and on the East and South by the old highway, and on the West by the property of Sam S. Hause.

THE PURPOSE OF THIS QUITCLAIM DEED IS TO CREATE A JOINT TENANCY WITH RIGHTS OF SURVIVORSHIP

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

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

Signed, sealed and delivered
in the presence of:

Cassandra Damas
Unofficial Witness

Bobby Dean Hause
BOBBY DEAN HAUSE (seal)

Linda C. Lipp
Notary Public

6/26/12



PT-61 (Rev. 11/04)

To be filed in **CHEROKEE COUNTY**

PT-61 028-2012-009452

SECTION A - SELLER'S INFORMATION (Do not use agent's information)				SECTION C - TAX COMPUTATION	
SELLER'S LAST NAME HAUSE	FIRST NAME BOBBY	MIDDLE DEAN	Exempt Code If no exempt code enter NONE	Deed of Gift	
MAILING ADDRESS (STREET & NUMBER) 1015 OAK HAVEN DR.			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$10.00	
CITY, STATE /PRO VINCE / REGION, ZIP CODE, COUNTRY ROSWELL, GA 30075 USA		DATE OF SALE 6/26/2012	1A. Estimated fair market value of Real and Personal property	\$0.00	
SECTION B - BUYER'S INFORMATION (Do not use agent's information)			2. Fair market value of Personal Property only	\$0.00	
BUYER'S LAST NAME HAUSE	FIRST NAME BOBBY	MIDDLE DEAN	3. Amount of liens and encumbrances not removed by transfer	\$0.00	
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 1015 OAK HAVEN DR.			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$0.00	
CITY, STATE /PRO VINCE / REGION, ZIP CODE, COUNTRY ROSWELL, GA 30075 USA		Check Buyers Intended Use ☐ Residential ☐ Commercial ☐ Agricultural ☐ Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$0.00	
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION			SUITE NUMBER
COUNTY CHEROKEE		CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 15N15A & 002	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS

MENDEZ HAUSE, LIGIA ISABELL

COPY

After Recording Return to:
Geiger Legal Group, LLC
157 Reinhardt College Pkwy. Ste 400
Canton, GA 30114

FILE NO # 1909300
NTX

WARRANTY DEED

STATE OF GEORGIA,
CHEROKEE COUNTY

THIS INDENTURE, Made this 21st day of October in the year of our Lord Two Thousand Twenty between

JOSEPHINE CAROL HAUSE

("Grantor") of the State of Georgia, and

BOBBY DEAN HAUSE

("Grantee") of the State of Georgia, (the terms "Grantor" and "Grantee" to include the singular and the plural, and shall be deemed to refer equally to each of said person, firms or entities, their respective heirs, successors and assigns where the context hereof requires or permits),

WITNESSETH, That the said party of the first part, for and in consideration of the EXCHANGE OF PROPERTIES and other valuable consideration, at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto Grantee, the following described real property, to wit:

TRACT 1:

All that tract or parcel of land lying and being in Land Lot 633 of the 15th District, 2nd Section, Cherokee County, Georgia Records and being A PORTION OF ORIGINAL LOT 48 of BLOCK "A" of HUNTER'S RIDGE SUBDIVISION, being more particularly shown as the shaded area consisting of 5270 square feet on the plat of survey entitled "Lot Adjustment Survey of Hause Property" prepared by Barton Surveying, Inc., dated July 9, 2020, a copy of which is attached hereto as Exhibit "A" and made a part hereof by this reference, and recorded in Plat Book 119 page 319 Cherokee County plat records.

TRACT 2:

HER ONE HALF UNDIVIDED INTEREST IN AND TO: All that tract or parcel of land lying and being in Land Lots 633 and 664 of the 15th District and 2nd Section of Cherokee County, Georgia and being LOT 49 of BLOCK "A" of HUNTER'S RIDGE SUBDIVISION, as shown on the plat of survey recorded in Plat Book 10 page 103, Cherokee County records, which said plat is incorporated herein and made a part hereof by this specific reference.

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

AND, SUBJECT TO the title matters expressly set forth hereinabove, if any, Grantor will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of all person whomsoever.

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

Signed, sealed and delivered in the presence of:


Unofficial Witness

 (Seal)
Josephine Carol Hause


Notary Public
My Commission Expires



Plat
Recorded 8/13/2020 8:27 AM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 119 Page 319
Participant IDs: 6657451494

APPROVED FOR RECORDING
CHEROKEE COUNTY
PLANNING AND LAND USE

Planning Technician
09/12/2020

ADDRESS:
200 MISTY HOLLOW WAY
WOODSTOCK, GA 30188

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.

Bob D. Hause 8-3-2020
BOB D. HAUSE DATE

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.

Josephine Carol Hause 8-3-20
JOSEPHINE CAROL HAUSE DATE

GENERAL NOTES~

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 279,504. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TOPCON GTS-235.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 234,357.

ALL I.P.'s ARE 1/2" REBARS, UNLESS OTHERWISE INDICATED.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13057C 0244 E, DATED JUNE 7, 2019, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

ALL MATTERS OF TITLE ARE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN.

REFERENCES:

- 1) DB 191, PG. 92
- 2) DB 5204, PG. 432
- 3) PB 10, PG. 103

ZONING: R-20 (PER CHEROKEE GIS MAP)

R-20 SETBACKS:

FRONT: 30 FEET (LOCAL)
SIDE: 10 FEET
REAR: 30 FEET

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD BARTON SURVEYING, INC. HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

TOTAL AREA = 66,774 SQ. FT.
1.533 ACRES

SURVEYOR'S CERTIFICATE ~

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVAL OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THE PLAT AS TO INTENDED USE OF ANY PARCEL. 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 FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Barton 8-3-2020
REGISTERED LAND SURVEYOR NO. 3147 DATE

JOB # 20-078 DRAWN BY: NJ FIELD CREW: ZF/JM
FIELD DATE: 7-9-20 PLAT PREPARED: 7-16-20



**BARTON SURVEYING
INC.**

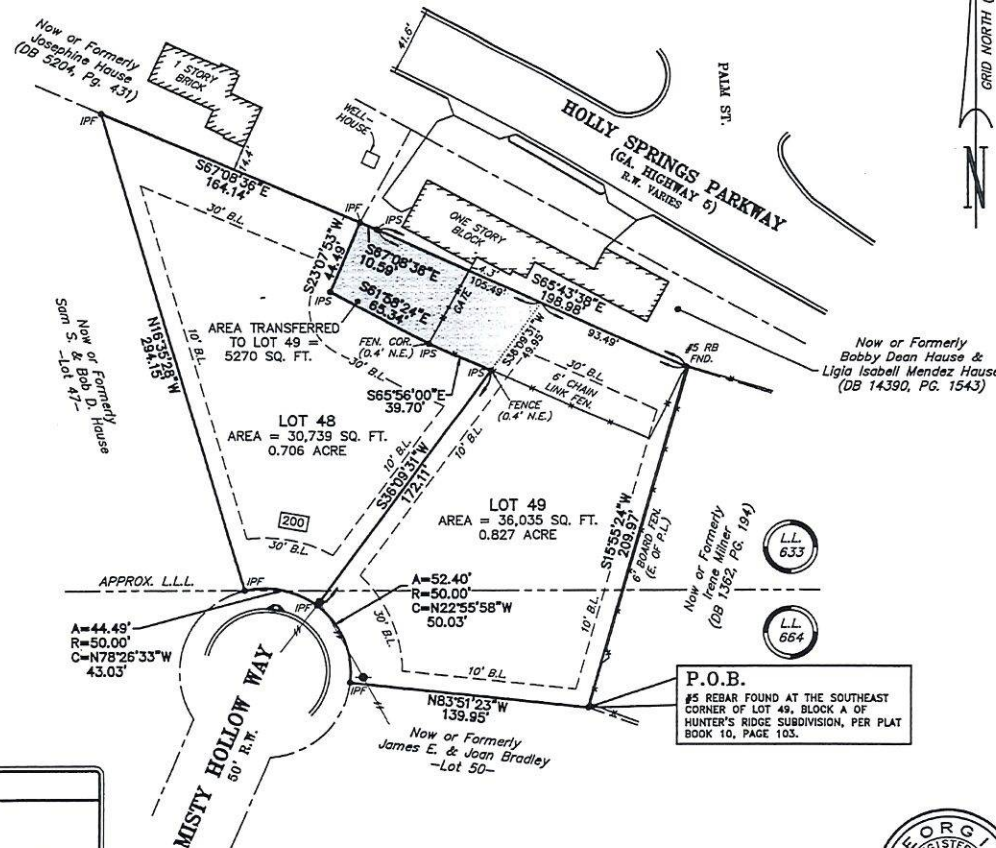
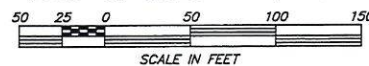
3005 HOLLY SPRINGS PARKWAY, SUITE 101
CANTON, GEORGIA 30115
(770) 345-2810
(LICENSE No. LSF 000151)

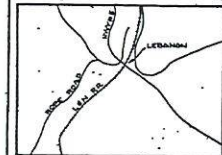
LEGEND

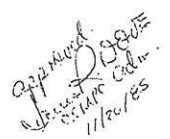
IPF	=	1/2" REBAR FND.
IPS	=	1/2" REBAR SET
R.W.	=	RIGHT OF WAY
SSE	=	SANITARY SEWER EASEMENT
DE	=	DRAINAGE EASEMENT
L.L.L.	=	LAND LOT LINE
C.L.	=	CENTERLINE
CT	=	CRIMP TOP PIPE
OT	=	OPEN TOP PIPE
CMP	=	CORRUGATED METAL PIPE
RCP	=	REINFORCED CONCRETE PIPE
DI	=	DROP INLET
JB	=	JUNCTION BOX
MH	=	MANHOLE
CB	=	CATCH BASIN
BM	=	BENCHMARK
PP	=	POWER POLE
FH	=	FIRE HYDRANT
CMF	=	CONCRETE MONUMENT FND.
B.C.	=	BACK OF CURB
E.P.	=	EDGE OF PAVEMENT
FEN	=	FENCE
O.H.	=	OVERHEAD ELEC. SERVICE LINE
B.L.	=	BUILDING LINE
U.G.	=	UNDERGROUND POWER LINE
TX	=	TRANSFORMER

LOT ADJUSTMENT SURVEY OF HAUSE PROPERTY

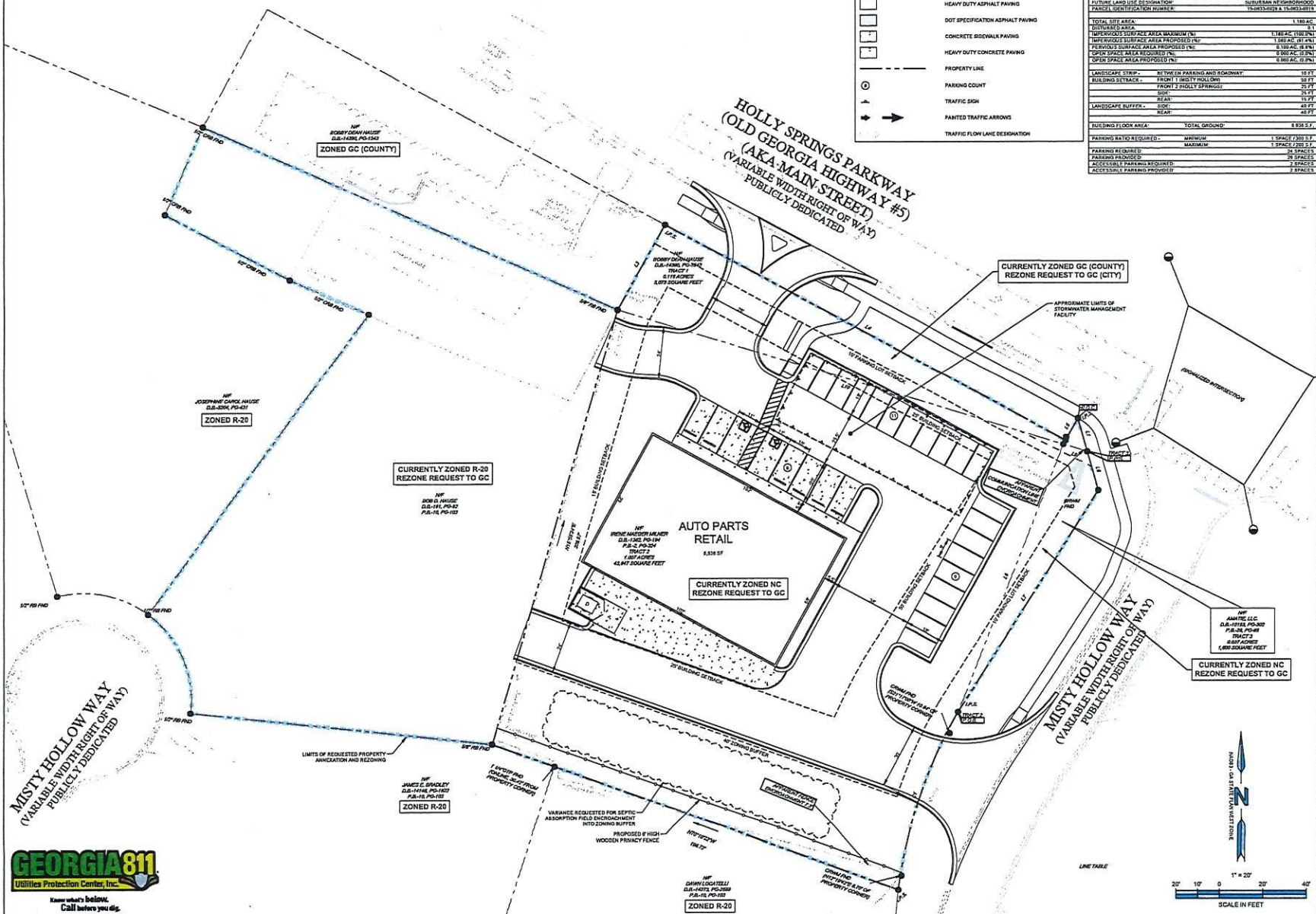
(BEING LOTS 48 & 49, BLOCK A OF HUNTER'S RIDGE SUBDIVISION)
LOCATED IN LAND LOTS 633 & 664
15th DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA
JULY 9, 2020 1"=50'







NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE



LEGEND	
	STANDARD DUTY ASPHALT PAVING
	HEAVY DUTY ASPHALT PAVING
	DOT SPECIFICATION ASPHALT PAVING
	CONCRETE SIDEWALK PAVING
	HEAVY DUTY CONCRETE PAVING
	PROPERTY LINE
	PARKING COUNT
	TRAFFIC SIGN
	PAINTED TRAFFIC ARROWS
	TRAFFIC FLOW LANE DESIGNATION

[illegible]

ENGINEER:

FORESITE
group

Foresite Group, LLC
3740 Diamond CL
Suite 100
San Jose, CA 95134

• 1 778.368.1399
• 1 778.368.1944
• www.foresitegroup.net

DEVELOPER:

TRINITY PROPERTY
DEVELOPMENT
1504 MACY DRIVE
ROSWELL, GEORGIA 30078

CONTACT: MICHELLE BENNEFIELD

AUTO PARTS RETAIL

PROJECT:

SEAL:

REVISIONS	DATE

PROJECT MANAGER:	JW
DRAWING BY:	JA
JURISDICTION:	HOLLY SPRINGS, GA
DATE:	2020-11-04
SCALE:	1" = 2'
TITLE:	

REZONING SITE PLAN

SHEET NUMBER: X-1

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB FILE NUMBER: 341.083

GENERAL LANDSCAPE NOTES:

1. WARRANTY: ALL PLANTS SHALL BE GUARANTEED TO REMAIN ALIVE, HEALTHY, AND IN THRIVING CONDITION FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE.
2. PLANTS SHALL MEET DOT SPECIFICATIONS AND AMERICAN STANDARD FOR NURSERY STOCK STANDARDS.
3. PLANTS SHALL BE SPECIMEN QUALITY. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF.
4. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCHES. PLANTS SHALL BE PLANTED TO A RANGE OF SIZE, IF GIVEN, NO PLANT SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.
5. SHADE TREES SHALL BE STRAIGHT UNLESS OTHERWISE SPECIFIED.
6. PLANTS SHALL BE SUBJECT TO REVIEW BY OWNERS REPRESENTATIVE. OWNERS REPRESENTATIVE SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT.
7. PLANTING PLANS INDICATE DIAGRAMMATIC LOCATIONS ONLY. SITE ADJUSTMENTS OF PLANTING DESIGN AND RELOCATION OF PLANT MATERIAL, INSTALLED PRIOR TO OWNER REPRESENTATIVE APPROVAL, SHALL BE DONE WITHOUT PENALTY OR ADDITIONAL COST TO OWNER. STAKE PLANT LOCATIONS AT SITE AND OBTAIN OWNER REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION.
8. PLANT PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.
9. BE FAMILIAR WITH UNDERGROUND UTILITIES BEFORE DIGGING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO UTILITIES.
10. PROVIDE SHOVEL-OUT TRENCH AT SHIRAZ USED IN LANE AREAS UNLESS OTHERWISE NOTED.
11. PROVIDE 2" THICKNESS MULCH AT ALL PLANTS AND PLANTING BEDS. MULCH MUST BE 2" THICK AT TIME OF FINAL WALKTHROUGH. READY TO BE PLANTING BEDS SHALL BE PINE STRAW UNLESS OTHERWISE NOTED. MULCH IN GROUND COVER BEDS TO BE BUNDLED HARDWOOD UNLESS OTHERWISE NOTED.
12. MAINTENANCE WORK SHALL BE PERFORMED UNTIL DATE OF FINAL ACCEPTANCE BY OWNERS REPRESENTATIVE.
13. CONTRACTORS PRICE SHALL INCLUDE ALL LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK, I.E. MULCH, PLANTING, SOIL, MULCH, WOOD AND WIRE STAKING MATERIAL, ETC.
14. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWING SHALL BE PROVIDED. QUANTITY ESTIMATES HAVE BEEN MADE GENERALLY, BUT THE OWNERS REPRESENTATIVE ASSUMES NO LIABILITY FOR OMISSION OF QUANTITIES. ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATE. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF OWNERS REPRESENTATIVE. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK.
15. WHERE LANDSCAPING AREAS ADJOIN GRASSED RIGHTS-OF-WAY, SUCH AREAS SHALL BE CONSIDERED PART OF THE LANDSCAPED AREA FOR PURPOSES OF MAINTENANCE. AS OF COMPLETION OF SITE IMPROVEMENTS, THE PROPERTY OWNER SHALL HAVE AN IMPLIED EASEMENT OF THE RIGHT-OF-WAY EXTENDING FROM THE SITE TO THE ROAD PAVEMENT IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.
16. CONTRACTOR TO DESIGN/INSTALL IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE OF NEW PLANT MATERIAL. BURIEDHEADS TO BE INSTALLED FLUSH WITH GRADE.

LANDSCAPE REQUIREMENTS:

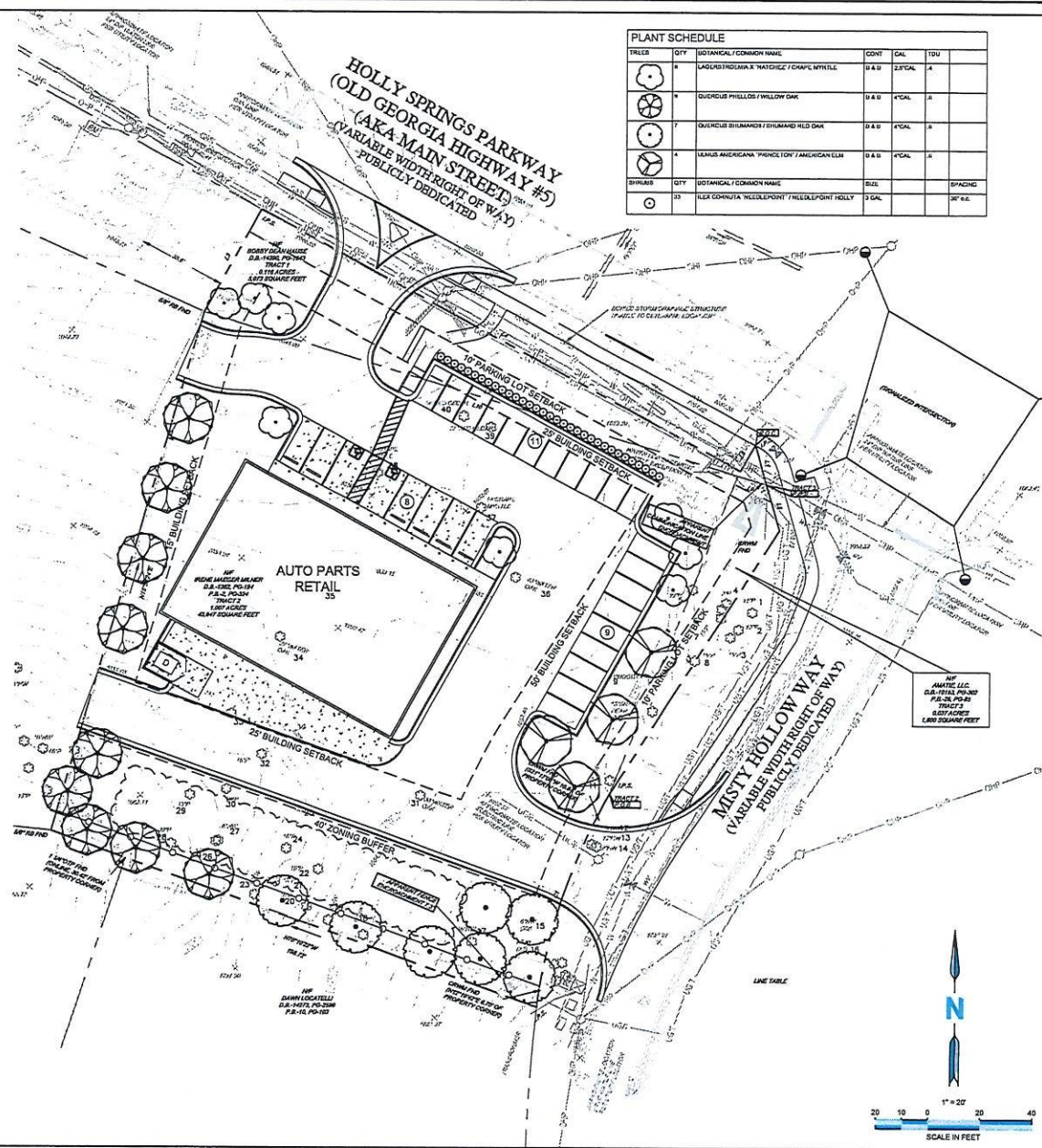
- SITE LANDSCAPE: 20 SITE DENSITY UNITS PER ACRE.
1.16 ACRES x 20 UNITS = 23.2 UNITS REQUIRED
13.1 UNITS PROVIDED
"A DEFICIT OF 10.1 UNITS"
- STREET FRONTAGE TREES: (1) TREE PER 50 LF; EVERGREEN HEDGE TO BUFFER PARKING LOT FROM PUBLIC VIEW
THIS PROPERTY IS PART OF AN OVERLAY DISTRICT AND NO TREES ARE REQUIRED
- PARKING LOT LANDSCAPE:
14,500 SF x 1.0% = 145 SF OF LANDSCAPE AREA REQUIRED
2,000 SF OF LANDSCAPE AREA PROVIDED
"A DEFICIT OF 125 SF"
- TREE REPLACEMENT: SPECIMEN TREES TO BE REPLACED AT 2X THE UNIT VALUE
22.8 x 2 = 45.6 UNITS REQUIRED
0 UNITS PROVIDED
"A DEFICIT OF 45.6 UNITS"

NOTES:

THIS PLAN IS PRELIMINARY IN NATURE AND SUBJECT TO CHANGE.

EXISTING TREES

#	SIZE (inches)	SPECIES	SPECIMEN (YES/NO)	TREES SAVED	SPECIMEN TREES REMOVED
1	12"	PIKE	NO		
2	12"	PIKE	NO		
3	12"	PIKE	NO		
4	2"	PIKE	NO		
5	12"	PIKE	NO		
6	8"	PIKE	NO		
7	12"	PIKE	NO		
8	12"	PIKE	NO		
9	14"	DOUGLASS	NO		
10	8"	BRADSHAW	NO		
11	14"	PIKE	NO		
12	14"	PIKE	NO		
13	14"	PIKE	NO		
14	14"	PIKE	NO		
15	4"	PIKE	NO		
16	8"	PIKE	NO		
17	12"	PIKE	NO		
18	14"	PIKE	NO		
19	14"	PIKE	NO		
20	14"	PIKE	NO		
21	14"	PIKE	NO		
22	14"	PIKE	NO		
23	14"	PIKE	NO		
24	14"	PIKE	NO		
25	14"	PIKE	NO		
26	14"	PIKE	NO		
27	8"	PIKE	NO		
28	14"	PIKE	NO		
29	14"	PIKE	NO		
30	14"	PIKE	NO		
31	14"	PIKE	NO		
32	14"	PIKE	NO		
33	14"	PIKE	NO		
34	27"	WATER	YES	5.8	
35	25"	WATER	YES	4	
36	43"	WATER	NO		
37	8"	CHAMP	YES	1.2	
38	70"	CHAMP	YES	3.6	
39	30"	RED CEDAR	YES	5	
40	36"	RED CEDAR	YES	5.4	
TOTAL TREES					0
TOTAL REMOVED (SPECIMEN 5X)					45.6



PLANT SCHEDULE						
TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	TDU	
	6	LAURUS INDIANA / NUTMEG / CHAMP NUTMEL	U & B	2.0' CAL	A	
	6	QUERCUS PHELLOID / YELLOW OAK	U & B	4' CAL	A	
	7	QUERCUS STIMULANS / STIMULANT RED OAK	U & B	4' CAL	A	
	6	LEAHUS AMERICANA / PRINCE OF AMERICAN LUM	U & B	4' CAL	A	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE			SPACING
	33	LEAR CORNUTA / WICKLEPOINT / WICKLEPOINT HOLLY	3 CAL			30' S.E.

ENGINEER:

FORESITE

ForeSite Group, LLC
2740 Darnell Ct.
Suite 100
Peachtree Corners, GA 30092

617.776.1199
617.776.1194
www.foresitegroup.com

DEVELOPER:

TRINITY PROPERTY DEVELOPMENT
1504 MACY DRIVE
ROSWELL, GEORGIA 30088

CONTACT: MICHELLE BENNETT

PROJECT:

AUTO PARTS RETAIL

5504 HOLLY SPRINGS PKWY.
WOODSTOCK, GA 30188
LL: 633 & 634, DIST: 15, SECT: 2

SEAL:

REVISIONS	DATE

PROJECT MANAGER: JND

DRAWING BY: KDN

JURISDICTION: HOLLY SPRINGS, GA

DATE: 11-13-2022

SCALE: 1" = 20'

TITLE:

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER: **L-1**

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB FILE NUMBER: 341.083



ATTACHMENT A

DISCLOSURE

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

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

_____ YES ✓ _____ NO

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

_____ YES ✓ _____ NO

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

_____ YES ✓ _____ NO

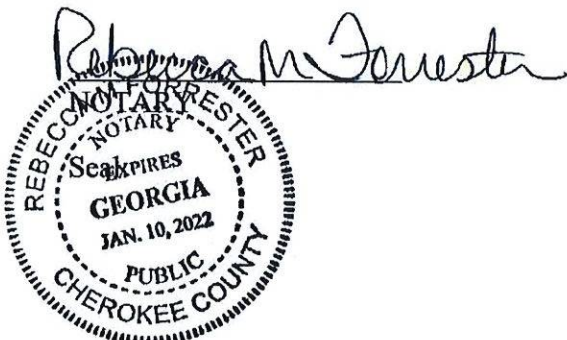
D.) Within two (2) years immediately preceding this application, have you made campaign contribution (s) or given gifts to public officials aggregating \$250.00 or more?

_____ YES ✓ _____ NO

11/17/2020
DATE

Irene Maeger Milner
TITLEHOLDER NAME PRINTED

Irene M. Milner
TITLEHOLDER SIGNATURE



ATTACHMENT A

DISCLOSURE

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

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

_____ YES ☒ NO

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

_____ YES ☒ NO

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

_____ YES ☒ NO

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

_____ YES ☒ NO

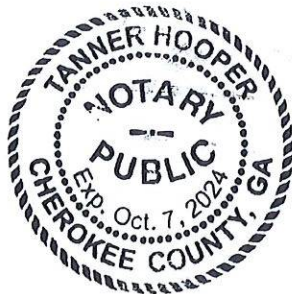
11/17/20
DATE

DARREN SARKADY
APPLICANT NAME PRINTED


APPLICANT SIGNATURE


NOTARY

Seal:



ATTACHMENT A

DISCLOSURE

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

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

_____ YES X _____ NO

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

_____ YES X _____ NO

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

_____ YES X _____ NO

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

_____ YES X _____ NO

11-17-20
DATE

Richard W. Carpenter Jr.
APPLICANT NAME PRINTED

[Signature]
APPLICANT SIGNATURE

[Signature]
NOTARY

Seal:

Christine Marie Johnson
Notary Public, Forsyth County, Georgia
My Commission Expires 08/13/2022

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

11/19/2020
DATE

Ligia Hause
TITLEHOLDER NAME PRINTED

Ligia Hause
TITLEHOLDER SIGNATURE

Alexa Renee Zick
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

11/19/2020
DATE

BOB HAUSE
TITLEHOLDER NAME PRINTED

Bob Hause
TITLEHOLDER SIGNATURE

Alex Rennebeck
NOTARY

Seal:



2020 Property Tax Statement

Sonya Little
Cherokee County Tax
Commissioner
2780 Marietta Hwy

Canton, GA 30114

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

MILNER IRENE MAEGER

ELLIJAY, GA 30536

Bill No.	Due Date	*Total Due*
2020-79912	11/15/2020	\$0.00

Map: 15N16 068
Location: 5200 HOLLY SPRINGS PW

Payment Good through: 11/17/2020

Print Date
: 11/17/2020

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



Tax Payer: MILNER IRENE MAEGER

Map Code: 15N16 068 REAL

Description: LL 633 664 DIST 15

Location: 5200 HOLLY SPRINGS PW

Bill No: 2020-79912

District: CHEROKEE COUNTY AT LARGE 001

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

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date		Payment Good through	Exemptions
4,100.00	130,600	1.0000	134,700	11/15/2020			11/17/2020	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	134,700.00	53,880.00	0.00	53,880.00	5.212	280.82	0.00	\$280.82
SCHOOL M&O	134,700.00	53,880.00	0.00	53,880.00	18.450	994.09	0.00	\$994.09
SCHOOL BOND	134,700.00	53,880.00	0.00	53,880.00	1.000	53.88	0.00	\$53.88
PARKS BOND	134,700.00	53,880.00	0.00	53,880.00	0.461	24.84	0.00	\$24.84
COUNTY WIDE FIRE DIST	134,700.00	53,880.00	0.00	53,880.00	3.292	177.37	0.00	\$177.37
TOTALS					28.415	1531	\$0.00	\$1,531.00

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

Current Due	\$1,531.00
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	1531.00
Back Taxes	0.00
Total Due	\$0.00
Paid Date	11/12/2020

2020 Property Tax Statement

Sonya Little
Cherokee County Tax
Commissioner
2780 Marietta Hwy

Canton, GA 30114

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

HAUSE SAM S & BOB D

LEBANON, GA 30146

Bill No.	Due Date	*Total Due*
2020-56315	11/15/2020	(\$0.00)

Map: 15N16A 051
Location: MISTY HOLLOW WY

Payment Good through: 11/17/2020

Print Date
:
11/17/2020

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



Tax Payer: HAUSE SAM S & BOB D

Map Code: 15N16A 051 REAL

Description: L49 BLK A HUNTERS RIDGE

Location: MISTY HOLLOW WY

Bill No: 2020-56315

District: CHEROKEE COUNTY AT LARGE 001

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

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date		Payment Good through	Exemptions
0.00	30,000	0.0000	30,000	11/15/2020			11/17/2020	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	30,000.00	12,000.00	0.00	12,000.00	5.212	62.54	0.00	\$62.54
SCHOOL M&O	30,000.00	12,000.00	0.00	12,000.00	18.450	221.40	0.00	\$221.40
SCHOOL BOND	30,000.00	12,000.00	0.00	12,000.00	1.000	12.00	0.00	\$12.00
PARKS BOND	30,000.00	12,000.00	0.00	12,000.00	0.461	5.53	0.00	\$5.53
COUNTY WIDE FIRE DIST	30,000.00	12,000.00	0.00	12,000.00	3.292	39.50	0.00	\$39.50
TOTALS					28.415	340.97	\$0.00	\$340.97

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

Current Due	\$340.97
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	340.97
Back Taxes	0.00
Total Due	(\$0.00)
Paid Date	11/10/2020

2020 Property Tax Statement

Sonya Little
Cherokee County Tax
Commissioner
2780 Marietta Hwy

Canton, GA 30114

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

HAUSE BOBBY DEAN &
HAUSE LIGIA ISABELL
MENDEZ
LEBANON, GA 30146

Bill No.	Due Date	*Total Due*
2020-56305	11/15/2020	\$0.00

Map: 15N15A 002
Location: 5150 HOLLY SPRINGS PW

Payment Good through: 11/17/2020

Print Date
:
11/17/2020

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



Tax Payer: HAUSE BOBBY DEAN &
Map Code: 15N15A 002 REAL
Description: LL 633 DIST 15
Location: 5150 HOLLY SPRINGS PW
Bill No: 2020-56305
District: CHEROKEE COUNTY AT LARGE 001

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

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date		Payment Good through	Exemptions
122,000.00	80,000	0.0000	202,000	11/15/2020			11/17/2020	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	202,000.00	80,800.00	0.00	80,800.00	5.212	421.13	0.00	\$421.13
SCHOOL M&O	202,000.00	80,800.00	0.00	80,800.00	18.450	1,490.76	0.00	\$1,490.76
SCHOOL BOND	202,000.00	80,800.00	0.00	80,800.00	1.000	80.80	0.00	\$80.80
PARKS BOND	202,000.00	80,800.00	0.00	80,800.00	0.461	37.25	0.00	\$37.25
COUNTY WIDE FIRE DIST	202,000.00	80,800.00	0.00	80,800.00	3.292	265.99	0.00	\$265.99
T O T A L S					28.415	2295.93	\$0.00	\$2,295.93

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

Current Due	\$2,295.93
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	2295.93
Back Taxes	0.00
Total Due	\$0.00
Paid Date	10/21/2020

Tax Commissioner's Office | Tax Bill Payments

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[2020 Bill](#)
[2019 Bill](#)
[Printer Friendly Version](#)

2020 Property Tax Statement

Sonya Little
Cherokee County Tax Commissioner
2780 Marietta Hwy

Canton, GA 30114

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

HAUSE BOBBY DEAN &
HAUSE LIGIA ISABELL MENDEZ
LEBANON, GA 30146

Bill No.	Due Date	*Total Due*
2020-56305	11/15/2020	\$0.00
		this bill has been paid

Map: 15N15A 002

Location: 5150 HOLLY SPRINGS PW

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



Tax Payer: HAUSE BOBBY DEAN &

Map Code: 15N15A 002 REAL

Description: LL 633 DIST 15

Location: 5150 HOLLY SPRINGS PW

Bill No: 2020-56305

District: CHEROKEE COUNTY AT LARGE 001

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date		Payment Good through	Exemptions
122,000.00	80,000	0.0000	202,000	11/15/2020			11/16/2020	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	202,000.00	80,800.00	0.00	80,800.00	5.212	421.13	0.00	\$421.13
SCHOOL M&O	202,000.00	80,800.00	0.00	80,800.00	18.450	1,490.76	0.00	\$1,490.76
SCHOOL BOND	202,000.00	80,800.00	0.00	80,800.00	1.000	80.80	0.00	\$80.80
PARKS BOND	202,000.00	80,800.00	0.00	80,800.00	0.461	37.25	0.00	\$37.25
COUNTY WIDE FIRE DIST	202,000.00	80,800.00	0.00	80,800.00	3.292	265.99	0.00	\$265.99
TOTALS					28.415	2295.93	\$0.00	\$2,295.93

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

Current Due	\$2,295.93
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	2295.93
Back Taxes	0.00
Total Due	\$0.00
Paid Date	10/21/2020

Tax Commissioner's Office | Tax Bill Payments

[Search Again](#) [2020 Bill](#) [2019 Bill](#)

2019 Property Tax Statement

Sonya Little
Cherokee County Tax Commissioner
2780 Marietta Hwy

Canton, GA 30114

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

HAUSE, JOSEPHINE CAROL
P. O. BOX 206
LEBANON, GA 30146

Bill No.	Due Date	*Total Due*
2019-55138	11/15/2019	\$0.00
		this bill has been paid

Map: 15N15A 001
Location: 5142 HOLLY SPRINGS PW

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



Tax Payer: HAUSE, JOSEPHINE CAROL
Map Code: 15N15A 001 REAL
Description: LL 633 DIST 15
Location: 5142 HOLLY SPRINGS PW
Bill No: 2019-55138
District: CHEROKEE COUNTY AT LARGE 001

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date		Payment Good through	Exemptions
55,800.00	50,000	4.7000	105,800	11/15/2019			11/18/2020	SC
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	105,800.00	42,320.00	5,000.00	37,320.00	5.216	194.66	0.00	\$194.66
PARKS BOND	105,800.00	42,320.00	0.00	42,320.00	0.480	20.31	0.00	\$20.31
COUNTY WIDE FIRE DIST	105,800.00	42,320.00	0.00	42,320.00	3.269	138.34	0.00	\$138.34
TOTALS					8.965	353.31	\$0.00	\$353.31

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

Current Due	\$353.31
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	353.31
Back Taxes	0.00
Total Due	\$0.00
Paid Date	11/15/2019



PLANNING AND ZONING

December 18, 2020

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

RE: A-04-2020 Trinity Property Development – Holly Springs Parkway and Misty Hollow Way

Dear Mrs. Moon:

The annexation case A-04-2020 was on the agenda of the regular meeting of the Cherokee County Board of Commissioners on December 15, 2020. The case involves 2.245 acres located in the southwest corner of the intersection of Holly Springs Parkway, Misty Hollow Way and Toonigh Road. The property is currently zoned a combination of Single Family Residential (R-40), Neighborhood Commercial (NC) and General Commercial (GC) zoning districts. Once annexed, the entire property would be zoned to GC. In the annexation application, the applicant has plans to build an auto parts store while preserving the existing auto service business.

Based on the staff review and discussion at the commission meeting, the Board of Commissioners voted unanimously (5-0) to indicate that they had no land use dispute but have concerns about the rear buffer variance and the need for modifications to the traffic signal. They also wished to forward staff comments so they can be relayed to the Holly Springs City Council.

The most significant concern relates to the proposed 30+ ft encroachment into the rear zoning buffer. From the site plan, it appears that there might be other suitable locations for the septic system which would not wipe out the existing natural buffer that protects the owners of 104 & 192 Misty Hollow Way. The existing dense stand of pine trees has a better chance of protecting the adjacent residential properties from the lights and noise at the back of the auto parts store. The proposed wooden privacy fence and a handful of deciduous trees will have little to no impact on these nuisances. Please consider denying this concurrent variance request.

During their review, the Engineering Department identified the need to install a northbound left-turn phase (left-turn arrow) at the existing traffic signal from Holly Springs Parkway to Misty Hollow Way. We estimate that adding this signal phase would cost no more than \$5,000. The Board of Commissioners requests that the developer pay for this signal modification and this be made a condition of zoning.

December 18, 2020

Page 2

Please find attached our complete staff analysis. Feel free to reach out to me if you have any questions about these staff comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Margaret Stallings". The signature is fluid and cursive, with a horizontal line extending from the end.

Margaret Stallings, AIA, AICP

Principal Planner

Attachment

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



STAFF REVIEW AND ANALYSIS OF ANNEXATION REQUEST

FINAL 12/09/2020

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

City	Holly Springs
Case Number A-04-2020	Applicant Trinity Property Development, LLC
Receipt of Annexation Notice Date	12/1/2020
Holly Springs Planning Commission Public Hearing	12/10/2020
Meeting date the Board of Commissioners must decide whether to object.	12/15/2020
30 day period to object expires on	12/31/2020
City Council Review & Decision	1/18/2021

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

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

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



STAFF REVIEW AND ANALYSIS OF ANNEXATION REQUEST

FINAL 12/09/2020

	Yes	No
2) Will delivery of services be affected by the annexation?		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.		

	Yes	No
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?		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?		



STAFF REVIEW AND ANALYSIS OF ANNEXATION REQUEST

FINAL 12/09/2020

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

Yes No

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

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

Comments:

Planning and Land Use

The applicant requests the annexation of five parcels totaling 2.245+/- acres into the City of Holly Springs. All of the parcels would be rezoned to General Commercial (GC) for the existing auto repair business and the development of a new auto parts store.

County staff approved and the plat was recorded to adjust the property line between parcels 15N15A 001 and 15N16A 051 in August of 2020. The annexation mentions annexing a portion of 15N15A 001 but it is only the portion that was added to 15N16A 051 per plat.

According to the Cherokee County Future Development Map, the parcels lie mostly in the Neighborhood Living character area and partially in the Workplace Center character area. The Holly Springs map shows the properties in Suburban Neighborhood character area with Parkway Corridor around it.

The surrounding area already contains commercial amenities, including the existing auto repair business. The new auto parts store would be at the front of the existing Hunters Ridge neighborhood. The proposed site plan shows a 40ft buffer along the south property line, which exceeds the 35ft required by if the site was developed in the County. They are requesting a variance to encroach into most of this buffer for a septic field. This variance if approved could significantly impact 104 & 192 Misty Hollow Way. There would be a privacy fence but there would not be sufficient trees to reduce light and noise from the commercial development. At this time, there is no proposed use for the balance of 15N16A 051 but a similar buffer should be required.

Engineering

Holly Springs Parkway is maintained by the City of Holly Springs. The City is responsible for the issuance of all driveway permits in this area. The proposed site plan shows a right-in/right-out driveway onto Holly Springs Parkway, which is appropriate at this location due to its proximity to the signalized intersection with Holly Springs Parkway and Toonigh Road/Misty Hollow Way. The proposed site plan also shows a full access drive to Misty Hollow Way. This is also appropriate in this location. It is recommended that the City require the applicant to work with the County to install a northbound left-turn phase (left-turn arrow) at the existing traffic signal from Holly Springs Parkway to Misty Hollow Way. The estimated cost to add that signal phase is no more than \$5,000.00.



STAFF REVIEW AND ANALYSIS OF ANNEXATION REQUEST

FINAL 12/09/2020

Fire Marshal

- A fire hydrant will be required to be added on this site.
- A water flow test shall be conducted to ensure adequate water supply for the development is available for firefighting. There is a 6" waterline on Misty Hollow Way which may not provide the required water flow for an auto repair garage. There is a 24" waterline on Holly Springs Parkway.
- Any future development of the property should be designed and built to meet minimum state fire codes and local ordinances.



STAFF REVIEW AND ANALYSIS OF ANNEXATION REQUEST

FINAL 12/09/2020

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

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

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

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

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

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

(1) Result in:

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

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

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



COUNCIL AGENDA REPORT

FROM: Robert H. Logan

RHL

TO: Mayor and City Council

CC: City Clerk
Public Information

SUBJECT: A1 Contracting Liquidated Damages

DATE: January 15, 2021

RECOMMENDATION: To discuss the imposition of liquidated damages levied against A1 Contracting by the City of Holly Springs pursuant to the construction contract for the Palm Street Sidewalk & Drainage Improvements Project.

REPORT-IN-BRIEF: Mayor Miller and I met with Jason Moody from A1 Contracting on January 8, 2021 to discuss the imposition of liquidated damages levied by the City of Holly Springs against A1 Contracting for its failure to complete the Palm Street Sidewalk & Drainage Improvements Project by the end of September. Jacob Hughes has corresponded with Mr. Moody numerous times and recommends that the liquidated damages should be assessed pursuant to our contract with A1 Contracting. I have attached to this agenda report a copy of the outstanding punch list prepared by Jacob Hughes from BM&K as well as the calculation of liquidated damages through the end of December, fine assessments imposed by the City of Holly Springs against A1 Contracting and the request for substantial completion from A1 Contracting effective December 30, 2020.

FISCAL IMPACT: Accrued liquidated damages through December 30, 2020 total \$93,000. The City of Holly Springs City Council approved relief for an additional sixteen days amounting to \$16,000. The net amount assessed against A1 Contracting is currently \$77,000 at December 31, 2020.



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January 7, 2021

A1 Contracting
138 Moose Loop Road
Canton, GA 30114
Attn: Jason Moody

RE: Palm Street Sidewalk & Drainage Improvements Project - Final Inspection & Punchlist

Dear Mr. Moody,

A final walkthrough was conducted on the above referenced project on January 6, 2021 by City personnel and BM&K. The project was deemed substantially complete at this time. However, the items listed below will need to be addressed before the project will be accepted as final. Per the contract, the contractor is responsible for maintenance of the project until final acceptance. Additionally, items may be added to the punch list until final acceptance of the project.

Corrective Items:

1. Multiple catch basins do not have access steps and/or are placed incorrectly. Provide access steps to each catch\ basin.
2. Remove all survey stakes
3. Clean out catch basins of all debris and/or trash.
4. Some catch basins (A11.2, A14, A13) are not sealed and are leaching ground water into the catch basin. Repair with grout to stop leaking.
5. Remove all silt fence
6. Remove all debris (i.e., rocks, concrete & asphalt chunks) from all mowable areas
7. Clean up wood debris at approximately STA 4+50 LT
8. Add Rip Rap at drainage structure A12.1 and regrade the area to remove silt
9. Regrade area at STA 4+50 LT to remove standing water
10. Remove loose nails along the ground and on top of posts at new fence on parcels 9 & 10.
11. Coordinate the removal of the utility in Catch Basin 9.1
12. Stabilize ditch flowing into inlet A6.2 at STA 11+00 LT with either ditch matting and/or rip rap.
13. Remove tree stump at approximately STA 7+75 LT
14. Remove wood formwork from all catch basins
15. Remove pallet of Quickcrete from behind fence at Haygood property at STA 16+00 RT
16. Remove and replace lid to catch basin A2. The manhole does not align with the basin.

103 Mountain Brook Drive, Suite 112, Canton GA, 30115

phone: 678.522.5601



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17. Coordinate with Cherokee County Water Sewerage Authority on the location of the valve for the fire hydrant at approximately STA 19+90 RT. Seems to be buried.
18. Remove all old fence posts along the right of way where the old fence line existed on parcels 9 & 10. Some stubs are remaining.
19. Repair and/or seal all cracks in sidewalk and curb and gutter throughout the project limits
20. Repair unacceptable workmanship on new fence on Parcel 10. Fence posts are not placed at 24" specified depths. Many boards are not properly aligned with posts. Some posts have many nail holes where boards were nailed and removed and renailed.
21. Fence change order pricing included painting of all fences to match existing fences as much as possible.
22. Regrade areas along Parcel 9 to soften the transition from the shoulder point to the new fence. The area can be stabilized with sod.

Sincerely,

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

Jacob Hughes, P.E., Consultant City Engineer

CC: Robert H. Logan, City Manager City of Holly Springs
Nancy Moon, Community Development Director, City of Holly Springs
Donald Bean, BM&K Inspector

CONTINUATION SHEET

To: City of Holly Springs
PO Box 990
Holly Springs, GA 30142

AI Contracting, LLC
138 Moose Loop Rd
Canton, GA 30014

Job Name: City of Holly Springs, Palm Street Sidewalk and Drainage Improvements
Project Number: RFB# 2020-01

PAGE 2 OF 3

APPLICATION NO: 7
APPLICATION DATE: 12/08/20
PERIOD TO: 12/07/20

A ITEM NO.	B DESCRIPTION OF WORK	C			D PREVIOUS APPLICATION Qty	E PREVIOUS APPLICATION TOTAL	F CURRENT		G COMPLETED TO DATE		H TO DATE Qty (D-F)	I TO DATE Total	J % Complete (I/C)	K BALANCE TO FINISH (\$)	L RETAINAGE
		Qty	Units	Unit Cost			THIS PERIOD Qty	THIS PERIOD Total							
***	#57 stone - 127 TN @ \$35/per TN FES (\$1450.00)														
***	Install Doghouse over 24" RCP (\$4,200)														
***	Re-excavate, cut pipe, pour concrete 5'x5'x4', Build 4x4 brick box/pour throat pour top backfill														
***	Install 3rd Concrete Apron 14'x14'x6" Demo curbs & gutters, cut in dirt slope compact, install 4" GAB, pour concrete 14'x14'x6" (\$9578.60)														
	Traffic Control Violation - Deduct	2	EA	\$ (1,300.00)	(\$2,600.00)	-2.00		(\$2,600.00)			-2.00	(\$2,600.00)		\$0.00	-\$260.00
	Liquidated Damages - Deduct	2	EA	\$ (1,000.00)	(\$2,000.00)	-2.00		(\$2,000.00)			-2.00	(\$2,000.00)		\$0.00	-\$200.00
	Liquidated Damages - Deduct 10/01-10/31	31	EA	\$ (1,000.00)	(\$31,000.00)	-31.00		(\$31,000.00)			-31.00	(\$31,000.00)		\$0.00	-\$3,100.00
	Liquidated Damages - Deduct 11/01-11/30	30	EA	\$ (1,000.00)	(\$30,000.00)		-30	(\$30,000.00)			-30.00	(\$30,000.00)		\$0.00	-\$3,000.00
	Totals				\$1,174,631.00			\$889,523.15				\$103,346.43		\$992,869.58	-\$99,286.96

LD through Nov. 30th : \$ 63,000

LD through December : 30,000

Less CO approved by Council: (16,000)

\$ 77,000



1/4/21

CERTIFICATE OF COMPLETION

I hereby affirm, to the best of my knowledge and belief, based on inspections, observations, testing of the construction and upon reports submitted by others, that Palm Street Sidewalk and Drainage (Holly Springs, GA) has substantially been completed as of 12/30/20, including the change order regarding the installed fence.

Thank you,

Dennis O'Briant

Operations Manager

Dennis O'Briant

Rob Logan

From: Jacob Hughes <jacob@bmandkinc.com>
Sent: Friday, January 15, 2021 8:27 AM
To: Rob Logan
Subject: FW: Palm Street Project Traffic Control Deduction
Attachments: Equipment No Flagging.pdf

This was the 1st Traffic Control violation.

Jacob
Hughes, P.E.



Senior Project Manager
103 Mountain Brook Drive
Suite 112
Holly Springs, GA 30115

Cell 678.522.5601
jacob@bmandkinc.com

www.bmandk.com

From: Jacob Hughes <jacob@bmandkinc.com>
Sent: Thursday, September 10, 2020 10:20 AM
To: 'Jason Moody' <jason.a1contracting@gmail.com>; 'Dennis O'Briant' <denniso.a1contracting@gmail.com>
Cc: 'Rob Logan (rlogan@hollyspringsga.us)' <rlogan@hollyspringsga.us>; 'Erin Honea' <ehonea@hollyspringsga.us>; 'Donald Bean' <dbean@bmandkinc.com>
Subject: Palm Street Project Traffic Control Deduction

Gentlemen,

The attached pic shows equipment in the travel lanes without the proper flagging operation. This has been discussed onsite with A1 personnel numerous times by the inspection staff. This is in direct violation of section 150 of the contract and results in a non-refundable \$1300 deduction per section 150.5.01 of the contract. This shall be reflective on the next pay application and shown in a new line item titled "Traffic Control – Deduction" as a deduction. This fine is a daily charge and will be assessed each day that a violation is noted.

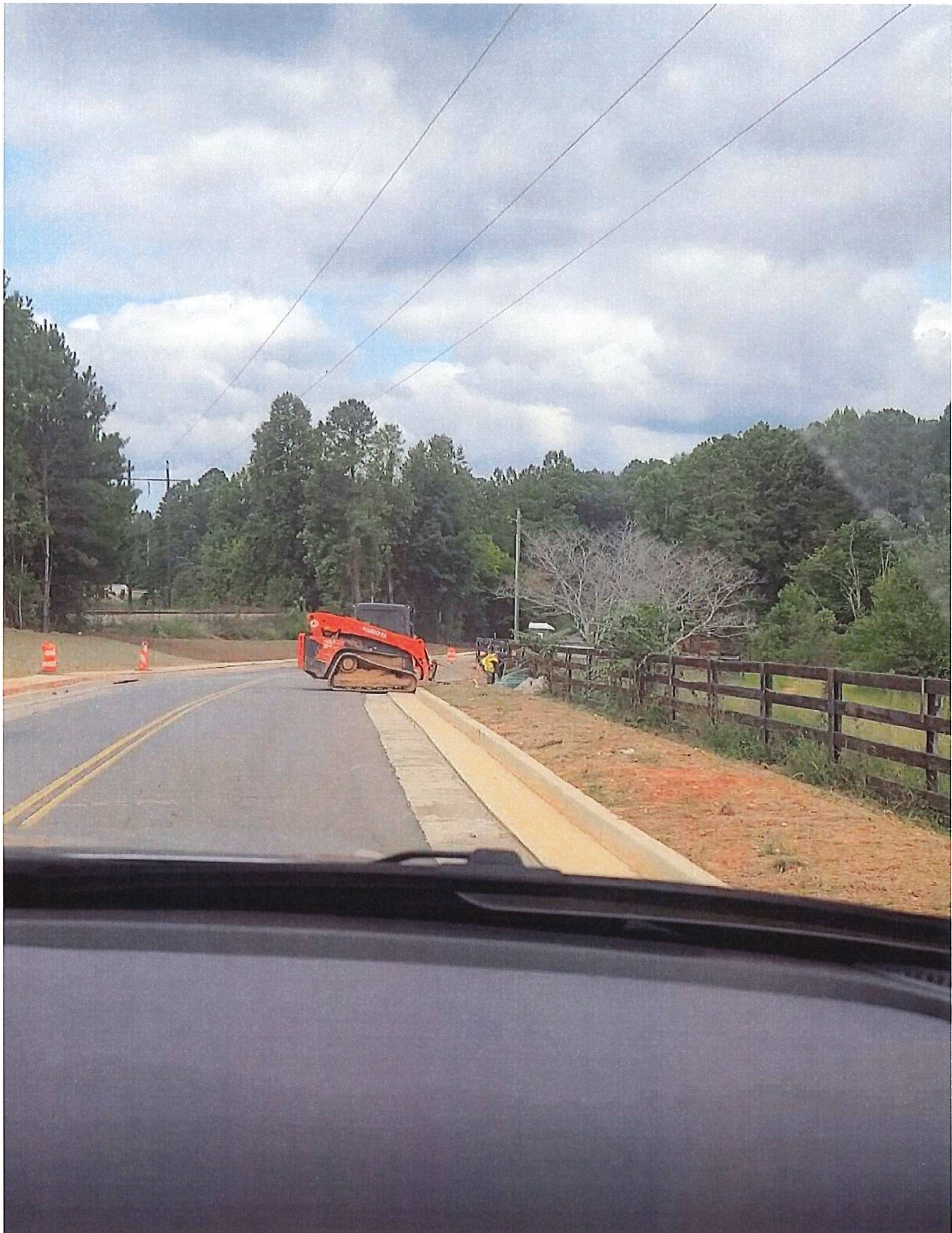
Jacob
Hughes, P.E.



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Rob Logan

From: Jacob Hughes <jacob@bmandkinc.com>
Sent: Friday, January 15, 2021 8:32 AM
To: Rob Logan
Subject: FW: Palm Street Project Traffic Control Deduction

And this was the 2nd one...this one didn't have any pics.

Jacob
Hughes, P.E.



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103 Mountain Brook Drive
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Holly Springs, GA 30115

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From: Jacob Hughes <jacob@bmandkinc.com>
Sent: Monday, September 28, 2020 8:05 AM
To: 'Jason Moody' <jason.a1contracting@gmail.com>; 'Dennis O'Briant' <denniso.a1contracting@gmail.com>
Cc: 'Rob Logan' <rlogan@hollyspringsga.us>; 'Erin Honea' <ehonea@hollyspringsga.us>; Donald Bean <dbean@bmandkinc.com>
Subject: RE: Palm Street Project Traffic Control Deduction

Gentlemen,

On Friday (9-25-20), equipment was present in the travel lanes without the proper flagging operation. This has been discussed onsite with A1 personnel numerous times by the inspection staff. This is in direct violation of section 150 of the contract and results in a non-refundable \$1300 deduction per section 150.5.01 of the contract. This shall be reflective on the next pay application and shown in a new line item titled "Traffic Control – Deduction" as a deduction. This fine is a daily charge and will be assessed each day that a violation is noted. This is the second time this has happened this month.

Jacob
Hughes, P.E.



Senior Project Manager
103 Mountain Brook Drive
Suite 112
Holly Springs, GA 30115

Cell 678.522.5601
jacob@bmandkinc.com

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AN ORDINANCE TO AMEND THE CODE OF THE CITY OF HOLLY SPRINGS, GEORGIA, AS AMENDED, APPENDIX E: TREE LIST, OF THE HOLLY SPRINGS ZONING ORDINANCE; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

The Council of the City of Holly Springs hereby ordains that:

Section 1. That the following text be added to the opening paragraph of the Holly Springs Zoning Ordinance, Appendix E, Tree List:

Individual species approval shall be subject to the approval of the City Arborist. The list, entitled "Recommended Tree Species Selections for Urban and Community Forest Sustainability," by the Georgia Forestry Commission, is adopted. The attached list prepared by the Georgia Forestry Commission may be amended from time to time.

Section 2. That the Holly Springs Zoning Ordinance, Appendix E, Tree List be deleted in its entirety and replaced with the list as shown in Attachment A entitled "Recommended Tree Species Selections for Urban and Community Forest Sustainability."

Section 3. If any Section, sub-section, sentence, clause, phrase or any portion of this Ordinance be declared invalid or unconstitutional by any court or competent jurisdiction or if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid. It is hereby declared to be the intent of the City Council to provide for separable and divisible parts and he does hereby adopt any and all parts hereof as may not be held invalid for any reason.

Section 3. This Ordinance shall become effective immediately upon approval by the Mayor and Council.

SO ORDAINED, this 21st day of January 2021.

CITY OF HOLLY SPRINGS

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)



Recommended Tree Species Selections for Urban and Community Forest Sustainability



Recommended Tree Species List (2-21-2020) by Open Soil Surface Requirements*

Species Common Name	Genus & Species	Canopy Size	Estimated minimum open soil surface area to reach 1 sq.ft. basa area	Estimated minimum cu.ft. soil volume of planting area in urban soils to reach 1 sq.ft. basal area	Overstory Landscape Areas	Road Frontage Street	Road Frontage Yard	Parking Lot Trees islands 400 to 600sq ft	Parking Lot Trees islands 100 to 400 sq ft	Buffers	Riparian/ Drainage Areas	Utility Corridors	Urban Tolerant	Notes
Baldcypress	<i>Taxodium distichum</i>	Overstory	640	960	X						X		X	N
Basswood, American (Linden)	<i>Tilia americana</i>	Overstory	640	960	X						X		X	N
Beech, American	<i>Fagus grandifolia</i>	Overstory	640	960	X						X			N
Chestnut, Chinese	<i>Castanea mollissima</i>	Overstory	640	960	X		X							
Elm, Chinese	<i>Ulmus parvifolia</i>	Overstory	640	960	X		X							N
Elm, Winged	<i>Ulmus alata</i>	Overstory	640	960	X	X	X	X*						N
Ginkgo (male)	<i>Ginkgo biloba</i>	Overstory	640	960	X	X	X	X*						
Hickory (spp.)	<i>Carya spp.</i>	Overstory	640	960	X									N
Honeylocust (seedless)	<i>Gleditsia triacanthos</i>	Overstory	640	960	X									N
London Planetree	<i>Platanus x acerifolia</i>	Overstory	640	960	X	X	X	X*			X		X	
Magnolia, Southern	<i>Magnolia grandiflora</i>	Overstory	640	960	X					X	X			N
Maple, Sugar	<i>Acer saccharum</i>	Overstory	640	960	X	X	X				X			N
Oak, Black	<i>Quercus velutina</i>	Overstory	640	960	X	X	X							N
Oak, Chestnut	<i>Quercus prinus</i>	Overstory	640	960	X	X	X	X*						N
Oak, Laurel	<i>Quercus hemisphaerica</i>	Overstory	640	960	X	X	X	X*						N
Oak, Northern Red	<i>Quercus rubra</i>	Overstory	640	960	X	X	X							N
Oak, Nuttall	<i>Quercus nuttalli</i>	Overstory	640	960	X	X	X	X*						N
Oak, Overcup	<i>Quercus lyrata</i>	Overstory	640	960	X	X	X	X*						N
Oak, Post	<i>Quercus stellata</i>	Overstory	640	960	X	X	X	X*						N
Oak, Sawtooth	<i>Quercus acutissima</i>	Overstory	640	960	X	X	X							
Oak, Scarlet	<i>Quercus coccinea</i>	Overstory	640	960	X	X	X	X*						N
Oak, Shumard	<i>Quercus shumardii</i>	Overstory	640	960	X	X	X	X*						N
Oak, Swamp White	<i>Quercus bicolor</i>	Overstory	640	960	X	X	X	X*			X			
Oak, Water	<i>Quercus nigra</i>	Overstory	640	960	X	X	X							N
Oak, White	<i>Quercus alba</i>	Overstory	640	960	X	X	X	X*						N
Oak, Willow	<i>Quercus phellos</i>	Overstory	640	960	X	X	X	X*						N

Recommended Tree Species List (2-21-2020) by Open Soil Surface Requirements* (cont.)

Species Common Name	Genus & Species	Canopy Size	Estimated minimum open so surface area to reach 1 sq.ft. basal area	Estimated minimum cu.ft. soil volume of planting area in urban soils to reach 1 sq.ft. basal area	Overstory Landscape Areas	Road Frontage Street	Road Frontage Yard	Parking Lot Trees islands 400 to 600sq ft	Parking Lot Trees islands 100 to 400 sq ft	Buffers	Riparian/ Drainage Areas	Utility Corridors	Urban Tolerant	Notes
Pagodatree, Japanese	<i>Saphora japonica</i>	Overstory	640	960	X		X							
Pecan	<i>Carya illinoensis</i>	Overstory	640	960	X	X	X							N
Planetree, London	<i>Platanus x acerifolia</i>	Overstory	640	960		X	X	X*						
Popular, Tulip	<i>Liriodendron tulipifera</i>	Overstory	640	960	X						X			N
Sweetgum (fruitless)	<i>Liquidambar styraciflua 'Rotundiloba'</i>	Overstory	640	960	X			X						N
Sycamore, American	<i>Platanus occidentalis</i>	Overstory	640	960	X									N
Tupelo, Swamp	<i>Nyssa ogeeche</i>	Overstory	640	960							X			
Walnut, Black	<i>Juglans nigra</i>	Overstory	640	960	X						X			N
Zelkova, Japanese	<i>Zelkova serrata</i>	Overstory	640	960	X			X						
Birch, River (std.)	<i>Betula nigra</i>	Midstory	400	600	X	X	X			X	X			N
Blackgum (Tupelo)	<i>Nyssa sylvatica</i>	Midstory	400	600	X	X	X	X			X		X	
Buckthorn, Carolina	<i>Rhamnus caroliniana</i>	Midstory	400	600	X	X	X		X		X			
Cedar, Deodar	<i>Cedrus deodara</i>	Midstory	400	600	X		X			X				
Cedar, Lebanon	<i>Cedrus libani</i>	Midstory	400	600	X		X							
Cherry laurel, Carolina	<i>Prunus caroliniana</i>	Midstory	400	600			X		X	X	X			N
Elm, Chinese	<i>Ulmus alata</i>	Midstory	400	600	X	X	X	X	X					
Hemlock, Canadian	<i>Tsuga canadensis</i>	Midstory	400	600	X									
Hophornbeam, American	<i>Ostrya virginiana</i>	Midstory	400	600	X			X			X			N
Hornbeam, American	<i>Carpinus caroliniana</i>	Midstory	400	600	X		X	X	X		X			N
Hornbeam, European	<i>Carpinus betulus</i>	Midstory	400	600		X	X	X	X	X				
Katsura Tree	<i>Cercidiphyllum japonicum</i>	Midstory	400	600	X		X	X	X					
Locust, Black (seedless)	<i>Robinia pseudoacacia</i>	Midstory	400	600	X	X					X		X	N
Magnolia, Japanese (Saucer)	<i>Magnolia x soulangiana</i>	Midstory	400	600	X		X							
Magnolia, Southern "Little Gem"	<i>Magnolia grandiflora 'Little Gem'</i>	Midstory	400	600		X	X	X		X		X		N
Magnolia, Sweetbay	<i>Magnolia virginiana</i>	Midstory	400	600	X		X			X	X		X	N
Maple, Hedge	<i>Acer campestre</i>	Midstory	400	600	X	X	X	X			X			
Maple, Red (var.)	<i>Acer rubrum</i>	Midstory	400	600	X	X	X	X		X	X			N

Recommended Tree Species List (2-21-2020) by Open Soil Surface Requirements*

Species Common Name	Genus & Species	Canopy Size	Estimated minimum open soil surface area to reach 1 sq.ft. basal area	Estimated minimum cu.ft soil volume of planting area in urban soils to reach 1 sq.ft. basal area	Overstory Landscape Areas	Road Frontage Street	Road Frontage Yard	Parking Lot Trees islands 400 to 600sq ft	Parking Lot Trees islands 100 to 400 sq ft	Buffers	Riparian/ Drainage Areas	Utility Corridors	Urban Tolerant	Notes
Maple, Southern Sugar	<i>Acer barbatum</i>	Midstory	400	600	X	X	X	X	X	X	X			N
Maple, Trident	<i>Acer buergerianum</i>	Midstory	400	600		X	X	X	X	X		X	X	
Pine, Virginia	<i>Pinus virginiana</i>	Midstory	400	600						X				N
Pistache, Chinese	<i>Pistacia chinensis</i>	Midstory	400	600		X	X	X	X				X	
Redcedar, Eastern	<i>Juniperus virginiana</i>	Midstory	400	600	X		X			X				N
Redwood, Dawn	<i>Metasequoia glyptostroboides</i>	Midstory	400	600	X		X			X				
Sassafras	<i>Sassafras albidum</i>	Midstory	400	600	X		X							N
Silverbell, Carolina	<i>Halesia carolina</i>	Midstory	400	600	X								X	N
Sourwood	<i>Oxydendrum arboreum</i>	Midstory	400	600	X		X						X	N
Yellowwood, American	<i>Cladrastis kentukea</i>	Midstory	400	600	X		X							
Chastetree (Vitex)	<i>Vitex agnus-castus</i>	Understory	250	225	X					X				
Cherry, Kwanzan	<i>Prunus serrulata</i>	Understory	250	225			X			X	X	X		
Cherry,Sargent	<i>Prunus sargentii</i>	Understory	250	225			X			X		X		
Cherry, Yoshino	<i>Prunus x yedoensis</i>	Understory	250	225			X			X		X		
Crabapple, Japanese Flowering	<i>Malus floribunda</i>	Understory	250	225		X	X			X		X		
Cryptomeria	<i>Cryptomeria japonica</i>	Understory	250	225	X					X				
Dogwood, Flowering	<i>Cornus florida</i>	Understory	250	225	X		X			X		X		
Flametree, Chinese (Bougainvillea)	<i>Chionanthus retusus</i>	Understory	250	225	X	X		X			X	X	X	
Fringetree (Grancy Gray Beard)	<i>Chionanthus virginicus</i>	Understory	250	225	X	X					X	X	X	
Golden Rain Tree	<i>Koelreuteria paniculata</i>	Understory	250	225		X	X	X	X					
Hawthorn, Washington	<i>Crataegus phaenopyrum</i>	Understory	250	225		X	X		X			X		N
Maple, Japanese	<i>Acer palmatum</i>	Understory	250	225	X		X					X		
Plum, Purpleleaf	<i>Prunus cerasifera</i>	Understory	250	225						X		X		
Redbud, Eastern	<i>Cercis canadensis</i>	Understory	250	225	X	X	X	X		X		X		N
Serviceberry, Downey	<i>Amelanchier arborea</i>	Understory	250	225	X	X	X			X	X	X	X	
Alder, Hazel	<i>Alnus serrulata</i>	Small	100	125	X						X	X	X	N
Crapemyrtle, Common	<i>Lagerstroemia indica</i>	Small	100	225		X	X	X	X			X	X	
Holly, American	<i>Ilex opaca</i>	Small	100	125			X	X		X			X	N
Smoketree	<i>Cotinus obovatus</i>	Small	100	125			X					X		

Note (N) = native | *(OSSA) @ 1 sq.ft. Basal area | X* - only for large > 600 sq.ft. OSSA islands



FINANCIAL HIGHLIGHTS
December 31, 2020



Budget Summary
100% of year lapsed

	Audited		Unaudited	
	2019 Year End Actual	2020 Amended Budget	2020 Year to Date	% Annual Budget
REVENUES BY FUND				
General Fund	8,873,082	9,500,000	10,439,848	109.89%
Operating Grant Fund	183,262	215,000	138,237	64.30%
Parks & Recreation Fund	390,944	377,500	451,443	119.59%
Hotel/Motel Tax Fund	4,249	3,000	3,452	115.06%
Urban Redevelopment Agency	1,493,031	6,000,000	5,723,104	95.39%
SPLOST III Fund	15,296	274,650	6,128	2.23%
SPLOST IV Fund	7,235	70,000	2,348	3.35%
SPLOST V Fund	2,445,685	8,814,505	2,471,555	28.04%
Town Center Fund	2,419,961	6,551,600	5,923,464	90.41%
Debt Service Fund	2,179,430	516,319	51,932	10.06%
Stormwater Utility Fund	406,454	350,000	271,963	77.70%
TOTAL REVENUES - ALL FUNDS	\$ 18,418,629	\$ 32,672,574	\$ 25,483,474	78.00%
EXPENDITURES/EXPENSES BY FUND				
General Fund	11,184,086	9,500,000	8,835,048	93.00%
Operating Grant Fund	183,219	215,000	118,907	55.31%
Parks & Recreation Fund	488,132	377,500	88,227	23.37%
Hotel/Motel Tax Fund	7,580	3,000	1,540	51.33%
Urban Redevelopment Agency	1,493,031	6,000,000	5,723,104	95.39%
SPLOST III Fund	-	274,650	-	0.00%
SPLOST IV Fund	-	70,000	-	0.00%
SPLOST V Fund	4,556,125	8,814,505	1,527,701	17.33%
Town Center Fund	2,270,161	6,551,600	6,332,968	96.66%
Debt Service Fund	358,736	516,319	279,985	54.23%
Stormwater Utility Fund	263,042	350,000	256,381	73.25%
TOTAL EXPENDITURES/ EXPENSES - ALL FUNDS	\$ 20,804,112	\$ 32,672,574	\$ 23,163,862	70.90%



**Comparison to Prior Year
100% of year lapsed**

	12/31/19 Actual	2019 Annual Budget	% of Annual Budget	12/31/20 Actual	2020 Amended Budget	% of Annual Budget
REVENUES BY FUND						
General Fund	8,873,083	11,500,000	77.16%	10,439,848	9,500,000	109.89%
Operating Grant Fund	183,262	228,500	80.20%	138,237	215,000	64.30%
Parks & Recreation Fund	390,944	500,000	78.19%	451,443	377,500	119.59%
Hotel/Motel Tax Fund	4,249	4,500	94.43%	3,452	3,000	115.06%
Urban Redevelopment Agency	1,493,031	2,000,000	74.65%	5,723,104	6,000,000	95.39%
SPLOST III Fund	15,296	15,325	99.81%	6,128	274,650	2.23%
SPLOST IV Fund	7,235	71,500	10.12%	2,348	70,000	3.35%
SPLOST V Fund	2,445,685	4,728,895	0.00%	2,471,555	8,814,505	28.04%
Town Center Fund	2,419,961	2,635,103	91.84%	5,923,464	6,551,600	90.41%
Debt Service Fund	51,792	2,179,368	2.38%	51,932	516,319	10.06%
Stormwater Utility Fund	406,454	335,000	121.33%	271,963	350,000	77.70%
TOTAL REVENUES - ALL FUNDS	\$ 16,290,992	\$ 24,198,191	105.31%	\$ 25,483,474	\$ 32,672,574	78.00%
EXPENDITURES/EXPENSES BY FUND						
General Fund	8,835,048	11,500,000	76.83%	8,835,048	9,500,000	93.00%
Operating Grant Fund	183,219	228,500	80.18%	118,907	215,000	55.31%
Parks & Recreation Fund	488,132	500,000	97.63%	88,227	377,500	23.37%
Hotel/Motel Tax Fund	7,580	4,500	168.44%	1,540	3,000	51.33%
Urban Redevelopment Agency	1,493,031	2,000,000	74.65%	5,723,104	6,000,000	95.39%
SPLOST III Fund	-	15,325	0.00%	-	274,650	0.00%
SPLOST IV Fund	-	71,500	0.00%	-	70,000	0.00%
SPLOST V Fund	4,556,125	4,728,895	0.00%	1,527,701	8,814,505	17.33%
Town Center Fund	2,270,161	2,635,103	86.15%	6,332,968	6,551,600	96.66%
Debt Service Fund	3,358,736	2,179,368	154.12%	279,985	516,319	54.23%
Stormwater Utility Fund	263,042	335,000	78.52%	256,381	350,000	73.25%
TOTAL EXPENDITURES/ EXPENSES - ALL FUNDS	\$ 21,455,075	\$ 24,198,191	95.73%	\$ 23,163,862	\$ 32,672,574	70.90%



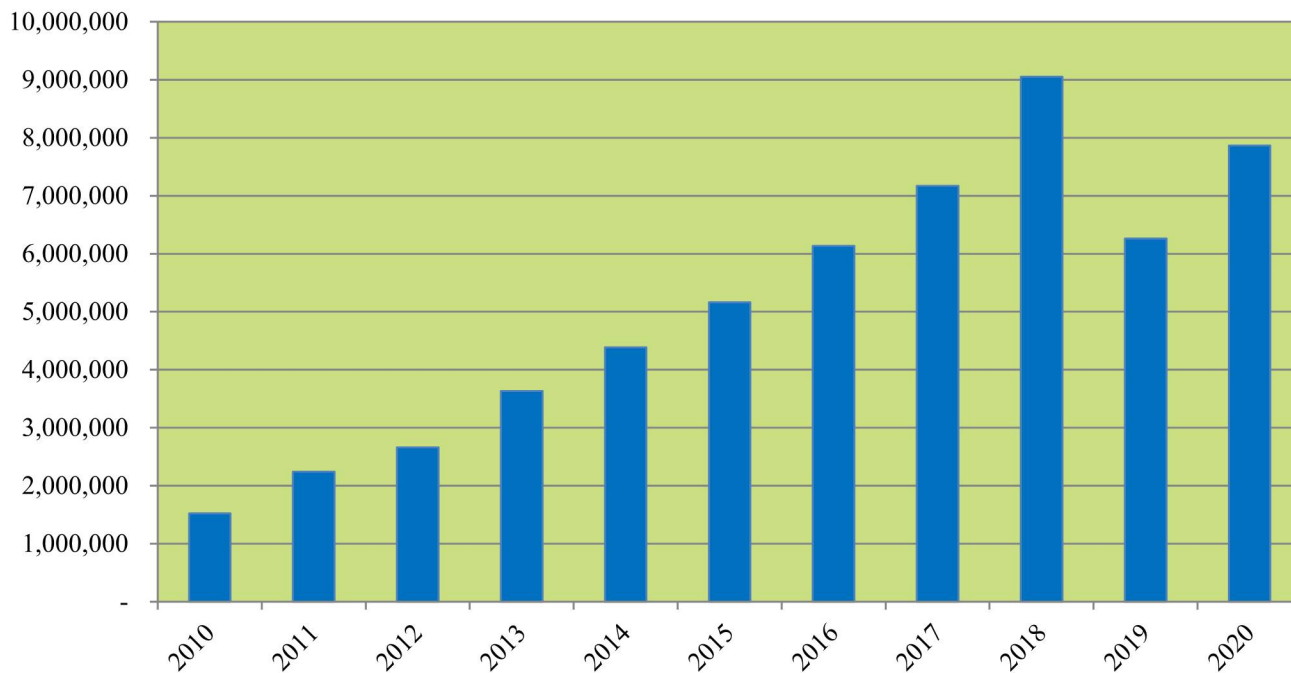
Changes in Fund Balance/Net Position

As of December 31, 2020

	Audited			Unaudited	
Fund	Balance as of 1/1/2020	Revenues	Expenditures/ Expenses	Balance as of 12/31/2020	Net Increase/ (Decrease)
General Fund	6,263,331	10,439,848	8,835,048	7,868,131	1,604,800
Operating Grant Fund	37,126	138,237	118,907	56,456	19,330
Parks & Recreation Fund	149,491	451,443	88,227	512,707	363,216
Hotel/ Motel Tax Fund	6,842	3,452	1,540	8,754	1,912
Urban Redevelopment Agency	-	5,723,104	5,723,104	-	-
SPLOST III Fund	273,978	6,128	-	280,106	6,128
SPLOST IV Fund	66,716	2,348	-	69,064	2,348
SPLOST V Fund	(3,058,475)	2,471,555	1,527,701	(2,114,621)	943,854
Town Center Fund	167,393	5,923,464	6,332,968	(242,111)	(409,504)
Debt Service Fund	1,820,694	51,932	279,985	1,592,641	(228,053)
Stormwater Utility Fund	4,155,266	271,963	256,381	4,170,847	15,581
	<u>\$ 9,882,362</u>	<u>\$ 25,483,474</u>	<u>\$ 23,163,862</u>	<u>\$ 12,201,974</u>	<u>\$ 2,319,612</u>

General Fund - History of Fund Balance

GENERAL FUND FUND BALANCE

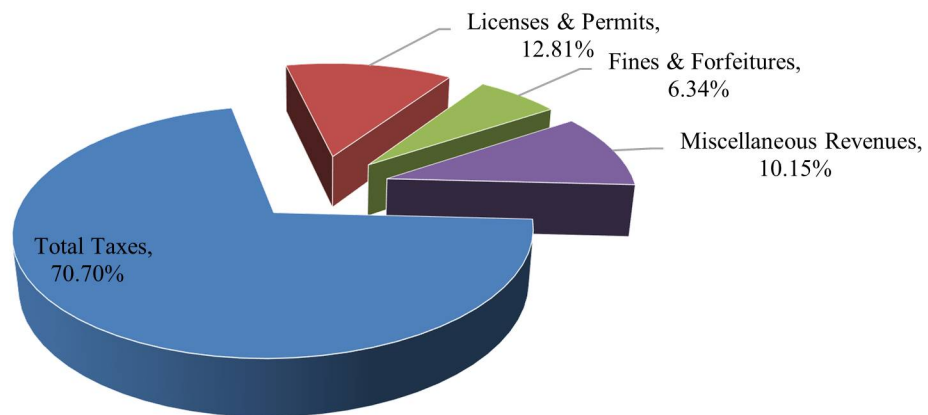




Budget Comparison Report - General Fund
100% of year lapsed

REVENUES	December 2020 Transactions	2020 Amended Budget	YTD Transactions	% of Annual Budget
Property Taxes	3,333,920	4,200,000	4,680,975	111.45%
Motor Vehicle Taxes	7,296	95,000	115,566	121.65%
Motor Vehicle Title Ad Valorem Tax	38,799	385,000	483,093	125.48%
Mobile Home Tax	-	150	153	101.76%
Recording Intangible Taxes	11,751	125,000	155,986	124.79%
Penalties & Interest	1,345	10,000	13,075	130.75%
Fifa Fees	222	2,000	1,812	90.60%
Franchise Tax	-	450,000	449,940	99.99%
Railroad Equipment Car Tax	-	650	1,138	175.14%
Real Estate Transfer Tax	1,890	15,000	35,084	233.90%
Business & Occupation Tax	40,928	125,000	127,133	101.71%
Financial Institutions Tax	-	3,500	3,831	109.46%
Insurance Premium Tax	-	745,000	746,094	100.15%
Total Taxes	3,590,425	6,675,300	7,381,083	110.57%
Licenses & Permits	140,345	1,150,100	1,337,432	116.29%
Fines & Forfeitures	46,275	663,800	661,841	99.70%
Miscellaneous Revenues	9,986	940,550	982,753	104.49%
Interest Income	2,850	35,000	39,369	112.48%
Proceeds from the Sale of Conf Assets	-	250	-	0.00%
Proceeds from the Sale of Assets	-	25,000	25,870	103.48%
Donation from Private Sources	-	10,000	11,500	115.00%
TOTAL GENERAL FUND REVENUES	\$ 3,789,881	\$ 9,500,000	\$ 10,439,848	109.89%

Revenues by Source



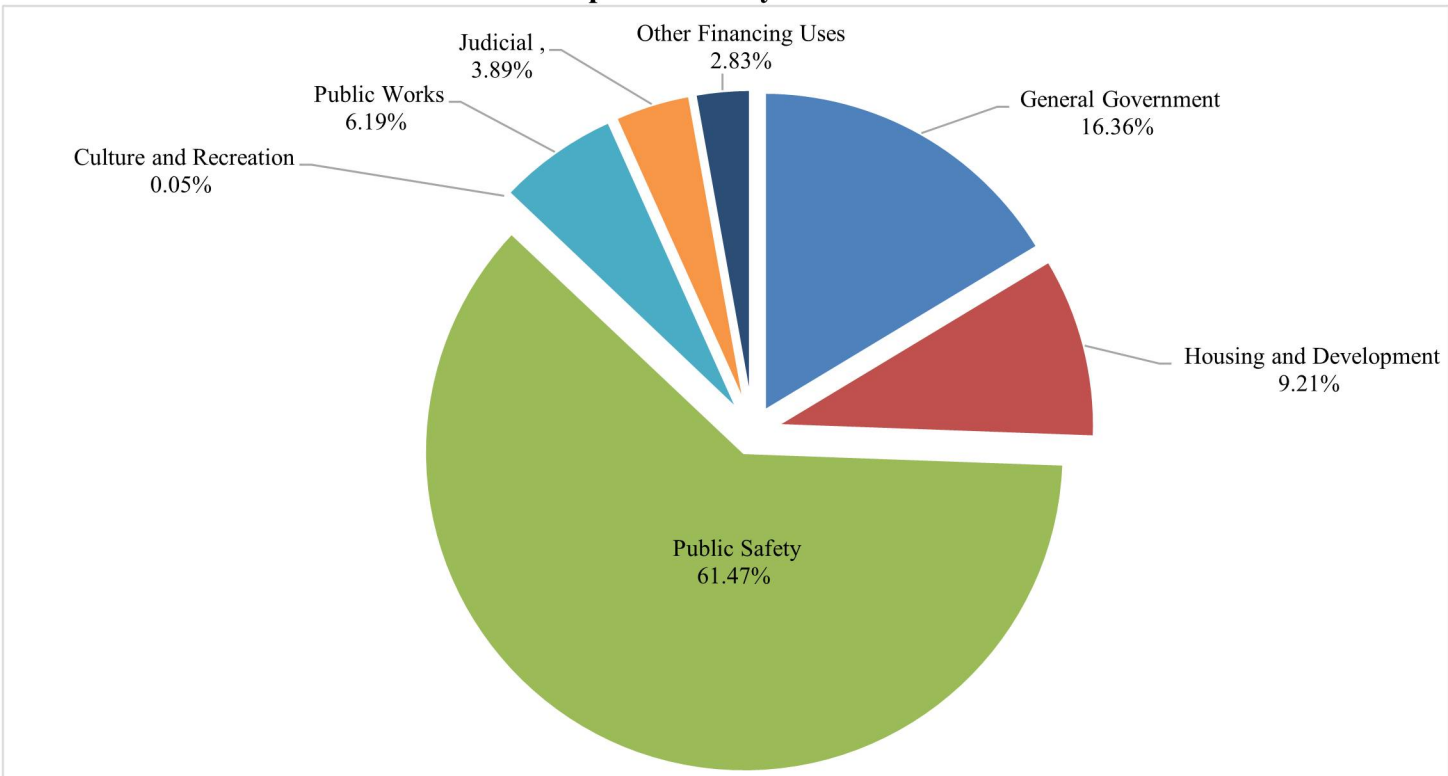
EXPENDITURES	December 2020 Transactions	2020 Amended Budget	YTD Transactions	% of Annual Budget
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Budget Comparison Report - General Fund
100% of year lapsed

General Government	108,407	1,678,108	1,445,777	86.16%
Housing and Development	62,121	916,514	813,648	88.78%
Public Safety	305,631	5,645,251	5,431,043	96.21%
Culture and Recreation	-	29,500	4,440	15.05%
Public Works	14,723	621,030	546,884	88.06%
Judicial	24,566	359,597	343,255	95.46%
Other Financing Uses	-	-	250,000	#DIV/0!
TOTAL GENERAL FUND EXPENDITURES	<u><u>\$ 515,447</u></u>	<u><u>\$ 9,250,000</u></u>	<u><u>\$ 8,835,048</u></u>	<u><u>95.51%</u></u>

Expenditures by Function





Budget Comparison Report - All Funds
100% of year lapsed

	Audited		Unaudited	
	2019 Year End Actuals	2020 Amended Budget	Year to Date	% 2020 Annual Budget
<u>GENERAL FUND</u>				
Revenues:	8,873,082	9,500,000	10,439,848	109.89%
Expenditures:	11,184,086	9,500,000	8,835,048	93.00%
Excess Revenues over (under) Expenditures	(2,311,004)	-	1,604,800	
<u>OPERATING GRANT FUND</u>				
Revenues:	183,262	215,000	138,237	64.30%
Expenditures:	183,219	215,000	118,907	55.31%
Excess Revenues over (under) Expenditures	43	-	19,330	
<u>PARKS & RECREATION FUND</u>				
Revenues:	390,944	377,500	451,443	119.59%
Expenditures:	488,132	377,500	88,227	23.37%
Excess Revenues over (under) Expenditures	(97,188)	-	363,216	
<u>HOTEL/MOTEL TAX FUND</u>				
Revenues:	4,249	3,000	3,452	115.06%
Expenditures:	7,580	3,000	1,540	51.33%
Excess Revenues over (under) Expenditures	(3,331)	-	1,912	
<u>URBAN REDEVELOPMENT AGENCY</u>				
Revenues:	1,493,031	6,000,000	5,723,104	95.39%
Expenditures:	1,493,031	6,000,000	5,723,104	95.39%
Excess Revenues over (under) Expenditures	-	-	-	
<u>SPLOST III FUND</u>				
Revenues:	15,296	274,650	6,128	2.23%
Expenditures:	-	274,650	-	0.00%
Excess Revenues over (under) Expenditures	15,296	-	6,128	
<u>SPLOST IV FUND</u>				
Revenues:	7,235	70,000	2,348	3.35%
Expenditures:	-	70,000	-	0.00%
Excess Revenues over (under) Expenditures	7,235	-	2,348	
<u>SPLOST V FUND</u>				
Revenues:	2,445,685	8,814,505	2,471,555	28.04%
Expenditures:	4,556,125	8,814,505	1,527,701	17.33%



Budget Comparison Report - All Funds
100% of year lapsed

	Audited		Unaudited	
	2019 Year End Actuals	2020 Amended Budget	Year to Date	% 2020 Annual Budget
Excess Revenues over (under) Expenditures	(2,110,440)	-	943,854	
<u>TOWN CENTER FUND</u>				
Revenues:	2,419,961	6,551,600	5,923,464	90.41%
Expenditures:	2,270,161	6,551,600	6,332,968	96.66%
Excess Revenues over (under) Expenditures	149,800	-	(409,504)	
<u>DEBT SERVICE FUND</u>				
Revenues:	2,179,430	516,319	51,932	10.06%
Expenditures:	358,736	516,319	279,985	54.23%
Excess Revenues over (under) Expenditures	1,820,694	-	(228,053)	
<u>STORMWATER UTILITY FUND</u>				
Revenues:	406,454	350,000	271,963	77.70%
Expenses:	263,042	350,000	256,381	73.25%
Excess Revenues over (under) Expenses	143,412	-	15,581	



Investments
As of December 31, 2020

Ameris Bank

Downtown Development Authority - CD .75%	36,349
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Subtotal Ameris Bank	\$ 36,349
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Goldman Sachs Autocallable GS Momentum Builder	259,707
Certificate of Deposit - CD .75% Maturity Date - 08/21/2021	301,000
Certificate of Deposit - CD .75% Maturity Date - 10/08/2021	250,000
Certificate of Deposit - CD .80% Maturity Date - 04/08/2022	500,000
Certificate of Deposit - CD .90% Maturity Date - 10/08/2022	500,000
Certificate of Deposit - CD .20% Maturity Date - 12/12/2021	250,000
Certificate of Deposit - CD .25% Maturity Date - 06/12/2022	250,000
Certificate of Deposit - CD .30% Maturity Date - 12/12/2022	75,000

Subtotal South State Investment Services	\$ 2,385,707
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Total Investments	\$ 2,422,056
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Cash
As of December 31, 2020

Ameris Bank

Downtown Development Authority - Checking 79,600

Subtotal Ameris Bank \$ 79,600

South State Bank

General Fund	3,329,632
Main Street Board	48,361
Parks & Recreation Fund	477,854
Hotel Motel Tax Fund	8,559
Money Market Account	3,125,503
Municipal Court Fund	121,645
Operating Grant Fund	37,218
Police Forfeiture Account	6,028
Police Seized Asset Account	26
SPLOST III	280,106
SPLOST IV	66,983
SPLOST IV/Grant Revenue	2,081
SPLOST V	196,332
Town Center Fund	155,234
Debt Service Fund	1,592,641
Stormwater Utility Fund	232,868
Tree Replacement Fund	8,574

Subtotal South State Bank \$ 9,689,647

BB&T

Savings Account 8,022

Subtotal BB&T \$ 8,022

South State Investment Services

Budget Stabilization Cash Account 90

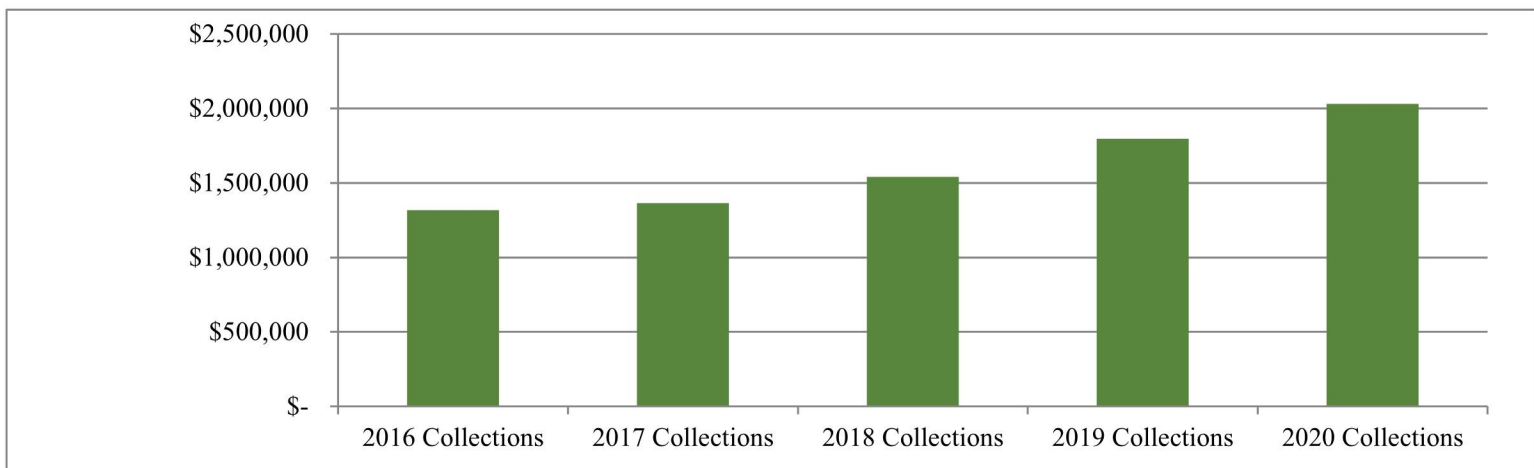
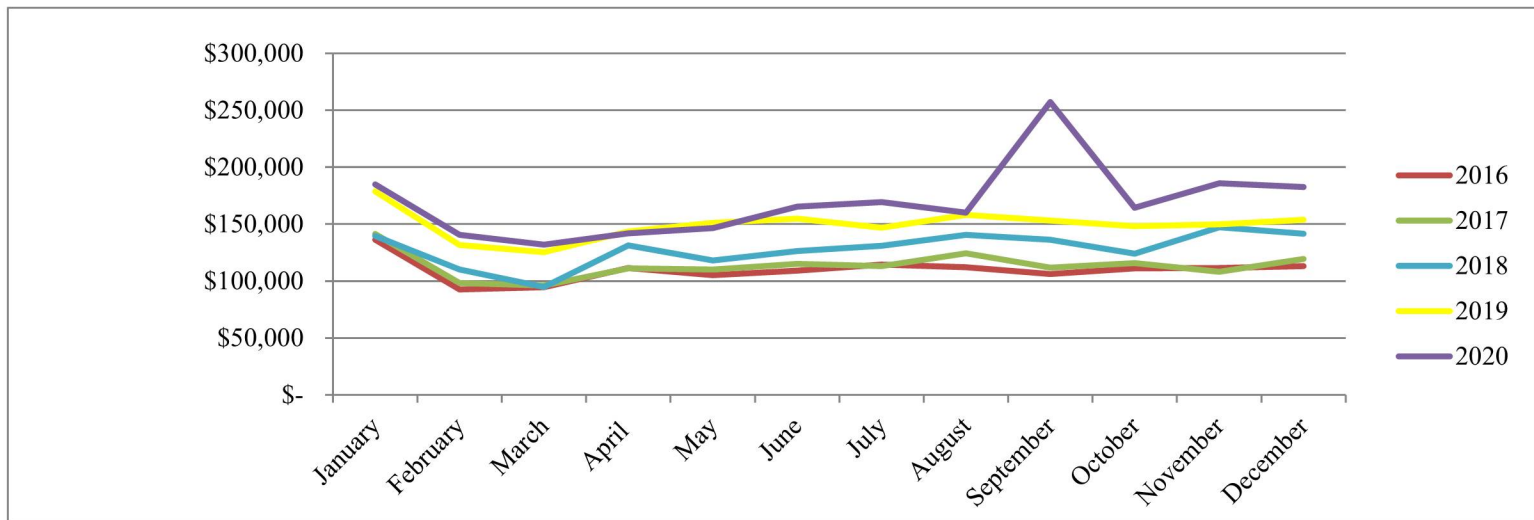
Subtotal South State Investment Services \$ 90

Total Cash \$ 9,777,359



Special Purpose Local Option Sales Tax Collections
As of December 31, 2020

	2016 Collections	2017 Collections	2018 Collections	2019 Collections	2020 Collections	% Change from Prior Year
January	\$ 136,321	\$ 141,344	\$ 139,474	\$ 178,754	\$ 184,956	3.47%
February	92,605	98,189	109,987	131,700	140,587	6.75%
March	94,455	96,130	94,765	125,375	131,947	5.24%
April	111,527	111,048	131,392	143,535	141,914	-1.13%
May	105,169	110,063	117,981	151,269	146,483	-3.16%
June	109,300	114,965	126,193	154,922	165,255	6.67%
July	114,305	113,172	131,005	146,946	169,488	15.34%
August	112,004	124,429	140,651	158,066	160,110	1.29%
September	106,169	111,901	136,184	153,139	257,264	67.99%
October	111,138	115,857	124,067	148,285	164,463	10.91%
November	111,396	108,048	147,256	149,921	185,812	23.94%
December	112,996	119,270	141,583	153,903	182,579	18.63%
	\$ 1,317,384	\$ 1,364,416	\$ 1,540,538	\$ 1,795,816	\$ 2,030,858	





**Downtown Development Authority
As of December 31, 2020**

Revenues	December 2020 Transactions	2020 Amended Budget	YTD Transactions	% of Annual Budget
Prior Year Fund Balance	-	4,900	-	0.00%
Interest Revenue	-	100	377	377.09%
TOTAL REVENUES	\$ -	\$ 5,000	\$ 377	7.54%

Expenditures				
Dues & Fees	-	500	290	58.00%
Training	-	250	-	0.00%
Water & Sewer	3,949	-	3,949	100.00%
Other Expenditures	-	250	-	0.00%
Stormwater Fees	-	2,500	-	0.00%
Sponsorships	-	1,500	-	0.00%
TOTAL EXPENDITURES	\$ 3,949	\$ 5,000	\$ 4,239	84.79%



GENERAL FUND REVENUE DETAIL
As of December 31, 2020

	December 2020 Transactions	2020 Amended Budget	YTD Transactions	% of Annual Budget
Real Property Tax	3,333,920	4,200,000	4,680,975	111.45%
Real Property Tax - Public Utility	47,896	56,000	47,896	85.53%
Personal Property Tax	83,833	183,000	144,883	79.17%
Motor Vehicle Tax	7,296	95,000	115,566	121.65%
Motor Vehicle Title Ad Valorem Tax	38,799	385,000	483,093	125.48%
Apportioned Vehicles (AAVT)	-	2,500	3,318	132.73%
Mobile Home Tax	-	150	153	101.76%
Intangible Tax	11,751	125,000	155,986	124.79%
Railroad Equipment Car Tax	-	650	1,138	175.14%
Real Estate Transfer Tax	1,890	15,000	35,084	233.90%
Franchise Tax - Electric	-	450,000	449,940	99.99%
Franchise Tax - Gas	22,545	55,000	92,996	169.08%
Franchise Tax - Cable	-	215,000	271,544	126.30%
Franchise Tax - Telephone	-	7,500	6,565	87.53%
Business & Occupational Tax	40,928	125,000	127,133	101.71%
Insurance Premium Tax	-	745,000	746,094	100.15%
Financial Institutions Tax	-	3,500	3,831	109.46%
Penalties & Interest	1,345	10,000	13,075	130.75%
FiFa Fees	222	2,000	1,812	90.60%
Total Taxes	3,590,425	6,675,300	7,381,083	110.57%
Alcoholic Beverage Licenses	39,500	70,000	80,500	115.00%
Alcohol Pouring Permit	385	2,500	2,325	93.00%
Zoning and Land Use Permits	30	10,000	11,710	117.10%
Planning and Development Fees	310	7,500	9,433	125.78%
Sign Permit Fees	250	3,000	2,654	88.46%
Special Event Permits	-	250	200	80.00%
Vacant Lot Registration	-	50	25	50.00%
Personal Transportation Veh Permit	-	50	40	80.00%
Other Licenses and Permits	-	1,000	775	77.50%
Building Permit Revenue	76,383	800,000	933,885	116.74%
Certificate of Occupancy Fees	14,500	150,000	184,000	122.67%
Building Permit - Reinspection Fees	675	20,000	16,200	81.00%
Building Permit-Sub Fee	5,420	60,000	74,160	123.60%
Occupational Tax Late Fees	-	750	1,421	189.51%
Plan Review Fees	2,892	25,000	20,103	80.41%
Total Licenses and Permits	140,345	1,150,100	1,337,432	116.29%
Municipal Court Fines	38,955	650,000	642,440	98.84%
Forfeitures	-	250	-	0.00%
Court Costs	1,420	7,500	9,921	132.28%
Drug Testing Fees	-	500	80	16.00%
Expungements	-	50	-	0.00%
Tree Recompense Revenue	5,400	4,000	5,400	135.00%
Other Fines & Forfeitures-Code	500	500	4,000	800.00%
Other Forfeitures	-	1,000	-	0.00%
Total Fines and Forfeitures	46,275	663,800	661,841	99.70%
Grant Revenue	264	830,000	830,148	100.02%
Probation Fees	1,727	30,000	31,579	105.26%
Printing and Duplicating Service Fees	-	750	16	2.08%
Election and Qualifying Fees	-	720	720	100.00%
Advertising Fees	12	7,500	7,563	100.84%



GENERAL FUND REVENUE DETAIL
As of December 31, 2020

	December 2020	2020 Amended	YTD	% of Annual
	Transactions	Budget	Transactions	Budget
Accident/Incident Reports	170	2,500	2,604	104.16%
Wrecker Service Contract	-	18,500	18,500	100.00%
Background Checks	70	500	545	109.00%
Bad Check Fees	25	75	50	66.67%
Miscellaneous Revenue	-	5,005	4,826	96.42%
Rents and Royalties	7,730	35,000	44,765	127.90%
Reimbursement for Damaged Property	-	10,000	41,438	414.38%
Total Miscellaneous Income	9,986	940,550	982,753	104.49%
Interest Revenue	2,850	35,000	39,369	112.48%
Total Investment Income	2,850	35,000	39,369	112.48%
Proceeds from Sale of Conf Assets	-	250	-	0.00%
Proceeds from Sale of Assets	-	25,000	25,870	103.48%
Donations from Private Sources	-	10,000	11,500	115.00%
Total Other Financing Sources	-	35,250	37,370	106.01%
TOTAL GENERAL FUND REVENUES	\$ 3,789,881	\$ 9,500,000	\$ 10,439,848	109.89%



**General Fund Expenditures
As of December 31, 2020**

	December 2020 Transactions	2020 Amended Budget	YTD Transactions	% of Annual Budget
Governing Body				
Salaries & Wages-Council	3,500	42,000	41,500	98.81%
Employee Benefits-Medical	29	62,511	58,667	93.85%
Employee Benefits-Dental	-	2,829	2,840	100.41%
Employee Benefits-ADD Life	-	882	858	97.22%
FICA	148	2,604	1,832	70.36%
Medicare	35	609	428	70.35%
Employee Benefits-Retirement	-	4,061	4,059	99.94%
Unemployment	13	161	138	85.74%
Workers Comp Insurance	-	108	(7)	-6.31%
Total Salaries and Benefits	<u>3,725</u>	<u>115,765</u>	<u>110,315</u>	<u>95.29%</u>
Communications	47	640	422	65.95%
Travel	-	500	-	0.00%
Dues and Fees	-	750	382	50.87%
Education and Training	-	250	-	0.00%
Other Expenditures	-	500	574	114.76%
General Supplies and Materials	-	250	32	12.62%
Small Equipment	-	150	433	100.00%
Total Operations	<u>47</u>	<u>3,040</u>	<u>1,842</u>	<u>60.59%</u>
City Manager				
Salaries & Wages	15,329	132,855	137,816	103.73%
Employee Benefits-Medical	3	7,956	7,155	89.94%
Employee Benefits-Dental	(58)	920	752	81.69%
Employee Benefits-ADD Life	-	147	147	100.00%
Employee Benefits-Disability	-	1,009	1,008	99.90%
FICA	949	8,237	8,531	103.57%
Medicare	222	1,926	1,995	103.60%
Employee Benefits-Retirement	-	12,474	12,465	99.92%
Unemployment	-	77	44	56.75%
Workers' Comp. Insurance	-	574	85	14.77%
Total Salaries and Benefits	<u>16,445</u>	<u>166,175</u>	<u>169,997</u>	<u>102.30%</u>
Communications	47	600	437	72.84%
Travel	-	500	199	39.70%
Dues and Fees	-	2,010	1,350	67.15%
Education and Training	-	1,000	949	94.90%
Other Expenditures	-	1,000	881	88.06%
General Supplies and Materials	-	500	36	7.13%
Small Equipment	-	1,500	1,290	85.97%
Total Operations	<u>47</u>	<u>7,110</u>	<u>5,140</u>	<u>72.29%</u>
City Clerk				
Salaries & Wages	16,717	152,218	156,781	103.00%
Employee Benefits-Medical	7	22,678	20,794	91.69%
Employee Benefits-Dental	-	1,297	1,219	93.99%
Employee Benefits-ADD Life	-	294	294	100.00%
Employee Benefits-Disability	-	1,109	1,101	99.31%
FICA	1,002	9,437	9,383	99.42%
Medicare	235	2,207	2,195	99.46%
Employee Benefits-Retirement	156	14,361	16,211	112.88%
Unemployment	-	153	87	57.11%
Workers' Comp. Insurance	7	426	152	35.58%
Total Salaries and Benefits	<u>18,123</u>	<u>204,180</u>	<u>208,217</u>	<u>101.98%</u>
Professional Services	-	15,000	-	0.00%
Communications	47	750	437	58.27%



**General Fund Expenditures
As of December 31, 2020**

	December 2020 Transactions	2020 Amended Budget	YTD Transactions	% of Annual Budget
Advertising	-	750	-	0.00%
Travel	587	2,000	1,273	63.63%
Dues and Fees	55	6,000	4,272	71.19%
Education and Training	490	1,000	1,415	141.50%
Other Expenditures	-	1,000	438	43.83%
General Supplies and Materials	-	4,275	319	7.45%
Small Equipment	-	3,290	3,103	100.00%
Software	-	5,195	-	0.00%
Total Operations	<u>1,179</u>	<u>39,260</u>	<u>11,257</u>	<u>28.67%</u>
Elections				
Advertising	-	1,500	827	55.12%
Intergovernmental - Elections	-	12,500	-	0.00%
Total Operations	<u>-</u>	<u>14,000</u>	<u>827</u>	<u>55.12%</u>
Contingency				
Contingency	-	95,000	-	0.00%
Total Operations	<u>-</u>	<u>95,000</u>	<u>-</u>	<u>0.00%</u>
Financial Administration				
Salaries & Wages	18,748	157,073	150,026	95.51%
Salaries & Wages - Overtime	436	-	436	100.00%
Employee Benefits-Medical	14	59,750	40,834	68.34%
Employee Benefits-Dental	-	2,759	1,014	36.77%
Employee Benefits-ADD Life	-	441	368	83.33%
Employee Benefits-Disability	-	1,067	1,158	108.51%
FICA	1,116	10,359	8,725	84.23%
Medicare	261	2,423	2,041	84.22%
Employee Benefits-Retirement	-	15,979	15,963	99.90%
Unemployment	-	180	123	68.07%
Workers' Comp. Insurance	-	428	67	15.62%
Total Salaries and Benefits	<u>20,574</u>	<u>250,459</u>	<u>220,754</u>	<u>88.14%</u>
Professional Services	-	1,000	-	0.00%
Professional Services - Audit	-	31,140	31,140	100.00%
Advertising/Promotions	-	1,000	1,301	130.10%
Printing and Binding	-	1,000	1,772	177.25%
Travel	-	200	199	100.00%
Dues and Fees-Bank Service Fees	176	11,750	11,735	99.88%
Education and Training	-	500	329	65.80%
Other Expenditures	-	100	35	35.00%
General Supplies and Materials	-	2,000	858	42.91%
General Supplies-Postage	637	7,000	9,579	136.84%
Gasoline/Diesel	-	100	-	0.00%
Small Equipment	-	8,110	8,663	106.82%
Total Operations	<u>813</u>	<u>63,900</u>	<u>65,612</u>	<u>102.68%</u>
Legal				
Professional Services - Legal	4,342	45,000	17,926	39.84%
Total Operations	<u>4,342</u>	<u>45,000</u>	<u>17,926</u>	<u>39.84%</u>
Salaries & Wages	6,281	53,881	56,033	103.99%
Employee Benefits-Medical	4	13,649	12,715	93.16%
Employee Benefits-Dental	-	920	839	91.21%
Employee Benefits-ADD Life	-	147	147	100.00%
Employee Benefits-Disability	-	461	453	98.19%
FICA	358	3,341	3,195	95.62%



**General Fund Expenditures
As of December 31, 2020**

	December 2020 Transactions	2020 Amended Budget	YTD Transactions	% of Annual Budget
Medicare	84	781	747	95.66%
Employee Benefits-Retirement	-	5,089	5,055	99.34%
Unemployment	-	77	44	56.75%
Workers' Comp. Insurance	-	138	20	14.49%
Total Salaries and Benefits	<u>6,727</u>	<u>78,484</u>	<u>79,248</u>	<u>100.97%</u>
Communications	47	750	448	59.67%
Dues and Fees	-	7,250	6,785	93.58%
Other Expenditures	-	100	18	17.55%
General Supplies and Materials	17	2,000	686	34.28%
Small Equipment	208	5,000	2,480	49.61%
Software	12,301	275,000	275,755	100.27%
Total Operations	<u>12,573</u>	<u>290,100</u>	<u>286,171</u>	<u>98.65%</u>
Risk Management				
Professional Services	-	10,000	5,000	50.00%
Liability Insurance	4,542	132,000	135,844	102.91%
Total Operations	<u>4,542</u>	<u>142,000</u>	<u>140,844</u>	<u>99.19%</u>
General Government Building				
Salaries & Wages	4,922	55,702	42,934	77.08%
Employee Benefits-Medical	3	7,956	7,155	89.94%
Employee Benefits-Dental	-	377	351	93.01%
Employee Benefits-ADD Life	-	147	147	100.00%
Employee Benefits-Disability	-	320	315	98.29%
FICA	304	3,453	2,648	76.70%
Medicare	71	808	619	76.65%
Employee Benefits-Retirement	-	3,521	3,513	99.79%
Unemployment	1	73	54	73.97%
Workers' Comp. Insurance	-	5,708	869	15.22%
Total Salaries and Benefits	<u>5,301</u>	<u>78,065</u>	<u>58,606</u>	<u>75.07%</u>
Disposal - Garbage	30	500	361	72.15%
Pest Control	-	3,500	815	23.29%
Repairs and Maintenance	3,846	13,950	13,305	95.38%
Repairs and Maintenance - Vehicles	8	5,000	1,470	29.40%
Rental of Equipment	1,444	5,000	5,850	117.01%
Communications	888	10,000	11,574	115.74%
Dues and Fees	2,582	500	2,925	585.04%
Other Expenditures	-	3,000	1,993	66.43%
General Supplies and Materials	534	12,500	8,452	67.61%
Water and Sewer	3,160	2,500	4,288	171.54%
Natural Gas	172	4,500	1,621	36.03%
Electricity	1,188	15,000	13,168	87.79%
Gasoline and Diesel	-	1,750	1,442	82.39%
Small Equipment	-	5,370	1,043	19.43%
Software	117	2,500	714	28.57%
Total Operations & Capital	<u>13,969</u>	<u>85,570</u>	<u>69,022</u>	<u>80.66%</u>
TOTAL GENERAL GOVERNMENT	<u>\$ 108,407</u>	<u>\$ 1,678,108</u>	<u>\$ 1,445,777</u>	<u>86.16%</u>
Municipal Court				
Salaries & Wages	15,701	143,843	149,224	103.74%
Salaries & Wages - Overtime	-	1,000	590	58.99%
Employee Benefits-Medical	10	33,873	32,736	96.64%
Employee Benefits-Dental	-	2,040	2,000	98.03%
Employee Benefits-ADD Life	-	442	417	94.23%



**General Fund Expenditures
As of December 31, 2020**

	December 2020 Transactions	2020 Amended Budget	YTD Transactions	% of Annual Budget
Employee Benefits-Disability	-	1,090	1,059	97.16%
FICA	932	8,980	8,378	93.30%
Medicare	218	2,100	1,959	93.31%
Employee Benefits-Retirement	-	12,242	12,236	99.95%
Unemployment	3	206	153	74.46%
Workers' Compensation	-	371	56	15.22%
Total Salaries and Benefits	<u>16,863</u>	<u>206,187</u>	<u>208,810</u>	<u>101.27%</u>
Professional Services - Public Defender	810	6,500	6,855	105.46%
Professional Services - Solicitor/Judge	5,500	89,000	88,692	99.65%
Repairs & Maintenance	-	1,000	-	0.00%
Rental of Equipment	231	1,750	1,630	93.12%
Advertising	-	100	-	0.00%
Printing & Binding	-	750	251	33.47%
Travel	-	500	231	46.14%
Dues and Fees	-	250	348	139.30%
Education and Training	-	750	1,000	133.33%
Other Expenditures	-	500	260	52.00%
General Supplies and Materials	194	2,500	1,776	71.03%
General Supplies and Materials Postage	-	750	484	64.51%
Gasoline/Diesel	-	50	26	52.28%
Food Supplies	129	3,200	2,792	87.24%
Books and Periodicals-Code Books	-	250	-	0.00%
Small Equipment	-	8,310	7,269	87.47%
Software	-	25,000	18,844	75.38%
Other Supplies - Uniforms	-	250	-	0.00%
Intergovernmental - Inmate Housing	840	12,000	3,990	33.25%
Total Operations	<u>7,703</u>	<u>153,410</u>	<u>134,446</u>	<u>87.64%</u>
TOTAL JUDICIAL	<u>\$ 24,566</u>	<u>\$ 359,597</u>	<u>\$ 343,255</u>	<u>95.46%</u>

Police Administration

Salaries & Wages	44,952	474,485	456,214	96.15%
Salaries & Wages-Overtime	-	6,000	51	0.85%
Employee Benefits-Medical	13	71,907	62,049	86.29%
Employee Benefits-Dental	-	4,811	4,436	92.20%
Employee Benefits-ADD Life	-	1,029	980	95.24%
Employee Benefits-Disability	-	3,857	3,766	97.64%
FICA	2,679	27,930	27,289	97.71%
Medicare	626	6,532	6,382	97.71%
Employee Benefits-Retirement	-	42,073	42,033	99.90%
Unemployment	-	486	343	70.57%
Workers' Compensation	-	18,662	2,770	14.84%
Total Salaries and Benefits	<u>48,269</u>	<u>657,772</u>	<u>606,314</u>	<u>92.18%</u>

Professional Services	125	2,500	125	5.00%
Repair & Maintenance	-	500	-	0.00%
Repair & Maintenance-Vehicle	109	5,394	4,233	78.47%
Rental of Equipment	756	5,000	5,225	104.50%
Communications	294	4,250	2,961	69.68%
Advertising	-	250	1,253	501.00%
Printing and Binding	138	500	342	68.43%
Travel	-	3,000	3,485	116.16%
Dues and Fees	59	6,000	3,697	61.61%
Education and Training	-	4,500	2,470	54.89%
Other Expenditures	155	2,500	1,477	59.09%
General Supplies and Materials	92	2,500	2,275	91.02%
General Supplies - Postage	-	500	347	69.42%
Gasoline/Diesel	-	9,000	8,087	89.86%



**General Fund Expenditures
As of December 31, 2020**

	December 2020 Transactions	2020 Amended Budget	YTD Transactions	% of Annual Budget
Small Equipment	-	10,040	8,366	83.32%
Software	18	4,000	2,945	73.63%
Other Supplies - Uniforms	-	6,700	6,721	100.32%
Total Operations and Capital	<u>1,746</u>	<u>67,134</u>	<u>54,010</u>	<u>80.45%</u>
Criminal Investigation Division				
Salaries & Wages	20,870	227,117	233,367	102.75%
Salaries & Wages-Overtime	418	6,000	7,194	119.90%
Employee Benefits-Medical	17	55,745	48,229	86.52%
Employee Benefits-Dental	-	3,137	2,298	73.26%
Employee Benefits-ADD Life	-	588	575	97.81%
Employee Benefits-Disability	-	1,754	1,737	99.04%
FICA	1,275	14,453	14,366	99.40%
Medicare	298	3,380	3,360	99.41%
Employee Benefits-Retirement	-	21,151	20,784	98.26%
Unemployment	-	306	175	57.11%
Workers' Compensation	-	10,556	1,543	14.62%
Total Salaries and Benefits	<u>22,878</u>	<u>344,187</u>	<u>333,628</u>	<u>96.93%</u>
Repair & Maintenance-Vehicle	-	4,800	2,852	59.41%
Communications	125	2,500	1,404	56.18%
Printing and Binding	-	250	-	0.00%
Travel	-	1,000	1,568	156.82%
Dues and Fees	32	1,000	918	91.78%
Education and Training	-	2,500	1,343	53.72%
General Supplies and Materials	-	2,000	179	8.95%
General Supplies and Materials-Postage	-	50	-	0.00%
Gasoline and Diesel	-	6,000	3,372	56.20%
Small Equipment	-	5,500	3,799	69.07%
Software	200	2,000	1,799	89.94%
Other Supplies - Uniforms	-	3,000	2,392	79.73%
Total Operations and Capital	<u>357</u>	<u>30,600</u>	<u>19,626</u>	<u>64.14%</u>
Vice				
Salaries & Wages	5,960	53,089	53,357	100.50%
Salaries & Wages-Overtime	522	2,000	3,711	185.55%
Employee Benefits-Medical	7	14,722	10,160	69.02%
Employee Benefits-Dental	-	920	636	69.09%
Employee Benefits-ADD Life	-	147	147	100.00%
Employee Benefits-Disability	-	395	385	97.44%
FICA	391	3,416	3,358	98.29%
Medicare	91	799	785	98.27%
Employee Benefits-Retirement	-	4,998	4,868	97.40%
Unemployment	-	77	44	56.75%
Workers' Compensation	-	2,494	363	14.55%
Total Salaries and Benefits	<u>6,971</u>	<u>83,057</u>	<u>77,813</u>	<u>93.69%</u>
Repairs & Maintenance Vehicles	173	1,980	1,419	71.66%
Communications	-	750	-	0.00%
Dues and Fees	-	150	19	12.98%
Gasoline	-	2,000	1,637	81.84%
Total Operations and Capital	<u>173</u>	<u>4,880</u>	<u>3,075</u>	<u>63.02%</u>
Patrol				
Salaries & Wages	171,040	1,249,871	1,270,999	101.69%
Salaries & Wages-Overtime	8,313	78,000	81,125	104.01%



**General Fund Expenditures
As of December 31, 2020**

	December 2020 Transactions	2020 Amended Budget	YTD Transactions	% of Annual Budget
Employee Benefits-Medical	75	317,069	299,838	94.57%
Employee Benefits-Dental	-	16,977	16,377	96.47%
Employee Benefits-ADD Life	-	3,822	3,539	92.58%
Employee Benefits-Disability	-	9,051	8,994	99.37%
FICA	10,590	80,716	80,485	99.71%
Medicare	2,477	18,877	18,823	99.72%
Employee Benefits-Retirement	-	117,113	116,027	99.07%
Unemployment	-	1,618	1,219	75.34%
Workers' Compensation	-	58,949	12,402	21.04%
Total Salaries and Benefits	<u>192,493</u>	<u>1,952,063</u>	<u>1,909,828</u>	<u>97.84%</u>
Professional Services	100	5,500	4,299	78.17%
Repair & Maintenance	-	3,000	1,803	60.10%
Repair & Maintenance-Vehicle	9,742	45,000	62,684	139.30%
Communications	1,599	19,000	13,720	72.21%
Printing and Binding	-	500	250	50.04%
Travel	547	5,000	4,427	88.54%
Dues and Fees	32	1,500	610	40.65%
Education & Training	-	7,000	700	10.00%
Contract Labor	-	1,000	875	87.50%
Other Expenditures	651	6,000	4,009	66.82%
General Supplies and Materials	17	5,000	3,357	67.15%
Weapons Supplies & Ammunition	-	5,500	3,695	100.00%
Gasoline and Diesel	-	77,500	65,359	84.33%
Small Equipment	-	10,000	8,152	81.52%
Software	-	20,000	14,390	71.95%
Other Supplies - Uniforms	2,967	45,000	48,358	107.46%
Total Operations and Capital	<u>15,655</u>	<u>256,500</u>	<u>236,690</u>	<u>92.28%</u>
Police Training				
Salaries & Wages	5,756	55,348	53,283	96.27%
Salaries & Wages-Overtime	-	2,000	749	37.43%
Employee Benefits-ADD Life	-	147	123	83.33%
Employee Benefits-Disability	-	410	405	98.90%
FICA	357	3,556	3,350	94.21%
Medicare	83	832	783	94.16%
Employee Benefits-Retirement	-	5,503	4,868	88.46%
Unemployment	-	77	44	56.74%
Workers' Compensation	-	2,597	378	14.55%
Total Salaries and Benefits	<u>6,196</u>	<u>70,470</u>	<u>63,982</u>	<u>90.79%</u>
Repair & Maintenance	-	2,000	93	4.63%
Repair & Maintenance-Vehicle	-	2,000	1,846	92.32%
Communications	42	500	389	77.89%
Travel	-	2,000	247	12.34%
Dues and Fees	-	500	65	12.98%
Education and Training	-	3,000	990	33.00%
General Supplies and Materials	-	3,000	1,215	40.49%
Weapons Supplies & Ammunition	945	64,665	33,737	52.17%
Gasoline and Diesel	-	2,000	1,367	68.36%
Other Supplies - Uniforms	-	300	240	80.00%
Intergovernmental	-	5,000	5,000	100.00%
Total Operations and Capital	<u>986</u>	<u>84,965</u>	<u>45,189</u>	<u>53.19%</u>



**General Fund Expenditures
As of December 31, 2020**

	December 2020 Transactions	2020 Amended Budget	YTD Transactions	% of Annual Budget
Disposal-Garbage/Recycle	90	1,500	1,147	76.47%
Pest Control	-	1,000	545	54.50%
Repairs and Maintenance	407	16,500	14,471	87.70%
Communications	846	9,500	11,098	116.82%
General Supplies and Materials	966	5,000	4,113	82.26%
Water/Sewer	427	6,800	5,981	87.96%
Electricity	903	14,000	11,816	84.40%
Small Equipment	-	2,500	1,636	65.43%
Software	213	3,500	1,297	37.04%
Total Operations	<u>3,853</u>	<u>60,300</u>	<u>52,103</u>	<u>86.41%</u>
Probation				
Salaries & Wages	5,583	50,550	50,568	100.04%
Employee Benefits-Medical	7	7,956	6,555	82.39%
Employee Benefits-Dental	-	377	292	77.51%
Employee Benefits-ADD Life	-	147	135	91.67%
Employee Benefits-Disability	-	354	295	83.29%
FICA	341	3,152	3,090	98.02%
Medicare	80	739	723	97.77%
Employee Benefits-Retirement	-	4,546	4,523	99.48%
Unemployment	-	77	44	56.73%
Workers' Compensation	-	2,119	307	14.48%
Total Salaries and Benefits	<u>6,010</u>	<u>70,017</u>	<u>66,530</u>	<u>95.02%</u>
Communications	42	500	397	79.44%
Travel	-	250	-	0.00%
Dues and Fees	-	300	107	35.76%
General Supplies and Materials	-	300	137	45.50%
Small Equipment	-	1,500	811	100.00%
Software	-	3,000	3,000	100.00%
Other Supplies - Uniforms	-	100	447	100.00%
Total Operations and Capital	<u>42</u>	<u>5,950</u>	<u>4,899</u>	<u>82.33%</u>
Fire Services				
Intergovernmental-Fire Services	-	1,957,356	1,957,356	100.00%
Total Fire Services	<u>-</u>	<u>1,957,356</u>	<u>1,957,356</u>	<u>100.00%</u>
TOTAL PUBLIC SAFETY	<u>\$ 305,631</u>	<u>\$ 5,645,251</u>	<u>\$ 5,431,043</u>	<u>96.21%</u>
Highways and Streets				
Professional Services-Engineering	-	7,500	2,000	26.67%
Disposal-Garbage/Recycling	95	1,250	1,134	90.76%
Lawn Care	-	1,000	215	21.53%
Pest Control	-	600	945	157.50%
Repairs & Maintenance	705	52,714	23,025	43.68%
Repairs & Maintenance-Vehicles	2,390	6,000	10,935	182.25%
Rental of Equipment	202	2,500	1,275	50.98%
Contract Labor	-	418,716	382,645	91.39%
Other Expenditures	3	250	25	9.80%
General Supplies and Materials	131	3,000	149	4.96%
Electricity	233	3,500	3,523	100.67%
Gasoline/Diesel	-	5,000	4,514	90.27%
Small Equipment	1,082	2,500	1,082	43.26%
Total Operations	<u>4,839</u>	<u>504,530</u>	<u>431,466</u>	<u>85.52%</u>
Street Lights				
Repairs & Maintenance	20	2,000	1,495	74.76%



**General Fund Expenditures
As of December 31, 2020**

	December 2020 Transactions	2020 Amended Budget	YTD Transactions	% of Annual Budget
Small Equipment	-	5,040	3,844	76.28%
Other Supplies - Uniforms	-	250	-	0.00%
Total Operations	<u>15,554</u>	<u>151,390</u>	<u>128,542</u>	<u>84.91%</u>
Urban Redevelopment and Housing				
Intergovernmental	-	750	750	100.00%
Total Operations	<u>-</u>	<u>750</u>	<u>750</u>	<u>100.00%</u>
Planning and Zoning				
Salaries & Wages	14,841	115,103	121,751	105.78%
Employee Benefits-Medical	(651)	27,873	18,771	67.35%
Employee Benefits-Dental	(31)	920	818	88.89%
Employee Benefits-ADD Life	(12)	294	297	101.02%
Employee Benefits-Disability	(22)	1,372	1,104	80.47%
FICA	870	7,136	7,098	99.47%
Medicare	204	1,669	1,664	99.68%
Employee Benefits-Retirement	(358)	10,443	8,679	83.11%
Unemployment	(2)	153	99	64.41%
Workers' Compensation	(230)	4,558	(2,124)	-46.60%
Total Salaries and Benefits	<u>14,609</u>	<u>169,521</u>	<u>158,156</u>	<u>93.30%</u>
Professional Services	-	750	-	0.00%
Professional Services-Legal	-	750	-	0.00%
Technical Services - Planning	-	2,800	-	0.00%
Repairs & Maintenance	-	500	-	0.00%
Other Services - Map Updates	-	1,000	-	0.00%
Communications	47	1,250	496	39.69%
Advertising	94	20,200	20,056	99.29%
Printing & Binding	-	250	-	0.00%
Travel	-	1,500	521	34.76%
Dues and Fees	-	2,500	4,288	171.53%
Education and Training	-	1,250	55	4.40%
Planning & Zoning Meeting Fees	196	2,250	1,862	82.76%
Other Expenditures	-	500	102	20.31%
General Supplies and Materials	36	1,250	142	11.35%
Gasoline & Diesel	-	250	-	0.00%
Small Equipment	-	5,810	3,141	54.06%
Total Operations	<u>372</u>	<u>42,810</u>	<u>30,662</u>	<u>71.62%</u>
Main Street Program				
Salaries and Wages	6,572	50,665	53,881	106.35%
Overtime	-	1,000	-	0.00%
Employee Benefits - Medical	7	13,649	12,749	93.41%
Employee Benefits - Dental	-	377	351	93.01%
Employee Benefits - Add Life	-	147	147	100.00%
Employee Benefits - Disability	-	605	598	98.90%
FICA	392	3,203	3,197	99.82%
Medicare	91	749	747	99.76%
Employee Benefits - Retirement	(156)	4,688	2,882	61.47%
Unemployment	-	77	44	56.77%
Workers Comp Insurance	(7)	223	(56)	-24.98%
Total Salaries and Benefits	<u>6,898</u>	<u>75,383</u>	<u>74,541</u>	<u>98.88%</u>
Communications	42	750	417	55.55%
Advertising	-	500	-	0.00%
Travel	-	750	-	0.00%
Dues and Fees	-	1,600	959	59.95%
Education and Training	-	750	239	31.87%
Contract Labor	(75)	7,500	1,610	21.47%
Supplies - Special Events	47	14,056	4,914	34.96%



**General Fund Expenditures
As of December 31, 2020**

	December 2020 Transactions	2020 Amended Budget	YTD Transactions	% of Annual Budget
Small Equipment	-	1,770	1,689	100.00%
Software	-	1,000	-	0.00%
<i>Total Operations</i>	<u>14</u>	<u>28,676</u>	<u>9,828</u>	<u>34.27%</u>
<i>Intergovernmental</i>				
Intergovernmental - COED	-	10,000	10,000	100.00%
Payments to Others	-	131,418	126,418	100.00%
Total Intergovernmental	<u>-</u>	<u>141,418</u>	<u>136,418</u>	<u>100.00%</u>
TOTAL HOUSING AND DEVELOPMENT	<u>\$ 62,121</u>	<u>\$ 916,514</u>	<u>\$ 813,648</u>	<u>88.78%</u>
<i>Other Financing Uses</i>				
Transfer to Other Funds	-	250,000	250,000	100.00%
TOTAL OTHER FINANCING USES	<u>\$ -</u>	<u>\$ 250,000</u>	<u>\$ 250,000</u>	<u>100.00%</u>
TOTAL GENERAL FUND EXPENDITURES	<u>\$ 515,447</u>	<u>\$ 9,500,000</u>	<u>\$ 8,835,048</u>	<u>93.00%</u>



**Operating Grant Fund
As of December 31, 2020**

	December 2020 Transactions	2020 Amended Budget	YTD Transactions	% of Annual Budget
REVENUES:				
Atlanta Regional Commission Grant	29,473	214,975	138,229	64.30%
Interest Revenue	1	25	8	32.72%
TOTAL REVENUES	\$ 29,474	\$ 215,000	\$ 138,237	64.30%
EXPENDITURES:				
Payments to Other Agencies-FOCUS	4,999	215,000	118,907	55.31%
TOTAL EXPENDITURES	\$ 4,999	\$ 215,000	\$ 118,907	55.31%



Parks & Recreation Fund
As of December 31, 2020

REVENUES:	December 2020 Transactions	2020 Amended Budget	YTD Transactions	% of Annual Budget
Alcoholic Bev Excise Tax Beer & Wine	47,790	244,000	288,134	118.09%
Alcoholic Bev Excise Tax Liquor	21,728	85,000	107,738	126.75%
Local Option Mixed Drink Tax	9,849	40,000	47,033	117.58%
Penalties and Interest	-	250	-	0.00%
Bad Check Fees	25	50	25	50.00%
Interest Revenue	72	200	199	99.34%
Rents and Royalties	1,158	7,500	8,315	110.87%
Prior Year Fund Balance	-	500	-	0.00%
TOTAL REVENUES	\$ 80,622	\$ 377,500	\$ 451,443	119.59%
EXPENDITURES:				
Disposal - Garbage Depot	103	1,000	617	61.67%
Pest Control - Depot	180	750	720	96.00%
Repairs & Maintenance - Depot	226	21,500	4,216	19.61%
Communications	143	1,500	1,661	110.73%
General Supplies - Depot	55	2,000	(770)	-38.50%
Water/Sewer - Depot	21	750	123	16.46%
Natural Gas - Depot	330	1,500	1,657	110.49%
Electricity - Depot	275	5,000	2,499	49.98%
Small Equipment - Depot	-	1,500	554	36.93%
Disposal - Garbage Parks	103	750	617	82.22%
Lawn Care	1,391	9,000	6,705	74.50%
Pest Control - Parks	-	1,000	445	44.50%
Repairs & Maintenance - Parks	575	20,000	18,670	93.35%
Rental - Equipment & Land	-	1,250	-	0.00%
Dues and Fees	-	500	363	72.60%
Contract Labor	9,690	50,000	41,815	83.63%
General Supplies and Materials - Parks	-	1,500	470	31.33%
Water/Sewer - Parks	2,313	6,000	6,882	114.71%
Electricity - Parks	170	1,500	983	65.54%
Small Equipment - Parks	-	500	-	0.00%
Capital Outlay - Site Improvements	-	250,000	-	0.00%
TOTAL EXPENDITURES	\$ 15,573	\$ 377,500	\$ 88,227	23.37%



**Hotel/Motel Tax Fund
As of December 31, 2020**

	December 2020	2020 Amended	YTD	% of Annual
REVENUES:	Transactions	Budget	Transactions	Budget
Hotel/Motel Taxes	237	2,995	3,449	115.16%
Interest Revenue	0	5	3	53.40%
TOTAL REVENUES	\$ 237	\$ 3,000	\$ 3,452	115.06%
EXPENDITURES:				
Advertising/Promotions	-	3,000	1,540	51.33%
TOTAL EXPENDITURES	\$ -	\$ 3,000	\$ 1,540	51.33%



**Urban Redevelopment Agency
As of December 31, 2020**

	December 2020	2020 Amended	YTD	% of Annual
REVENUES:	Transactions	Budget	Transactions	Budget
Proceeds from General Long-term E	-	6,000,000	5,723,104	95.39%
TOTAL REVENUES	\$ -	\$ 6,000,000	\$ 5,723,104	95.39%
EXPENDITURES:				
Issuance Costs	-	-	(10)	100.00%
Transfer to Town Center Fund	-	6,000,000	5,723,113	95.39%
TOTAL EXPENDITURES	\$ -	\$ 6,000,000	\$ 5,723,104	95.39%



SPLOST III Fund
As of December 31, 2020

	December 2020	2020 Amended	YTD	% of Annual
REVENUES:	Transactions	Budget	Transactions	Budget
Special Assessments - Crestmont	-	11,928	5,964	50.00%
Prior Year Fund Balance	-	262,622	-	0.00%
Interest Revenue	25	100	164	164.02%
TOTAL REVENUES	\$ 25	\$ 274,650	\$ 6,128	2.23%
EXPENDITURES:				
Capital Outlay-Infrastructure	-	274,650	-	0.00%
TOTAL EXPENDITURES	\$ -	\$ 274,650	\$ -	0.00%



SPLOST IV Fund
As of December 31, 2020

	December 2020	2020 Amended	YTD	% of Annual
REVENUES:	Transactions	Budget	Transactions	Budget
Special Assessments	-	1,050	2,310	220.00%
Interest Revenue	2	45	38	84.62%
Prior Year Fund Balance	-	68,905	-	0.00%
TOTAL REVENUES	\$ 2	\$ 70,000	\$ 2,348	3.35%
EXPENDITURES:				
Capital Outlay-Infrastructure	-	70,000	-	0.00%
TOTAL EXPENDITURES	\$ -	\$ 70,000	\$ -	0.00%



**SPLOST V Fund
As of December 31, 2020**

REVENUES:	December 2020 Transactions	2020 Amended Budget	YTD Transactions	% of Annual Budget
SPLOST V Revenue	182,579	1,500,000	2,030,858	135.39%
Grant Revenue-LMIG	-	292,095	292,096	100.00%
Grant Revenue-SRTA	-	1,500,000	-	0.00%
Grant Revenue-TIP	-	1,604,167	-	0.00%
Grant Revenue-LCI Phase II	-	116,110	116,110	100.00%
Assessments - Roads	-	20,000	32,000	160.00%
Interest Revenue	35	500	491	98.19%
Prior Year Fund Balance	-	191,183	-	0.00%
Proceeds from SRTA Loan	-	3,590,450	-	0.00%
TOTAL REVENUES	\$ 182,614	\$ 8,814,505	\$ 2,471,555	28.04%
EXPENDITURES:				
Capital Outlay-Buildings	0	0	14,173	100.00%
Capital Outlay-Public Safety Equipment	13,581	200,000	184,920	92.46%
Capital Outlay-Police Cars	5,260	205,000	167,813	81.86%
Capital Outlay-Sites	-	-	-	100.00%
Capital Outlay-Infrastructure	4,743	768,900	633,482	82.39%
Capital Outlay-HOTL Pedestrian	-	-	-	100.00%
Capital Outlay-Industrial Connector	-	1,925,000	105	0.01%
Capital Outlay-HS Pkwy Phase	-	-	-	100.00%
Capital Outlay-HS Pkwy Phase II	60,913	5,197,495	129,246	2.49%
Capital Outlay-TCP Road Net	-	-	-	100.00%
Capital Outlay-HS Pkwy Phase III	26,429	-	26,429	100.00%
Holly Street	425	-	425	100.00%
Capital Outlay-LCI Phase II	-	116,110	2,228	100.00%
Capital Outlay - HS Pkwy Sidewalk	-	10,000	3,036	100.00%
Capital Outlay - Hickory Sidewalk	-	205,000	129,380	100.00%
Capital Outlay - Palm Street Sidewalk	94,822	187,000	236,464	100.00%
TOTAL EXPENDITURES	\$ 206,173	\$ 8,814,505	\$ 1,527,701	17.33%



Town Center Fund
As of December 31, 2020

Revenues	December 2020 Transactions	2020 Amended Budget	YTD Transactions	% of Annual Budget
Interest Revenue	27	103	351	340.71%
Prior Year Fund Balance	-	351,497	-	0.00%
Transfer from General Fund	-	200,000	-	0.00%
Transfer from URA	-	6,000,000	5,923,113	98.72%
TOTAL REVENUES	\$ 27	\$ 6,551,600	\$ 5,923,464	90.41%
Expenditures				
Professional Services	-	350,000	34,870	9.96%
Capital Outlay - Sites	-	1,000,000	559,430	55.94%
Capital Outlay - Site Improvements	26,052	1,235,000	1,145,242	92.73%
Capital Outlay - Buildings	-	2,090,000	2,119,236	100.00%
Capital Outlay - TCP Road Network	27,576	1,876,600	2,474,191	131.84%
TOTAL EXPENDITURES	\$ 53,566	\$ 6,551,600	\$ 6,332,968	96.66%



Debt Service Fund
As of December 31, 2020

Revenues	December 2020 Transactions	2020 Amended Budget	YTD Transactions	% of Annual Budget
Interest	140	2,000	1,932	96.60%
Prior Year Fund Balance	-	464,319	-	0.00%
Transfer from General Fund	-	50,000	50,000	100.00%
TOTAL REVENUES	\$ 140	\$ 516,319	\$ 51,932	10.06%
Expenditures				
Debt Service - Bond Principal HSPRA	600	311,206	154,926	49.78%
Debt Service - Bond Interest HSPRA	-	47,530	42,503	89.42%
Debt Service - Bond Interest URA	-	157,583	82,556	52.39%
TOTAL EXPENDITURES	\$ 600	\$ 516,319	\$ 279,985	54.23%



**Stormwater Utility Fund
As of December 31, 2020**

REVENUES:	December 2020 Transactions	2020 Amended Budget	YTD Transactions	% of Annual Budget
Stormwater Utility Fees	161,160	349,500	271,453	77.67%
Interest Revenue	2	500	509	101.84%
TOTAL REVENUES	\$ 161,163	\$ 350,000	\$ 271,963	77.70%
EXPENSES:				
Salaries & Wages	3,950	47,410	47,400	99.98%
Employee Benefits - Medical Insurance	663	7,956	7,956	100.00%
Employee Benefits - Dental Insurance	31	377	372	98.67%
Employee Benefits - Disability	22	271	264	97.42%
Employee Benefits - ADD Life	12	147	144	97.96%
FICA	245	2,948	2,940	99.73%
Medicare	57	687	684	99.56%
Employee Benefits - Retirement	358	4,300	4,296	99.91%
Unemployment	2	27	24	88.89%
Workers Comp Insurance	230	2,766	2,760	99.78%
Professional Services	-	2,487	112	4.50%
Technical Services - Regional SW	-	1,500	-	0.00%
Technical Services - Pollution	-	1,000	34	3.38%
Technical Services - Watershed	-	500	-	0.00%
Professional Services - Engineer	11,739	112,000	105,882	94.54%
Repairs & Maintenance	-	78,950	44,054	55.80%
Repairs & Maintenance - Vehicles	876	-	3,658	100.00%
Rental of Equipment	150	12,500	9,981	79.85%
Communications	123	2,000	1,052	52.59%
Advertising	-	250	-	0.00%
Printing and Binding	-	75	56	74.67%
Dues and Fees	-	6,500	5,355	82.38%
Training	-	2,000	1,349	67.45%
Contract Labor	-	46,500	13,920	29.94%
General Supplies & Materials	-	1,500	16	1.06%
General Supplies - Postage	-	349	74	21.08%
Water/Sewer	56	5,000	111	2.22%
Gasoline & Diesel	-	4,000	1,537	38.43%
Small Equipment	-	1,500	1,985	132.33%
Other Supplies	26	1,000	365	36.53%
Contingency	-	3,500	-	0.00%
TOTAL EXPENSES	\$ 18,540	\$ 350,000	\$ 256,381	73.25%



**Main Street Board
Budget To Actual Comparison Report
As of December 31, 2020**

Revenues	December 2020 Transactions	2020 Amended Budget	YTD Transactions	% of Annual Budget
Business & Occupation Licenses	-	42,684	50,586	118.51%
Alcohol Beverage Licenses	-	25,000	25,000	100.00%
Alcohol Pouring Permits	385	5,000	2,325	46.50%
Donations From Private Sources	-	20,000	11,500	57.50%
Miscellaneous/Registrations/Booth Fees	-	8,825	1,806	20.46%
Rents and Royalties	-	2,500	2,500	100.00%
Interest Revenue	1	50	20	39.02%
TOTAL REVENUES	\$ 386	\$ 104,059	\$ 93,737	90.08%

Expenditures				
Salaries & Wages	6,572	50,665	53,881	106.35%
Overtime	-	1,000	-	0.00%
Employee Benefits - Medical	7	13,649	12,749	93.41%
Employee Benefits- Dental	-	377	351	93.01%
Employee Benefits-Add Life	-	147	147	100.00%
Employee Benefits-Disability	-	605	598	98.90%
FICA	392	3,203	3,197	99.82%
Medicare	91	749	747	99.76%
Employee Benefits-Retirement	(156)	4,688	2,882	61.47%
Unemployment	-	77	44	56.77%
Workers Comp Insurance	(7)	223	(56)	-24.98%
Communications	42	750	417	55.55%
Advertising	-	500	-	0.00%
Travel	-	750	-	0.00%
Dues and Fees	-	1,600	959	59.95%
Education and Training	-	750	239	31.87%
Contract Labor	(75)	7,500	1,610	21.47%
Supplies-Special Events	47	14,056	4,914	34.96%
Small Equipment	-	1,770	1,689	100.00%
Software	-	1,000	-	0.00%
TOTAL EXPENDITURES	\$ 6,912	\$ 104,059	\$ 84,368	81.08%



**Holly Springs Tree Commission
Budget to Actual Comparison Report
As of December 31, 2020**

Revenues	December 2020 Transactions	2020 Amended Budget	YTD Transactions	% Variance
Development Fees/Recompense	14,833.20	25,450.00	14,833.20	58.28%
Interest Revenue	0.03	50.00	0.36	0.72%
TOTAL REVENUES	\$ 14,833.23	\$ 25,500.00	\$ 14,833.56	58.17%
Expenditures				
Landscaping/Tree Planting & Care	-	8,000.00	-	0.00%
Tree Maintenance	-	8,000.00	-	0.00%
Tree Removal	-	6,000.00	-	0.00%
Travel	-	750.00	-	0.00%
Dues and Fees	-	500.00	-	0.00%
Education and Training	-	1,000.00	-	0.00%
Tree Seedlings	-	500.00	440.41	88.08%
Banners & Shirts	-	250.00	-	0.00%
Books and Periodicals	-	500.00	-	0.00%
TOTAL EXPENDITURES	\$ -	\$ 25,500.00	\$ 440.41	1.73%

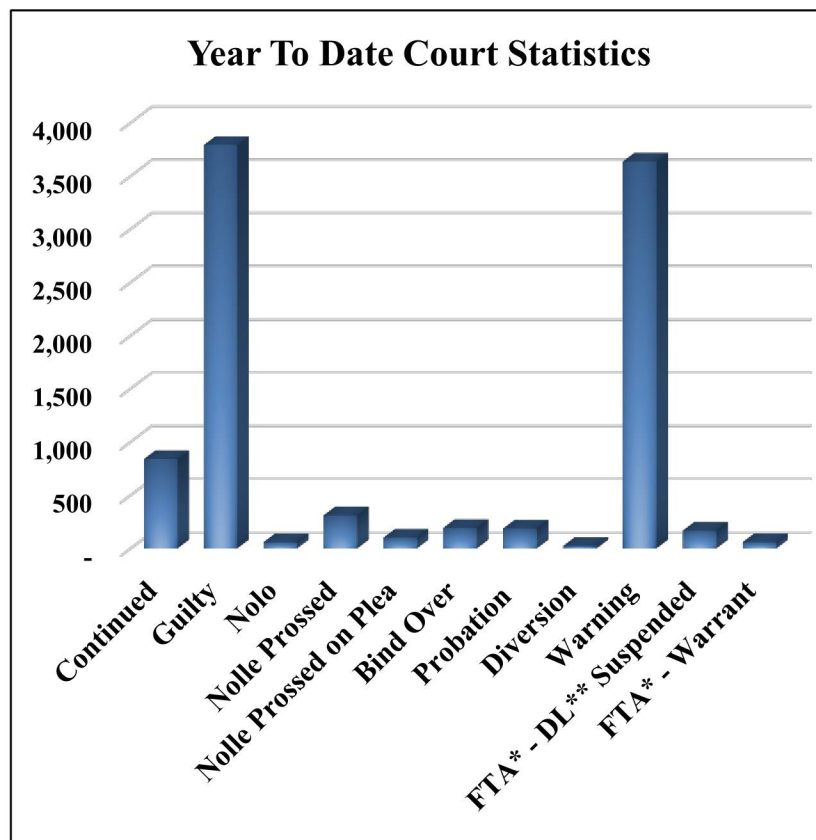


City of Holly Springs Court Statistics 2020 Year to Date

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	YTD
Continued	130	170	65	-	1	97	75	73	19	80	80	48	838
Guilty	603	685	269	36	22	329	359	348	181	319	372	268	3,791
Nolo	6	12	1	-	-	10	12	6	1	3	4	3	58
Nolle Prossed	37	34	6	-	4	29	42	22	11	42	43	39	309
Nolle Prossed on Plea	13	18	10	-	3	17	10	10	-	11	9	-	101
Bind Over	25	23	16	2	3	16	18	5	12	23	21	27	191
Probation	18	43	14	-	1	19	20	15	10	22	15	9	186
Diversion	5	7	3	-	-	4	-	1	1	2	-	-	23
Warning	127	170	177	12	242	218	347	487	441	496	566	352	3,635
FTA* - DL** Suspended	5	29	35	5	6	3	10	22	5	17	17	12	166
FTA* - Warrant	6	8	10	-	-	8	6	3	4	3	6	5	59
	975	1,199	606	55	282	750	899	992	685	1,018	1,133	763	9,357

* Failure to Appear

** Driver's License

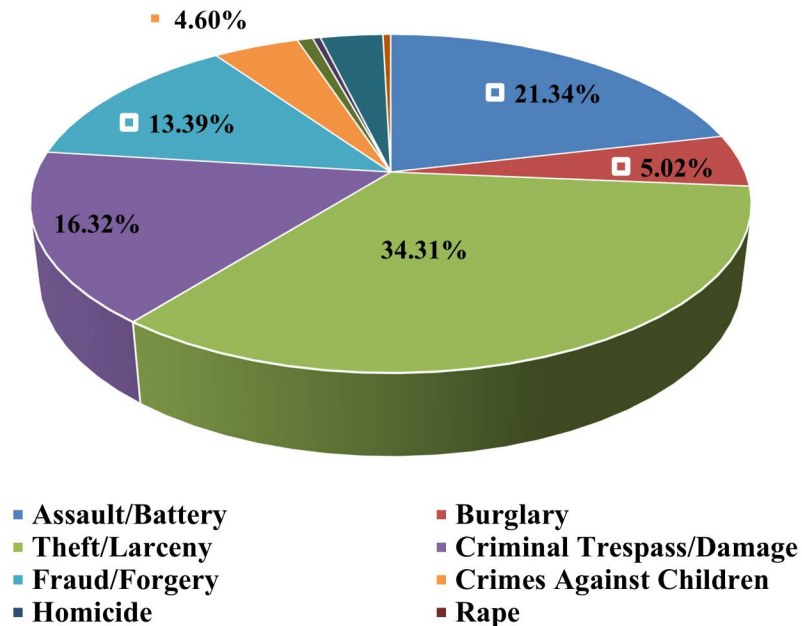




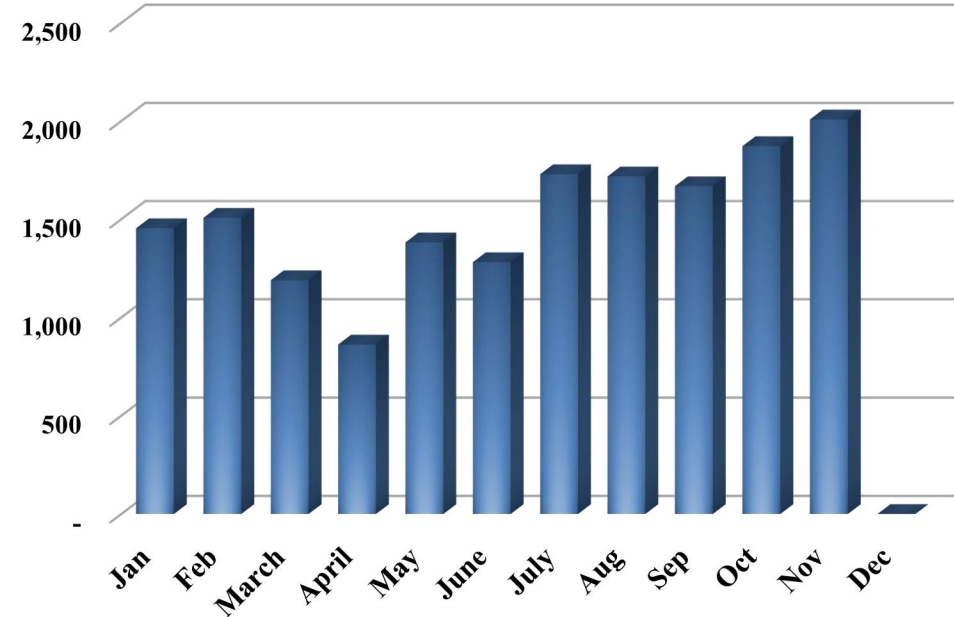
City of Holly Springs Police Statistics 2020 Year to Date

	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec	YTD
Assault/Battery	3	2	5	-	2	11	5	5	7	5	6	-	51
Burglary	-	-	2	4	3	-	-	2	1	-	-	-	12
Theft/Larceny	15	6	7	10	9	9	2	6	2	7	9	-	82
Criminal Trespass/Damage	4	10	-	7	-	3	3	3	5	2	2	-	39
Fraud/Forgery	4	4	1	3	3	3	2	2	6	2	2	-	32
Crimes Against Children	-	2	-	-	1	4	2	-	-	1	1	-	11
Homicide	-	-	-	-	-	-	-	-	-	-	-	-	-
Rape	-	-	-	-	-	-	-	-	-	-	-	-	-
Robbery	-	-	-	-	-	-	-	1	-	1	-	-	2
Arson	-	-	-	-	-	-	-	1	-	-	-	-	1
Motor Vehicle Theft	3	1	1	-	-	1	-	-	1	1	-	-	8
Sex Crimes	-	-	-	-	-	-	-	1	-	-	-	-	1
	29	25	16	24	18	31	14	21	22	19	20	-	239
Calls for Service	1,454	1,507	1,189	862	1,382	1,281	1,729	1,718	1,668	1,872	2,008	-	16,670

Year To Date Police Statistics



Year To Date Calls for Service





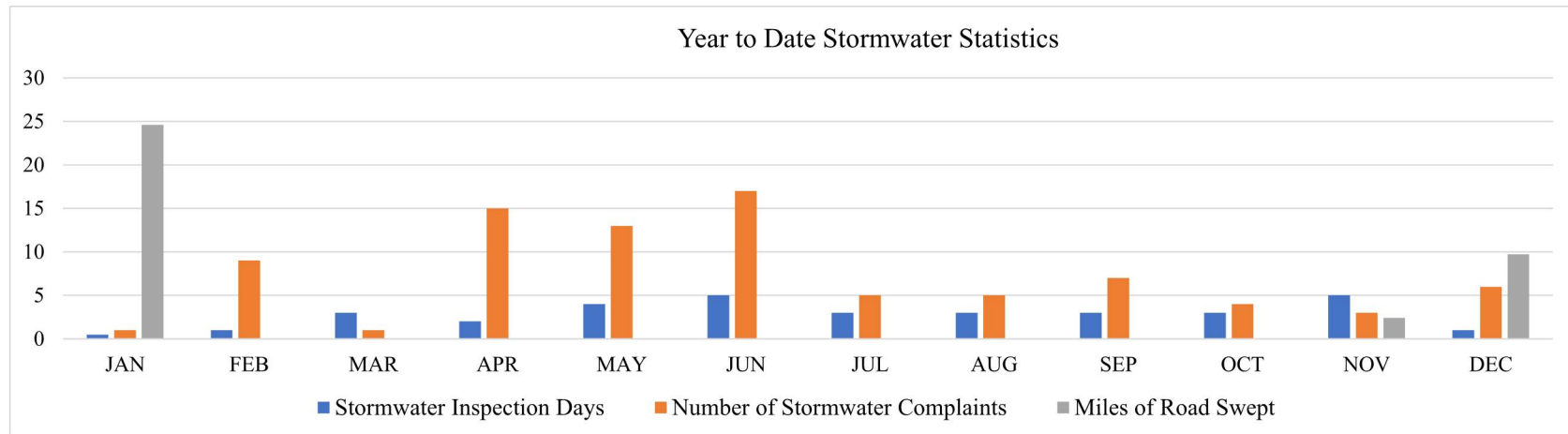
**City of Holly Springs
Monthly Operation Report
Executive Summary**

Description	Dec-20	
Pot Hole Repair	2	roads
Tree Service Work	4	row
ROW Mowing	0	row
Dead Animal Pick Up	8	roads
Street Sweeping	0	street sweeping
Road Salting	2	roads
Sign Maintenance	10	signs
Traffic Signals	4	signs
Equipment Maintenance	10	equipment maintenance
Misc. Work Orders	29	misc
PARKS		
J.B. Owens	15	parks
Barrett Park	15	parks
J.C. Mullins	17	parks
Monthly Totals	116	



City of Holly Springs Stormwater Statistics 2020 Year to Date

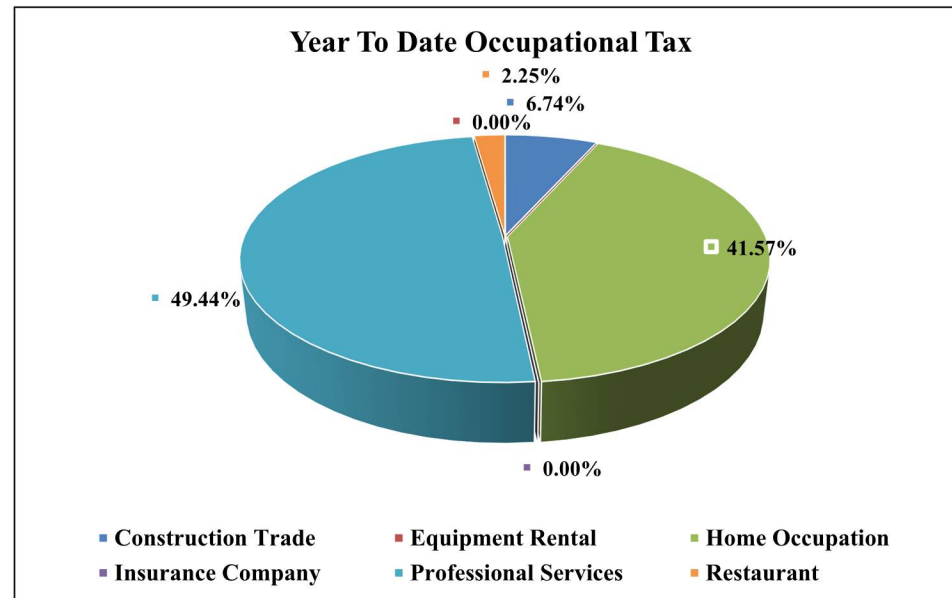
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
Stormwater Inspection Days	0.5	1	3	2	4	5	3	3	3	3	5	1	33.5
Number of Stormwater Complaints	1	9	1	15	13	17	5	5	7	4	3	6	86
Miles of Road Swept	24.6	0	0	0	0	0	0	0	0	0	2.42	9.72	36.74





City of Holly Springs Occupational Tax Summary 2020 Year to Date

	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec	Total	
Construction Trade	-	-	-	-	1	-	1	1	1	-	2	-	6	6.74%
Equipment Rental	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
Home Occupation	-	5	1	2	3	4	2	2	7	7	-	4	37	41.57%
Insurance Company	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
Professional Services	7	3	5	1	6	6	2	4	3	4	2	1	44	49.44%
Restaurant	1	-	-	-	-	-	-	-	-	1	-	-	2	2.25%
	8	8	6	3	10	10	5	7	11	12	4	5	89	100.00%





City of Holly Springs
Building Permits and Certificates of Occupancy
2020 Year to Date

	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec	YTD
Single-Family													
Houses	18	42	46	26	7	16	26	30	44	40	18	26	339
Accessory Structures			1	3	6	8	11	1	1		1	1	33
Additions		1		1				7	7	7	2	1	26
Basement Buildouts	1	1	1	2	1	3	1	2	3	4	2	2	23
Mechanical	3	5	3	1	2	2	1	3	5	3	2	1	31
Plumbing		1	1				1	2	1				6
Electrical	1	1	2	1	2	2	2	1	2	1	3	2	20
Miscellaneous	4	12		3	6	2	8	4		3		3	45
Certificates of Completion	1	1	9		1	4	9	7	5	6	3	1	47
Certificates of Occupancy	31	28	30	33	26	27	28	27	35	22	26	43	356
Multi-Family													
Townhomes					5	4	5	6	6		12		38
Apartments													0
Misc-Multi Family													0
Certificates of Occupancy	8	3									5		16
Commercial													
New Structures	1						1	1					3
Addition-C				1									1
Tenant Build Outs	1	1	1	2		1		1			1	2	10
Accessory Structures					1					1		1	3
Mechanical	2												2
Plumbing			1						1	2			4
Electrical	1	2	2			1		1	1	2			10
Misc-C		2	1	5	2	1		5		3	4	3	26
Certificates of Completion	1	1	2		1		1	1		2		1	10
Certificates of Occupancy	4	2	1	2	1	1	1			1	2		15

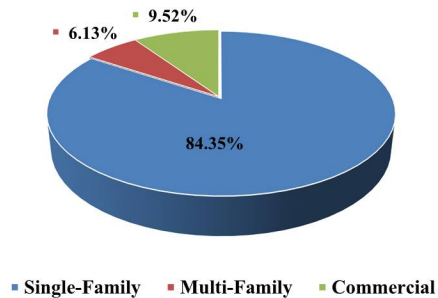
Permits

Single-Family	523	84.35%
Multi-Family	38	6.13%
Commercial	59	9.52%
	620	100.00%

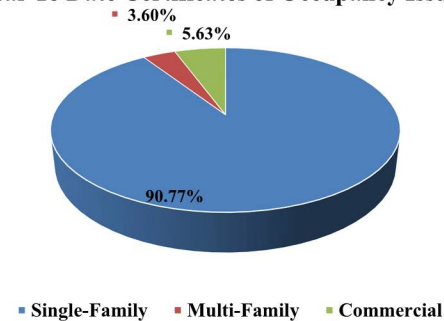
CO's

Single-Family	403	90.77%
Multi-Family	16	3.60%
Commercial	25	5.63%
	444	100.00%

Year To Date Permits Issued



Year To Date Certificates of Occupancy Issued



City of Holly Springs Work Session Meeting

Speaker Sign In Sheet

January 21, 2021

Meeting Date: _____

Name	Address	City Resident Y/N	Topic of Comment
1. Scot Turner	508 BLUE RIDGE TER	YES	THANK YOU
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			

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

