



City of Holly Springs

Date: Thursday, January 18, 2024

Location: 3235 Holly Springs Pkwy

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

I. CALL TO ORDER

II. NEW BUSINESS

A. Discuss an amendment to the City of Holly Springs Financial Management Policy
Presented By: Robert H. Logan, City Manager

B. Discuss a resolution to apply and accept a loan and a grant from the Georgia Transportation Infrastructure Bank (GTIB) administered by the State Road and Tollway Authority (SRTA) and authorizing the City Manager to act in all matters pertaining to the City of Holly Springs' participation in the GTIB Loan and Grant Program administered by SRTA
Presented By: Nancy Moon, Community Development Director

C. Discuss an ordinance to adopt the Official Zoning Map of the City of Holly Springs, Georgia
Presented By: Nancy Moon, Community Development Director

D. Discuss the release of Avery Creek Phase 1 and Phase 2 Performance Bonds
Presented By: Nancy Moon, Community Development Director

III. ADJOURNMENT



City of Holly Springs

Date: Thursday, January 18, 2024

Location: 3235 Holly Springs Pkwy

City Council Business Meeting Agenda 7:00 p.m., Council Chambers

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

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

III. INVOCATION

IV. PUBLIC COMMENTS

V. CONSENT AGENDA

A. December 4, 2023 City Council Work Session Minutes

B. December 18, 2023 City Council Work Session and Business Meeting Minutes

VI. UNFINISHED BUSINESS

A. Approve/deny A-08-2023, applicant requests annexation of 6.23 +/- acres located off of Edmondson Lane, Cherokee County, GA, tax parcels 095(pt), 095A, and 096 of tax plat 15N16

B. Approve/deny MA-14-2023, applicant requests rezoning of 6.23 +/- acres located off of Edmondson Lane, Holly Springs, GA, tax parcels 095(pt), 095A, and 096 of tax plat 15N16 from R-40, Single Family Residential (County) and GC, General Commercial (County), to TND, Traditional Neighborhood Development (City), with staff stipulations as outlined in Zoning Ordinance MA-14-2023

- C. Approve/deny quitclaim deed between the City of Holly Springs, Georgia and Shawn Henry Marks; all that tract or parcel of land lying and being in Land Lot 270 of the 15th District, 2nd Section, Cherokee County, Georgia, being the area identified as “detention pond” on Lot 28 of the Barrett Springs Subdivision; Plat Book 57 Page 179, Cherokee County records

VII. NEW BUSINESS

- A. Approve/deny an amendment to the City of Holly Springs Financial Management Policy
- B. Approve/deny a resolution to apply and accept a loan and a grant from the Georgia Transportation Infrastructure Bank (GTIB) administered by the State Road and Tollway Authority (SRTA) and authorizing the City Manager to act in all matters pertaining to the City of Holly Springs’ participation in the GTIB Loan and Grant Program administered by SRTA
- C. Approve/deny an ordinance to adopt the Official Zoning Map of the City of Holly Springs, Georgia
- D. Approve/deny the release of Avery Creek Phase 1 Performance Bond #107292268 and Phase 2 Performance Bond #107472212

VIII. REPORTS

IX. ADJOURNMENT

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF HOLLY SPRINGS AUTHORIZING THE SUBMITTAL OF THE GEORGIA TRANSPORTATION INFRASTRUCTURE BANK (GTIB) GRANT AND LOW-INTEREST LOAN PROGRAM APPLICATION ADMINISTERED BY THE STATE ROAD AND TOLLWAY AUTHORITY (SRTA); AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO ACT IN ALL MATTERS PERTAINING TO THE CITY OF HOLLY SPRINGS' PARTICIPATION IN THE GEORGIA TRANSPORTATION INFRASTRUCTURE BANK (GTIB) GRANT AND LOW-INTEREST LOAN PROGRAM ADMINISTERED BY THE STATE ROAD AND TOLLWAY AUTHORITY (SRTA)

WHEREAS, the State Road and Tollway Authority (SRTA) administers the Georgia Transportation Infrastructure Bank (GTIB) Grants and Loans program for highly competitive transportation projects that have enhanced mobility and driven economic development in local communities throughout Georgia; and

WHEREAS, applications will be accepted from November 1, 2023 through January 25, 2024; and

WHEREAS, the application will be evaluated by staff for competitiveness and submitted to the GTIB Advisory Committee for consideration; and

WHEREAS, after the Advisory Committee reviews the application, a recommendation will be made to the SRTA Board, who will approve or deny the application; and

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

1. The City of Holly Springs is hereby authorized to prepare and submit a Georgia Transportation Infrastructure Bank (GTIB) Grant and Loan application to the State Road and Tollway Authority (SRTA);
2. The Mayor and City Council authorize the City Manager or his designee to act in all matters in connection with this application and the City of Holly Springs' participation in the Georgia Transportation Infrastructure Bank (GTIB) Grant and Loan Program through the State Road and Tollway Authority (SRTA);
3. The City of Holly Springs' officials and staff are directed to do any and all acts necessary to carry out the intent of this Resolution.

This Resolution is adopted this 18th day of January, 2024.

Attest:

Steven W. Miller, Mayor

Karen Norred, City Clerk
(Seal)

AN ORDINANCE TO ADOPT THE OFFICIAL ZONING MAP OF THE CITY OF HOLLY SPRINGS, GEORGIA, 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. The Official Zoning Map of the City of Holly Springs, dated January 18, 2024 and attached to this ordinance, presented for public hearing at the January 11, 2024 Holly Springs Planning Commission meeting, recommended for approval by the Holly Springs Planning Commission at its January 11, 2024 meeting, and reviewed by Holly Springs City Council at its January 18, 2024 Work Session, be adopted in its entirety.

Section 2. 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.

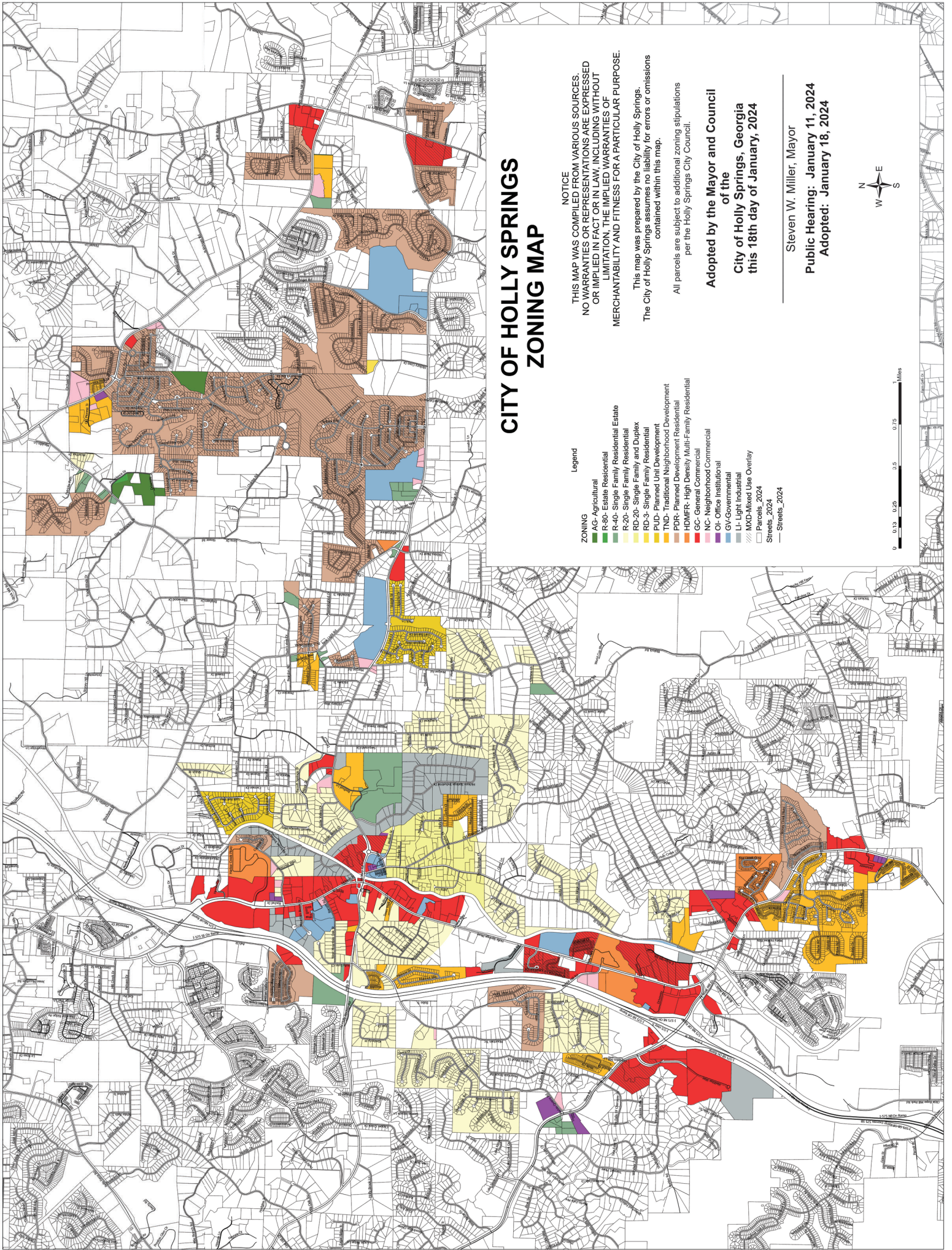
SO ORDAINED, this 18th day of January, 2024.

CITY OF HOLLY SPRINGS

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
Seal:



CITY OF HOLLY SPRINGS ZONING MAP

NOTICE
THIS MAP WAS COMPILED FROM VARIOUS SOURCES
NO WARRANTIES OR REPRESENTATIONS ARE EXPRESSED
OR IMPLIED IN FACT OR IN LAW, INCLUDING WITHOUT
LIMITATION, THE IMPLIED WARRANTIES OF
MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

This map was prepared by the City of Holly Springs.
The City of Holly Springs assumes no liability for errors or omissions
contained within this map.

All parcels are subject to additional zoning stipulations
per the Holly Springs City Council.

**Adopted by the Mayor and Council
of the
City of Holly Springs, Georgia
this 18th day of January, 2024**

Steven W. Miller, Mayor
Public Hearing: January 11, 2024
Adopted: January 18, 2024



COUNCIL AGENDA REPORT

FROM: Nancy Moon

CC: City Clerk
Public Information

SUBJECT: Release of Avery Creek Phase 1 and 2 Performance Bonds

DATE: January 10, 2024

COUNCIL MEETING DATE: January 18, 2024

RECOMMENDATION

STAFF ANALYSIS

The following bonds have been requested for release:

Subdivision	Bond/Agreement Type	Number	Amount
Avery Creek Phase 1	Performance	107292268	\$64,856.62
Avery Creek Phase 2	Performance	107472212	\$312,870.49

The City Engineer has inspected these developments and approved the release.

CONCURRENCES

City Engineer/Building Official

FISCAL IMPACT

N/A

ALTERNATIVES

Denial

ATTACHMENTS

Final Plats for Road Acceptance

**City of Holly Springs
City Council Work Session Meeting Minutes
December 4, 2023**

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

Staff Present: City Attorney Robert M. Dyer, City Manager Robert H. Logan, City Clerk/Human Resources Director Karen Norred, Assistant City Clerk/Records Manager Lou Stewart, Community Development Director Nancy Moon, City Building Official Jon Page, Chief Tommy Keheley, Deputy Chief Greg Clyburn and Information Technology Manager/Facilities Manager Ron Carter.

I. Call to Order

Mayor Miller called the meeting to order.

II. Pledge of Allegiance

Mayor Miller led the Pledge of Allegiance.

III. Invocation

Mayor Pro Tem Zenchuk gave the invocation.

IV. Public Comments

Mr. Harry Hutchins owner of Alma Coffee, stated his concerns with the lack of placement of a median break in front of his business with the widening project of Holly Springs Parkway Phase III.

Ms. Heather Upchurch requested that additional speed bumps be installed on Old Magnolia Way.

Ms. Emilie Blankenship informed Mayor and Council of speeding issues on Holly Drive. Ms. Blankenship asked that consideration be given to installing three (3) way stop signs at the intersection of Holly Drive and Old Magnolia Way.

V. New Business

- A. Discussed a resolution for the City of Holly Springs Mayor and City Council to appoint the Mayor Pro Tem and the Standing Committees of the City Council
- B. Discussed a resolution for the City of Holly Springs Mayor and City Council to appoint members to the Downtown Development Authority of Holly Springs
- C. Discussed a resolution for the City of Holly Springs Mayor and City Council to appoint members to the Holly Springs Parks and Recreation Authority
- D. Discussed a resolution for the City of Holly Springs Mayor and City Council to appoint members to the Holly Springs Planning and Zoning Commission

- E. Discussed a resolution for the City of Holly Springs Mayor and City Council to appoint members to the Holly Springs Tree Commission
- F. Discussed a resolution for the City of Holly Springs Mayor and City Council to appoint members to the Urban Redevelopment Agency of the City of Holly Springs, Georgia
- G. Discussed a resolution for the City of Holly Springs Mayor and City Council to appoint the City of Holly Springs Municipal Court Judge and Municipal Court Judge Pro Tem
- H. Discussed a resolution for the City of Holly Springs Mayor and City Council to appoint the City of Holly Springs Municipal Prosecuting Attorney and Assistant Prosecuting Attorneys
- I. Discussed quotes from Douglas Outdoors, LLC for sidewalk repairs
- J. Discussed a resolution to set qualifying fees for the City of Holly Springs, Georgia Municipal Election to be held on November 5, 2024
- K. Discussed an addendum to the Memorandum of Agreement with the Systematic Alien Verification for Entitlements (SAVE) program
- L. Discussed a Training Reimbursement Acknowledgment for reimbursement of training expenses by subsequent employer of a Peace Officer
- M. Discussed the 2024 Meetings Calendar
- N. Discussed an invoice from Environmental Systems Research Institute, Inc. (ESRI) for the annual maintenance of the ArcGIS software
- O. Discussed an agreement to transition procurement compliance agreement from conditional approval to full approval for Locally Administered Projects (LAP) with the Georgia Department of Transportation
- P. Discussed an ordinance to amend portions of the City Code as amended to Chapter 18 – Building and Building Regulations Article II – Flow Rate Restrictions on Plumbing Fixtures
- Q. Discussed the Comcast Business Service Order Agreement for the Public Works Building

VI. Adjournment

Mayor Pro Tem Zenchuk made a motion to adjourn the meeting and move into executive session for the purpose of real estate. Councilwoman Phillips seconded the motion. Motion carried 5-0.

Executive Session

- Real Estate

Respectfully Submitted.

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

**City of Holly Springs
City Council Work Session Meeting Minutes
December 18, 2023**

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

Elected Officials Absent: Councilman Kevin Moore

Staff Present: City Attorney Robert M. Dyer, City Manager Robert H. Logan, City Clerk/Human Resources Director Karen Norred, Finance Director Denise Lamazares, Community Development Director Nancy Moon, Communications & External Affairs Director Erin Honea, City Building Official Jon Page, Community Development Coordinator Tracey Chambers, Chief Tommy Keheley, Deputy Chief Greg Clyburn and Information Technology Manager/Facilities Manager Ron Carter and Sergeant Scott Ryder.

I. Call To Order

Mayor Miller called the meeting to order.

II. Unfinished Business

- A. Discussed a resolution for the City of Holly Springs Mayor and City Council to appoint members to the Holly Springs Tree Commission

III. New Business

- A. Discussed a change order for RFB #2021-02 Holly Springs Parkway Phase II, from C. W. Matthews Contracting Co., Inc.
- B. Discussed a quote from Stephen Postell Tree Service
- C. Discussed the 2024 Georgia Municipal Association Worker's Compensation Self Insurance Fund Renewal
- D. Discussed an agreement with Cloudpermit, Inc. for building permit software
- E. Discussed the 2023 Annual National Pollutant Discharge Elimination Systems (NPDES) Report

IV. Adjournment

Mayor Pro Tem Zenchuk made a motion to adjourn. Councilman Wilbur seconded the motion. Motion carried 4-0.

**City of Holly Springs
City Council Business Meeting Minutes
December 18, 2023**

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

Elected Officials Absent: Councilman Kevin Moore

Staff Present: City Attorney Robert M. Dyer, City Manager Robert H. Logan, City Clerk/Human Resources Director Karen Norred, Finance Director Denise Lamazares, Community Development Director Nancy Moon, Communications & External Affairs Director Erin Honea, City Building Official Jon Page, Community Development Coordinator Tracey Chambers, Chief Tommy Keheley, Deputy Chief Greg Clyburn and Information Technology Manager/Facilities Manager Ron Carter, Sergeant Scott Ryder, Corporal Patrick Davis, Sergeant Naveed Babar, Sergeant Mike Sheehan, Captain Casey Barton, Corporal James Lenahan, Officer Michael Adams and Officer Trey Frechette.

I. Call To Order

Mayor Miller called the meeting to order.

II. Pledge Of Allegiance

Mayor Miller led the Pledge of Allegiance.

III. Invocation

Mayor Pro Tem Zenchuk gave the invocation.

IV. Public Comments

No public comments were made.

V. Special Presentations

Employee Recognitions – Five Years of Service

Tracey Chambers

Patrick Davis

Travis Wood – Not in Attendance

Employee Promotion

Sergeant Scott Ryder

Mayor Pro Tem Zenchuk made a motion to include the agenda items under Unfinished Business and New Business to the Consent Agenda. Councilman Whitaker seconded the motion. Motion carried 4-0.

VI. Consent Agenda

- A. November 6, 2023 City Council Public Hearing Minutes
- B. November 6, 2023 City Council Work Session Minutes
- C. November 20, 2023 City Council Work Session and Business Meeting Minutes
- D. A resolution for the City of Holly Springs Mayor and City Council to appoint the Mayor Pro Tem and the Standing Committees of the City Council
- E. A resolution for the City of Holly Springs Mayor and City Council to appoint members to the Downtown Development Authority of Holly Springs
- F. A resolution for the City of Holly Springs Mayor and City Council to appoint members to the Holly Springs Parks and Recreation Authority
- G. A resolution for the City of Holly Springs Mayor and City Council to appoint members to the Holly Springs Planning and Zoning Commission
- H. A resolution for the City of Holly Springs Mayor and City Council to appoint members to the Urban Redevelopment Agency of the City of Holly Springs, Georgia
- I. A resolution for the City of Holly Springs Mayor and City Council to appoint the City of Holly Springs Municipal Court Judge and Municipal Court Judge Pro Tem
- J. A resolution for the City of Holly Springs Mayor and City Council to appoint the City of Holly Springs Municipal Prosecuting Attorney and Assistant Prosecuting Attorneys
- K. Quote #7 from Douglas Outdoors for sidewalk repairs, in an amount not to exceed \$1,950
- L. Quote #8 from Douglas Outdoors for sidewalk repairs, in an amount not to exceed \$1,975
- M. Quote #9 from Douglas Outdoors for sidewalk repairs, in an amount not to exceed \$8,987
- N. Quote #10 from Douglas Outdoors for sidewalk repairs, in an amount not to exceed \$10,623
- O. Quote #11 from Douglas Outdoors for sidewalk repairs, in an amount not to exceed \$9,500
- P. A resolution to set qualifying fees for the City of Holly Springs, Georgia Municipal Election to be held on November 5, 2024

- Q. An addendum for the Memorandum of Agreement with the Systematic Alien Verification for Entitlements (SAVE) program
- R. A Training Reimbursement Acknowledgment for reimbursement of training expenses by subsequent employer of a Peace Officer
- S. The 2024 Meetings Calendar
- T. Invoice #94598689 from Environmental Systems Research Institute, Inc. (ESRI) for the annual maintenance of the ArcGIS software, in an amount not to exceed \$5,170
- U. The letter of agreement to transition procurement compliance from conditional approval to full approval for Locally Administered Projects (LAP) between the Georgia Department of Transportation and City of Holly Springs, Georgia
- V. An ordinance to amend portions of the City Code as amended to Chapter 18 – Building and Building Regulations Article II – Flow Rate Restrictions on Plumbing Fixtures
- W. Comcast Business Service Order Agreement #37001054 for the Public Works Building

Unfinished Business Item

- A. A resolution for the City of Holly Springs Mayor and City Council to appoint members to the Holly Springs Tree Commission

New Business Items

- A. A change order for RFB #2021-02 Holly Springs Parkway Phase II, from C. W. Matthews Contracting Co., Inc. for the installation of a privacy gate and fences as declared by the plan revisions dated August 17, 2022, in an amount not to exceed \$13,830 and to ratify the signature of the City Manager
- B. Quote #1066 from Stephen Postell Tree Service to cut all trees and grind stumps along the Barrett Farms subdivision fence on Hickory Road from Park Lane east to the end of the subdivision, in an amount not to exceed \$6,000
- C. Invoice #342906 for the 2024 Georgia Municipal Association Worker's Compensation Self-Insurance Fund Renewal, in an amount not to exceed \$126,425
- D. An agreement between the City of Holly Springs, Georgia and Cloudpermit, Inc. for a software service agreement and order for the following; permits, licensing, code enforcement and planning software & implementation, subject to the review and approval of the City Attorney, in an amount not to exceed \$27,000

Councilwoman Phillips made a motion to approve the Consent Agenda. Mayor Pro Tem Zenchuk seconded the motion. Motion carried 4-0.

VII. Unfinished Business

Item A was moved to the Consent Agenda.

VIII. New Business

Items A through D were moved to the Consent Agenda.

IX. Reports

Finance Director Denise Lamazares informed Mayor and Council the November financials were submitted in the packet.

Mayor Pro Tem Zenchuk wished everyone a Merry Christmas and a Happy New Year.

Mayor Miller wished everyone a Merry Christmas and thanked everyone for the last seven years.

X. Adjournment

Mayor Pro Tem Zenchuk made a motion to adjourn. Councilman Wilbur seconded the motion. Motion carried 4-0.

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

6.23+/- acres, identified as parcels 095(pt.), 095A, and 096 of tax plat 15N16 of the 15th District of Cherokee County, located off of Edmondson Lane and more particularly identified by "Exhibit A," the tax plat identifying the subject tract (attached).

Section 2

Upon annexation, this tract shall be placed in Ward Number 4 of the corporate limits of the City of Holly Springs, Georgia.

Section 3

Upon annexation, this tract shall be zoned R-40, Single Family Residential and GC, General Commercial.

Section 4

This ordinance shall become effective on the 1st day February, 2024.

Section 5

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.

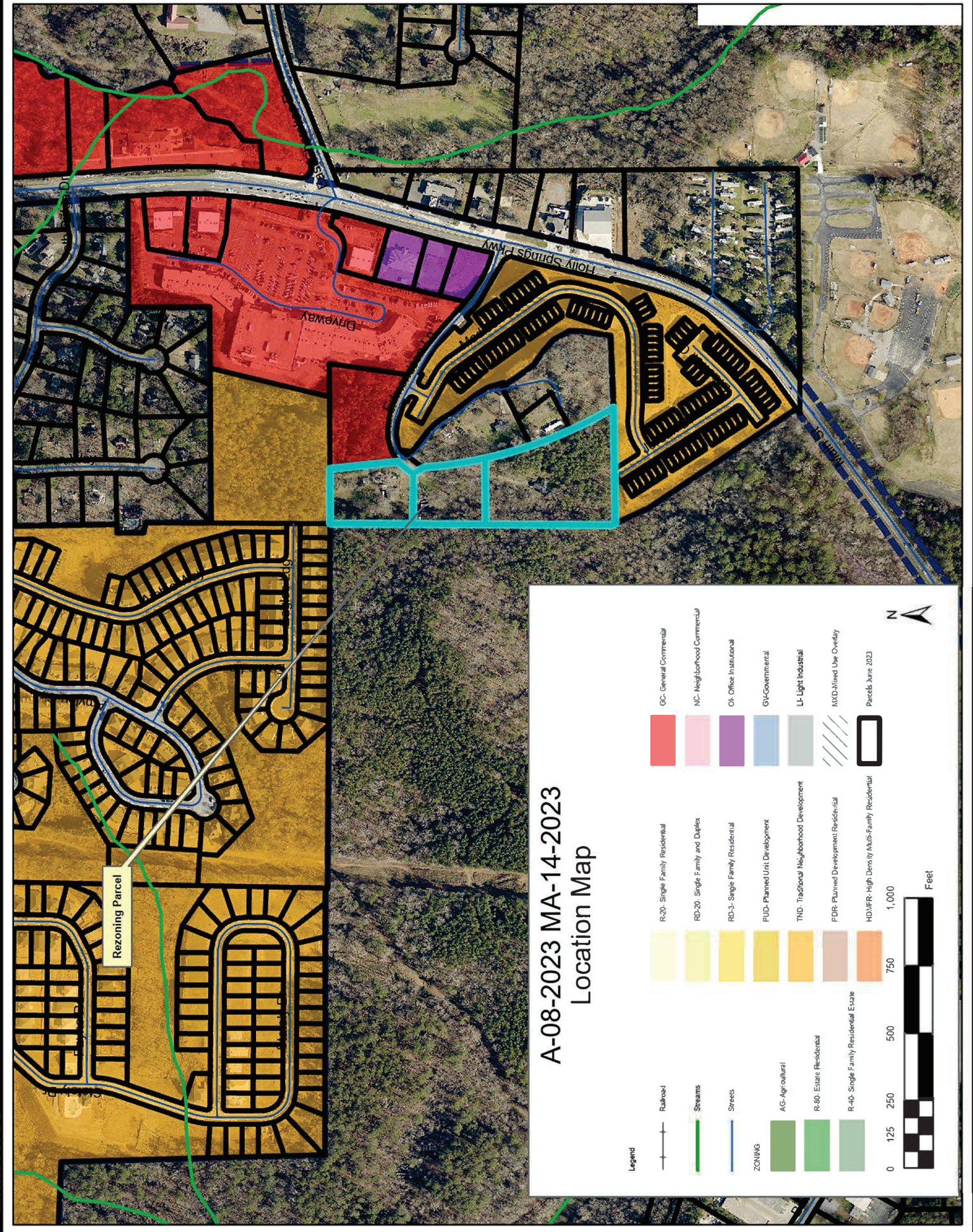
All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

Approved this 18th day of January, 2024, by the Mayor and City Council of the City of Holly Springs, Georgia.

Steven W. Miller, Mayor

Karen Norred, City Clerk

Seal:



A-08-2023 MA-14-2023
Location Map

REZONING ORDINANCE

An ordinance to approve an application for rezoning in the City of Holly Springs, Georgia, concerning 6.23+/- acres, identified as tax parcels 095 (pt.), 095A, and 096 of tax plat 15N16, Land Lot 775 of the 15th District of Cherokee County, from R-40, Single Family Residential (County) and GC, General Commercial (County), to TND, Traditional Neighborhood Development (City); and

WHEREAS, an application was properly submitted to the City of Holly Springs Planning and Zoning Commission by North Georgia Community Housing Development Corporation, requesting rezoning in the City of Holly Springs, Georgia, concerning 6.23+/- acres, identified as tax parcels 095(pt.), 095A, and 096 of tax plat 15N16, Land Lot 775 of the 15th District of Cherokee County, from R-40, Single Family Residential (County) and GC, General Commercial (County), to TND, Traditional Neighborhood Development (City); 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 6.23+/- acres, identified as tax parcels 095(pt.), 095A, and 096 of tax plat 15N16, Land Lot 775 of the 15th District of Cherokee County, is hereby rezoned from R-40, Single Family Residential (County) and GC, General Commercial (County), to TND, Traditional Neighborhood Development (City); and

Section 2

The approval of this application has the following stipulations attached:

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

4. All units within the proposed community shall be "for sale" units. The Declaration of Restrictive Covenants shall restrict the number of units which can be leased at any one time to no more than ten (10) percent.
5. Density shall be limited to a maximum of 50 fee simple single-family residential townhome dwelling units.
6. Signage at the entrance point shall be ground based, monument style. The entrance areas shall be professionally designed, landscaped and maintained. All project signage will be consistent with the architectural design regulations established for the principal and accessory buildings within the project and shall comply with Article 19, Design Guidelines for Model Zoning Districts of the Holly Springs Zoning Ordinance.
7. The architectural style shall be of craftsman type and the exterior facade shall consist of brick, stone, stacked stone, cedar shake type and/or Hardi-plank and combinations thereof, one of which must be brick or stone, and follow the design guidelines as outlined in the Holly Springs Zoning Ordinance, Article 19, Design Guidelines for Model Zoning Districts.
8. Gutters shall blend with the architectural style of the buildings, consistent with the building design as established by the owner/developer and approved by the City of Holly Springs.
9. Asphalt roof shingles shall be architectural grade with a dimensional textured surface and shall be algae resistant.
10. Garage doors shall be setback a minimum of 20 feet from the back of sidewalks.
11. Lighting shall be environmentally sensitive, with developer making every effort to ensure that lighting is as unobtrusive as possible, utilizing fully-shielded LED lamps in compliance with the International Dark Sky Association, or equivalent organization.
12. Owner/developer shall coordinate with the Community Development Director and the City Arborist regarding landscaping.
13. As requested by the Cherokee County School District, the developer shall provide a School Mitigation Fee of \$392 per residential unit constructed and such fee shall be paid prior to the issuance of each building permit.
14. Entrance design and improvements to Holly Springs Parkway and Edmondson Lane shall be provided as per the determination and recommendation of the City Engineer.
15. Owner/developer shall be responsible for the installation of sidewalks (5' sidewalk with a 5' beauty strip), decorative street lamps, accel/decel lanes and curb and gutter along the entire road frontage of the unimproved portion of Edmondson Lane, as applicable and approved by the City Engineer, and shall conform to the design of the Holly Springs LCI Project 0008961, Pedestrian Improvements, as well as, the requirements of the Holly Springs Parkway District, as stated in Article 19, Design Guidelines for Model Zoning District.

16. All construction and employee vehicles and equipment will be parked, and otherwise located, on the property during development of infrastructure and construction of residences and shall not be parked on or along Holly Springs Parkway or Edmondson Lane. There will be no stacking of vehicles along any roadway waiting for entry onto the property.

Section 3

This ordinance shall become effective February 1, 2024, 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.

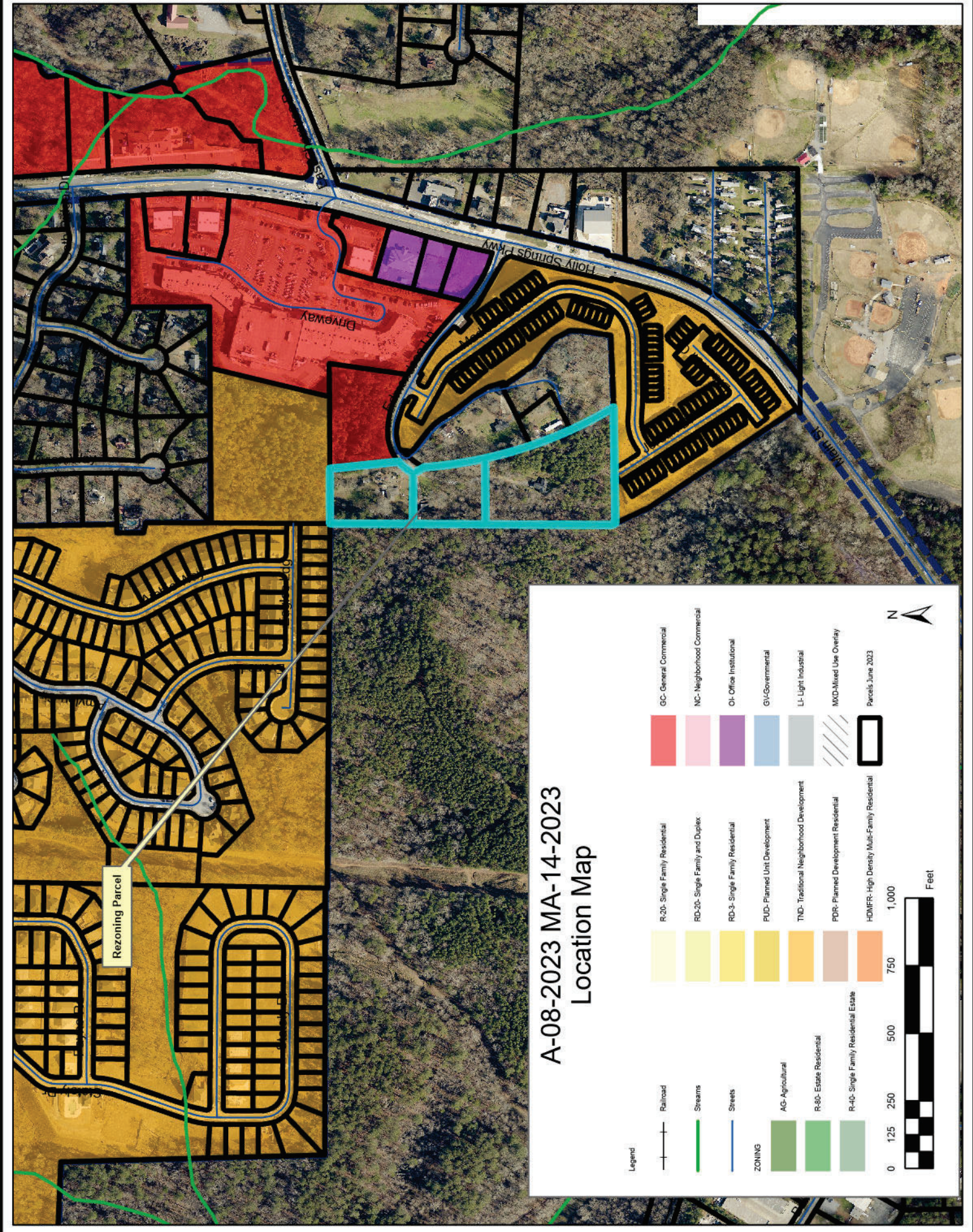
Adopted the 18th day of January, 2024, by the Mayor and City Council of the City of Holly Springs, Georgia.

CITY OF HOLLY SPRINGS

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)



A-08-2023 MA-14-2023
Location Map

Rezoning and Annexation Plat ~ Townhouse Community

Edmondson Lane Community

Cherokee County, Georgia Land Lot 775, 15th District

prepared for:

North Georgia Community Housing
Development Corporation, Inc.

DGM

LAND PLANNING
CONSULTANTS, INC.

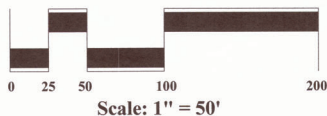


1635 Old Hwy 41
SUITE 112-314
KENNESAW, GA 30152

770-514-9006
DGMLPC.COM



EXP. 11/29/23



November 17, 2023



Individual Unit
(20' X 50')
(not to scale)

Site Data

Total Site Area: 6.33 AC

Present Zoning: R-40 & GC

(Cherokee County)

Proposed Zoning: TND

(city of Holly Springs, Georgia)

(proposed design is for a townhome community)

Total Units Shown: 50

20' x 50' individual units,

front loaded with 2 car garages

Proposed Density: 7.89 UN/AC

Open Space Required: .95 AC (15 %)

Open Space Proposed: 2.91 AC (46.0%)

General Notes:

1. Boundary and topography from Cherokee County GIS.
3. According to Flood Insurance Rate Map (FIRM) #13057C0244E, June 7th, 2019, no portion of this site contains floodplain.
4. No cemeteries are known to exist on site.
5. No streams and/or wetlands are known to exist on site.
6. No archeological or architectural landmarks are known to exist on site.
7. No utility easements are known to exist on site.
8. Stormwater management and water quality structures are conceptual in size and will be revised based on hydrologic study.



Return to:
Dyer & Rusbridge, P.C.
291 E. Main Street
Canton, GA 30114

FOR DEED PREPARATION ONLY

QUITCLAIM DEED

STATE OF GEORGIA

THIS INDENTURE, made this _____ day of _____, 2023, between **THE CITY OF HOLLY SPRINGS**, as party or parties of the first part, and **SHAWN HENRY MARKS**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where context requires or permits, and to include the neuter, masculine, and feminine genders, the singular and plural).

WITNESSETH that: the said party of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), in hand paid, the receipt whereof is acknowledged, has bargained, sold, and by these presents does remise, convey and forever QUITCLAIM to the said party of the second part, its heirs and assigns:

All that tract or parcel of land lying and being in the City of Holly Springs in Land Lot 270 of the 15th District, 2nd Section, Cherokee County, Georgia, being the area identified as "detention pond" on Lot 28 of the Barrett Springs Subdivision plat recorded in Plat Book 57 Page 179, Cherokee County records.

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

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

Signed, sealed and delivered
in the presence of:

CITY OF HOLLY SPRINGS, GEORGIA

Witness

By: Steven W. Miller, Mayor

Notary Public
Commission Expires:

Attest: _____
Karen Norred, City Clerk

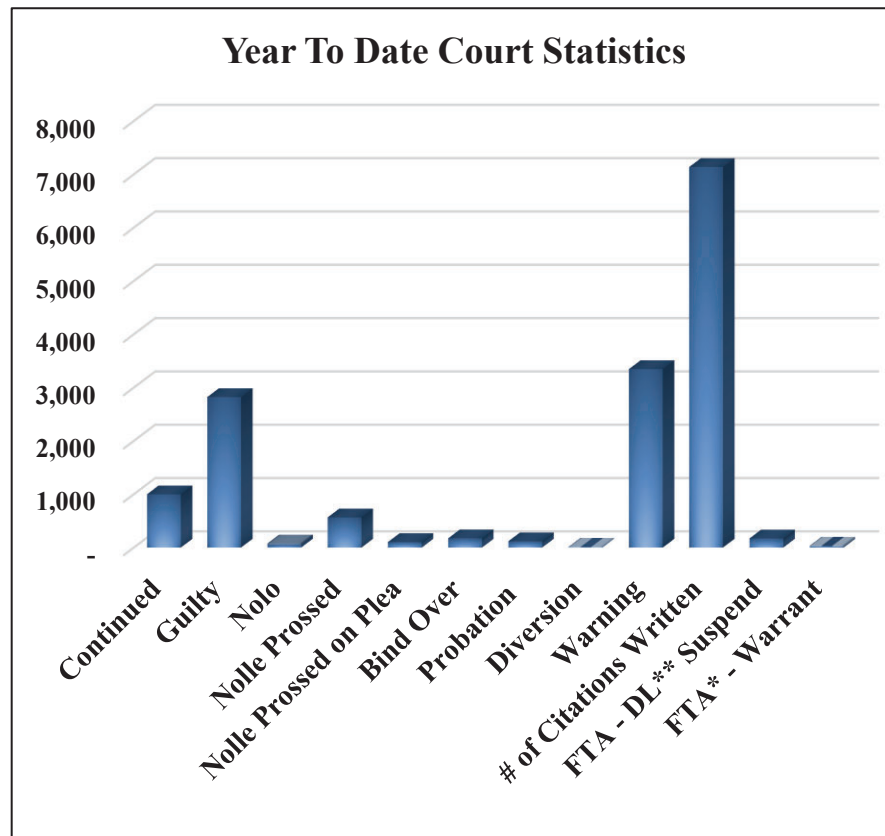


City of Holly Springs Court Statistics 2023 Year to Date

	Jan	Feb	Mar	April	May	June	July	Aug	Sep	Oct	Nov	Dec	YTD
Continued	123	72	80	43	60	81	85	93	38	128	120	76	999
Guilty	317	226	280	155	188	219	293	258	143	256	284	204	2,823
Nolo	7	5	7	2	4	6	6	7	4	10	11	8	77
Nolle Prossed	54	60	53	51	64	93	37	38	41	34	27	14	566
Nolle Prossed on Plea	8	2	7	5	3	18	10	7	12	14	11	6	103
Bind Over	24	27	5	6	19	11	16	10	9	16	24	6	173
Probation	14	6	13	6	5	7	5	8	12	14	15	13	118
Diversion	0	3	0	0	1	0	0	0	2	6	3	-	15
Warning	381	289	341	323	355	250	199	247	263	214	214	272	3,348
# of Citations Written	654	615	649	676	629	608	455	503	662	482	574	631	7,138
FTA - DL** Suspend	4	23	5	6	13	22	16	17	15	26	18	6	171
FTA* - Warrant	8	3	4	4	1	2	1	4	3	6	1	0	37
	1,594	1,331	1,444	1,277	1,342	1,317	1,123	1,192	1,204	1,206	1,302	1,236	15,568

* Failure to Appear

** Driver's License





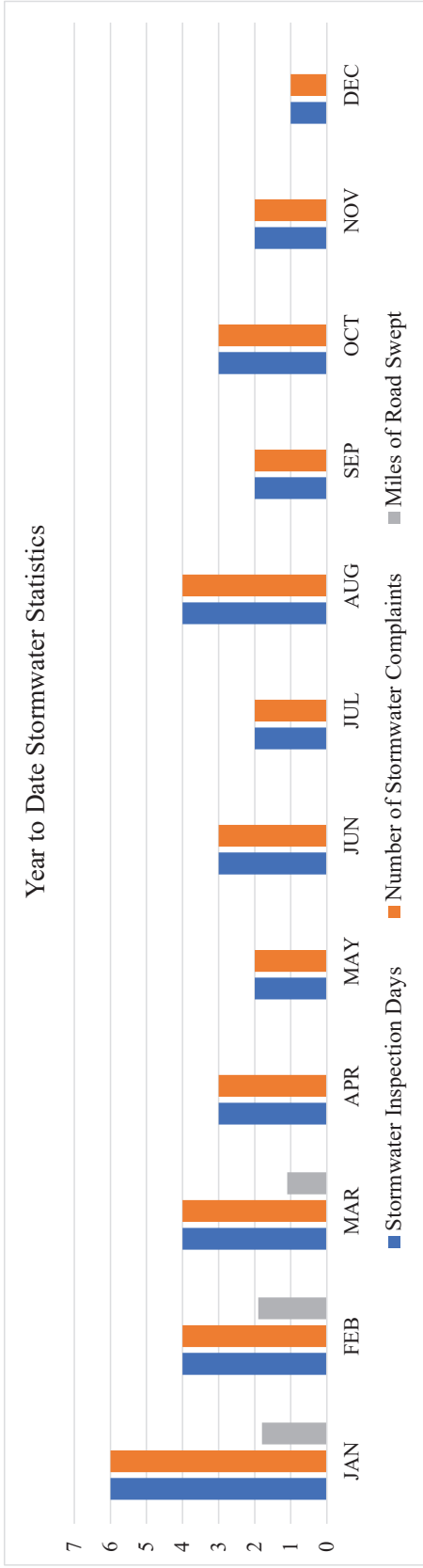
**City of Holly Springs
Monthly Operation Report
Executive Summary**

Description	Dec-23
Pot Hole Repair	0
Tree Service Work	9
ROW Mowing	6
Dead Animal Pick Up	0
Street Sweeping	4
Road Salting	0
Sign Maintenance	0
Traffic Signals	0
Equipment Maintenance	1
Misc. Work Orders	38
PARKS	
J.B. Owens	20
Barrett Park	1
J.C. Mullins	23
Monthly Totals	102



City of Holly Springs Stormwater Statistics 2023 Year to Date

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
Stormwater Inspection Days	6	4	4	3	2	3	2	4	2	3	2	1	36
Number of Stormwater Complaints	6	4	4	3	2	3	2	4	2	3	2	1	36
Miles of Road Swept	1.8	1.9	1.1	0	0	0	0	0	0	0	0	0	4.8

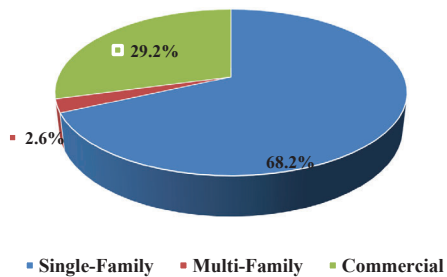




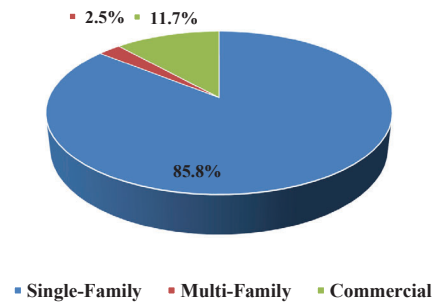
City of Holly Springs
Building Permits and Certificates of Occupancy
2023 Year to Date

	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec	YTD
Single-Family													
Houses	3	6	12	36	4	24	10	17	21	9	11	6	159
Accessory Structures	2	5	5	4	5	1	1	5			1	2	29
Additions						1		1		2			6
Basement Buildouts	3	1	2		4	1	3	3	1	3	1	1	23
Mechanical	2	3	4	2	8	7	3	10		5	2	2	48
Plumbing	4	3	1	5	4	1	3	2		2		1	26
Electrical	1	1		1	3		1	4	2	3			16
Miscellaneous	6		10	3	9	6	6	2	8	5	3	2	60
Residential Fence	3	4	6	2	9	3	22	12	1	4	3	2	71
Certificates of Completion	1			1	5	3	7	8		7	6	5	43
Certificates of Occupancy	22	23	32	18	20	17	9	19	15	16	24	13	228
Multi-Family													
Townhomes						14							14
Apartments													0
Misc-Multi Family													0
Certificates of Occupancy	3	2	2			1							8
Commercial													
New Structures	2				2		1						5
Addition-C													0
Tenant Build Outs	1				1		2	1	1		4	1	11
Accessory Structures	2	8		1		3	6				4	3	27
Mechanical		1											1
Plumbing			1	1									2
Electrical	1	2		2	1		1			4	1	2	14
Misc-C	19	3	2	1	7		2	3	3	4	1	1	46
Signs	2	1	2	2	2	2	2	1	3		5	1	23
Utilities	2	2		4	1	1	4	2	6	4	1	1	28
Commercial Fence												1	1
Certificates of Completion	5			1		1	5	1				1	14
Certificates of Occupancy	6	3	4		1	1	4			1		3	23

Year To Date Permits Issued



Year To Date Certificates of Occupancy Issued





**City of Holly Springs
Occupational Tax Summary
2023 Year to Date**

Construction Trade
Equipment Rental
Home Occupation
Insurance Company
Professional Services
Restaurant

Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec	Total	
-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
6	5	6	4	2	2	4	3	3	1	5	2	43	55.84%
-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
7	3	7	-	2	1	2	3	2	1	2	3	33	42.86%
-	-	-	-	-	-	-	-	-	-	-	1	1	1.30%
13	8	13	4	4	3	6	6	5	2	7	6	77	100.00%

