



City of Holly Springs

Date: Thursday, January 4, 2024

Location: 3235 Holly Springs Pkwy

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

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

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

III. INVOCATION

IV. PUBLIC COMMENTS

V. NEW BUSINESS

- A. Discuss A-08-2023, applicant requests annexation of 6.33 +/- acres located off of Edmondson Lane, Cherokee County, GA, tax parcels 095, 095A, and 096 of tax plat 15N16; and MA-14-2023, applicant requests rezoning of 6.33 +/- acres located off of Edmondson Lane, Holly Springs, GA, tax parcels 095, 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)

Presented By: Nancy Moon, Community Development Director

- B. Discuss change order #002 from Magnum Contracting, LLC for Barrett Memorial and Taylors Farm/Barrett Springs Parks Improvement Project RFB #2023-02

Presented By: Robert H. Logan, City Manager

- C. Discuss quitclaim deed between the City of Holly Springs, Georgia and Shawn Henry Marks, being the area identified as “detention pond” on Lot 28 of the Barrett Springs Subdivision

Presented By: Robert H. Logan, City Manager

VI. REPORTS

VII. ADJOURNMENT

City Council Special Called Meeting
Agenda
Immediately Following the Work Session

I. CALL TO ORDER

II. NEW BUSINESS

- A. Approve/deny change order #002 from Magnum Contracting, LLC for Barrett Memorial and Taylors Farm/Barrett Springs Parks Improvement Project RFB #2023-02, in an amount not to exceed \$13,992

III. ADJOURNMENT

EXECUTIVE SESSION

- Real Estate



COUNCIL AGENDA REPORT

FROM: Nancy Moon

SUBJECT: **A-08-2023**, applicant requests annexation of 6.33 +/- acres located off of Edmondson Lane, Cherokee County, GA, tax parcels 095, 095A, and 096 of tax plat 15N16

MA-14-2023, applicant requests rezoning of 6.33 +/- acres located off of Edmondson Lane, Holly Springs, GA, tax parcels 095, 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)

DATE: December 22, 2023

COUNCIL MEETING DATE: January 4, 2024

STAFF ANALYSIS

Applicant, North Georgia Community Housing Development Corporation, has requested annexation of 6.33 +/- acres located on Edmondson Lane, specifically tax parcels 095, 095A, and 096 of tax plat 15N16. In addition, the applicant has requested rezoning of the 6.33 +/- acres from R-40, Single Family Residential(County) to TND, Traditional Neighborhood Development (City).

The applicant plans to construct a single-family residential townhome community consisting of 50 units with a density of 7.9 units per acre. This property will be a Habitat for Humanity project. Typical elevations are included within the packet. Amenities include a walking trail and pickleball courts.

A. Existing Land Use and Zoning Classification of Nearby Property

ADJACENT ZONING		ADJACENT DEVELOPMENT	
NORTH:	TND	NORTH:	Undeveloped/Riverside Subdivision
SOUTH:	TND AG (County)	SOUTH:	Chelsea Townhomes US Army Corps Property
EAST:	TND R-40 (County)	EAST:	Lively Townhomes/Chelsea Townhomes SFR
WEST:	AG (County)	WEST:	US Army Corps Property

B. Zoning Proposal Review Standards; Study Required for Amendment

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

Adjacent properties consist of residential growth, zoned TND, with single-family detached and townhome development, as well as, US Army Corps property; however, nearby properties also include retail and office uses, daycare, and other commercial development. The proposed use and density are within the guidelines for TND, Traditional Neighborhood zoning.

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

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

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

The property is zoned R-40, Single Family Residential (County) and GC, General Commercial (County). The property could be developed with the uses associated with these zoning districts. The existing use of the property consists of single-family residential.

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?

Cherokee County has requested a left-turn lane to be provided along Holly Springs Parkway with additional right-of-way being obtained on the east side of the road. The City Engineer has also cited the need for a left-turn lane. He reviewed the feasibility of just establishing a left turn lane by the addition of striping on Holly Springs Parkway and had the following comments:

The striped turn lane would impede on the two southbound lanes (HS Pkwy) and would actually cause a reduction in the capacity of the two lanes. The striping would eat up a rather long area of the transition of the two southbound lanes. The transition area would have to be moved to north of Edmondson Lane and this would cause a loss of capacity to the southbound lanes. If a left turn lane is required, it would have to be constructed with widening on HS Pkwy.

Cherokee County Water and Sewerage Authority has provided a letter stating the availability of water and sewer for the development. The Cherokee County School District has stated that the 50 units would impact the school district by 15 students

and/or one classroom at a cost of \$19,568 or \$392 per residential unit. Schools impacted would be Johnston ES (69% current capacity), Mill Creek MS (92% current capacity), and River Ridge HS (95% current capacity).

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

This property is planned for development within the Traditional Neighborhood character area for the 2018 Comprehensive Plan and is proposed for the 2023 Comprehensive Plan (not yet adopted). This character area corresponds with residential blocks within the originally settled area of Holly Springs, surrounding the town center, and within portions of newly created communities designed under a neotraditional or mixed-use framework. Acceptable uses are primarily single-family residences (stick-built, excluding manufactured homes) and some civic-institutional uses such as churches. Some other forms of housing such as duplexes and accessory apartments and townhouses may be permitted. Furthermore, neighborhood-serving retail and service uses may also be approved.

Application: Existing and new single-family residential neighborhoods with or without a mixed-use component.

Primary Future Land Uses: Single-family residential with neighborhood commercial, office, and government uses, and parks, recreation, greenways, and trails.

Zoning Districts: PD-R, TND, NC, OI, GV, MXD-1, MXD-2

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

The request for annexation and zoning proposal meets a number of policies, as well as, the intent of the Comprehensive Plan. Furthermore, the proposal is in compliance with the vision and objectives of the Community Agenda, primarily as follows:

- a) **Residential Uses. Use the character areas and the Future Development Map (FDM) to guide residential growth, steering appropriate densities to suitable locations. (8.1, #3)**
- b) **Traditional Neighborhood Development. Promote traditional neighborhood and mixed-use developments in appropriate areas, which could include commercial, multi-family, and single-family sections within the same project area. (8.1, #4)**
- c) **Density. Consider increased residential densities for property adjacent to arterials and urban collectors. As properties are distanced further from arterials, urban collectors, and more intense uses, residential densities should decrease. (8.1, #8)**

- d) **Annexation.** Consider municipal boundary expansion opportunities as unincorporated property owners petition for annexation. (8.1, #9)
 - e) **Architectural Requirements.** Utilize the adopted architectural requirements for the various character areas of the city, seeking to refine and enhance these requirements, as needed. Consistently enforce architectural regulations to promote a uniform and harmonious quality of development within respective character areas (8.1, #11).
 - f) **Environmentally Sensitive Areas.** Encourage development to use environmentally sensitive areas as buffers between differing land uses where appropriate (8.1, #15).
 - g) **Land Use Decisions.** Use the Future Land Use Map (FLUM) as a guide when making land use decisions (map amendment requests) and reviewing other development proposals (8.1, #22).
7. Whether an impact is expected on the environment, including, but not limited to, drainage, soil erosion, and sedimentation, flooding, air quality, and water quality and quantity?

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

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

Area growth has consisted of both commercial and residential uses in recent developments and this use would provide support for those commercial and office uses located within the area.

C. Summary

The proposed request seeks to develop a single-family fee simple development with a density of 7.9 units per acre. The proposed request to rezone to TND, Traditional Neighborhood Development, is compatible with the general development of the area.

D. Public Information Meeting

A public information meeting was conducted by the applicant on November 27, 2023. Major concerns noted were traffic, condition of Edmondson Lane, price points, affordability, and density. A report is included within the packet.

E. Cherokee County Board of Commissioners

This case was on the agenda of the November 21, 2023 meeting of the Cherokee County Board

of Commissioners. At this meeting, the Board did not voice any formal objections to the land use; however, they had the following requests/concerns:

1. The proposed density is higher than what is called for in the Suburban Living character area. The Board recommends the density be more consistent with the County Future Development Map.
2. Ensure the annexation does not create an unincorporated island, per state standards.
3. Address concerns noted by Transportation, particularly the need to widen Holly Springs Parkway (see staff analysis).

The analysis from the County Engineering staff stated the following:

The proposed development has access on Edmonson Lane which is maintained by the City of Holly Springs. Edmonson Lane has a single point of access along Holly Springs Parkway. From a transportation concern, further development along Edmonson Lane increases the need for a dedicated left-lane along Holly Springs Parkway to prevent the interruption of flow along that major corridor. In order to achieve that, Holly Springs Parkway would need to be widened to the east as the southbound lanes are in a transition from two lanes to one lane.

F. Planning Commission Recommendation

The Planning Commission conducted a public hearing for this case on December 14, 2023. Residents in the area voiced concerns about conversion to rental units, home values, trees, traffic, length of time for construction, and the percentage of rental units. The Planning Commission voted to recommend **APPROVAL** to **ANNEX** the proposed property (3-0). In addition, the Planning Commission voted to recommend **APPROVAL with STAFF STIPULATIONS** to **REZONE** the property to **TND, Traditional Neighborhood Development**, revising stipulation 4 regarding the percentage of leased units to no more than ten percent.

G. Staff Recommendation

Staff recommends **APPROVAL** to **ANNEX** the property consisting of 6.33+/- acres.

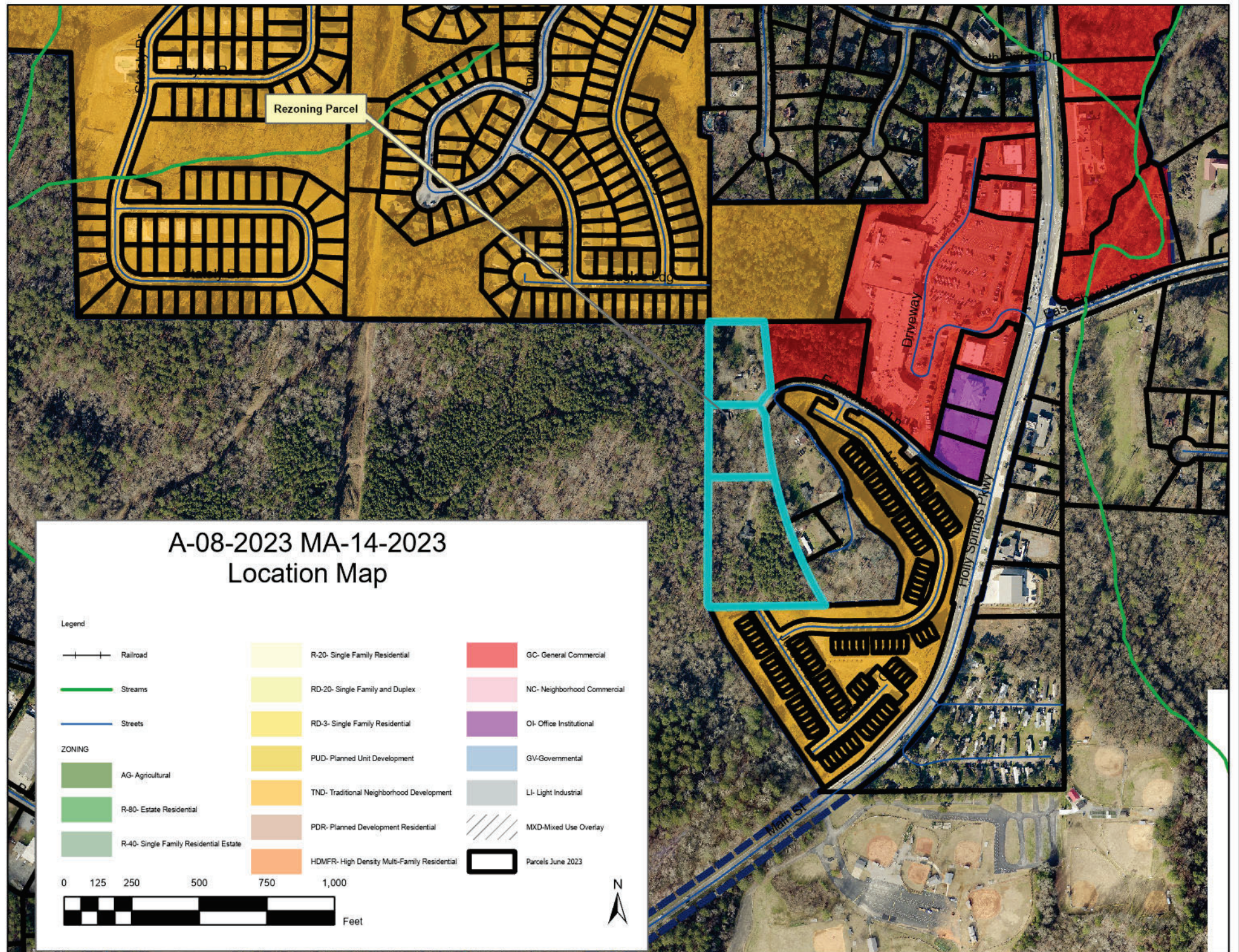
Staff recommends **APPROVAL** to **REZONE** the property consisting of 6.33+/- acres to **TND, Traditional Neighborhood Development** with the following stipulations:

1. A master association shall be formed which shall include all component parts of the project. The master association shall be responsible for the oversight, upkeep, and maintenance of the entrance areas, signage, private infrastructure, detention areas, mail kiosk, amenity areas, common areas, open space areas, other common recreational areas, and all landscaping and plantings contained within the community.

2. The master association to be formed hereunder shall have architectural design regulations which shall control and coordinate all principal and accessory buildings within the project, as well as items such as project entrance signage, signage for individual units, signage within amenity areas, common areas, open space areas, other common recreational areas and the like to protect and maintain the quality and integrity of the development. The yard areas around each unit shall be fully sodded/landscaped and maintained by the mandatory homeowners' association.
3. All restrictive covenants and association documents shall be submitted for review by the Community Development Director prior to final plat approval.
4. All units within the proposed community shall be "for sale" units. The Declaration of Restrictive Covenants shall restrict the number of units which can be leased at any one time to no more than ten (10) percent.
5. Density shall be limited to a maximum gross density of 7.9 units per acre, or 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.

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



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.

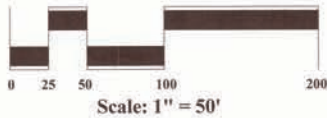
DGM
LAND PLANNING
CONSULTANTS, INC.



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.



A-08-2023

**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: 10/25/2023

Applicant's Name: Steve Napier; Parks F. Huff, representative

Corporation Name: North Georgia Community Housing Development Corporation

Mailing Address: 814 Mimosa Blvd. Bldg C, Roswell, GA 30075

Phone: (678) 672-5225 ; (770) 422-7016 (representative)

Email: skirkland@habitat-ncg.org; phuff@samslarkinbuff.com (representative)

PROPERTY OWNER INFORMATION

Property Owner(s): Sharon Crider, Rodney Welchel and Susan Welchel

Mailing Address: 5438 and 5450 Edmondson Lane, Woodstock GA 30188

Phone: _____

Email: _____

PROPERTY INFORMATION

Tax Map #: 15N 16 Parcel #: 15-0775-0015, 15-0775-0009, 15-0775-0013

Land Lot(s)/District: 775, 15th

Physical Address: 5438 and 5450 Edmondson Lane, Woodstock GA 30188

Property Location Description: terminus of Edmondson Lane west of Holly Springs Pkwy.

Current Zoning: R-40 and GC (county)

(Attach additional sheets, if necessary)

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

(attach additional sheets, if necessary)

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

The applicant proposes to develop the subject property for 50 single family townhomes. Each unit will have a two car garage. The location is to the south of a 20-unit townhome neighborhood that was recently approved by the City and contiguous to the Chelsea townhome neighborhood.

(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

Steve Napier
Applicant Name (Please Print)

North Georgia Community Housing Development Corp.	Executive Director
Corporation Name (Please Print)	Title (Please Print)
<u>[Signature]</u>	<u>11/28/2023</u>
Applicant Signature	Date

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

See the attached signature pages
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)
11/28/2023

DEBBIE L. SCEALF
NOTARY PUBLIC
COBB COUNTY
State of Georgia
My Commission Expires April 17, 2024

Received by: _____ City of Holly Springs, Georgia
Date: _____

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

1.

My name is Steve Napier. I am the officer who is delegated the responsibility for authenticating records of *North Georgia Community Housing Development Corp.*, a domestic nonprofit corporation ("the Applicant Company"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant's Application for Rezoning and/or Annexation ("Application") regarding certain real property located in the City of Holly Springs, Cherokee County, Georgia.

2.

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

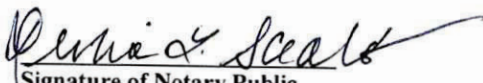
- (a) That corporate seal or facsimile affixed to the Application is in fact the seal of the Applicant Company or a true facsimile thereof; and
- (b) That the officer or other representative of the Applicant Company who executed the Application does in fact occupy the official position indicated, that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

North Georgia Community Housing Development Corp.

Signed:  _____

Steve Napier
Executive Director

Date 11/28/2023


Signature of Notary Public

11/28/2023
Date

NOTARY SEAL
DEBBIE L. SCEALF
NOTARY PUBLIC
COBB COUNTY
State of Georgia
My Commission Expires April 17, 2024



MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

For Application Procedures, See p. 7

APPLICATION MA- 14-2023 APPLICATION CUP- _____
 HEARING DATE Dec 14, 2023 DATE OF APPLICATION _____
 APPLICANT North Georgia Community Housing OWNER Sharon Crider, Rodney Welchel and Susan Welchel
Development Corporation Attn: (If other than applicant)
Steve Napier, Executive Director
 ADDRESS 814 Mimosa Blvd. Bldg C, Roswell, GA ADDRESS 5438 and 5450 Edmondson Lane
 _____ Woodstock, GA
 ZIP CODE 30075 PHONE (678) 672-5225 ZIP CODE 30188 PHONE _____
 EMAIL phuff@samlarkinhuff.com (representative) EMAIL _____
 EMAIL snapiet@habitat-ncg.org (applicant)
 SIGNATURE [Signature] SIGNATURE See attached signature pages

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

PRESENT ZONING DISTRICT(S) R-40 and GC REQUESTED ZONING DISTRICT TND
 (county)
 REQUESTED CONDITIONAL USE(S) None
 PROPERTY LOCATION/ADDRESS 5450, 5438 and 5430 Edmondson Ln.
 MAP NUMBER 15N PARCEL NUMBER(S) 15-0775-0013, 15-0775-0009, 15-0775-0015
 LAND LOT(S) 775 DISTRICT(S) 15th SECTION(S) 2nd
 ACREAGE 6.33± SEWAGE DISPOSAL TYPE County UTILITIES AVAILABLE Yes.

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST: _____
Applicant proposes to annex and rezone the subject property from R-40 and GC (county) into the City of Holly Springs
to the TND zoning district for a 50 unit townhome community

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

- ___ WARRANTY DEED
- ___ TAX DOCUMENTATION
- ___ SURVEY PLAT BY REGISTERED SURVEYOR
- ___ 1 LARGE COPY (22" x 34") OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR ___ 1 PDF
- ___ COPY OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR
- ___ CAMPAIGN CONTRIBUTION DISCLOSURE STATEMENT (ATTACHMENT A)
- ___ ATTACHMENT B (CONDITIONAL USE PERMIT REQUESTS ONLY)
- ___ WATER/SEWER AVAILABILITY LETTER FROM CCWSA (CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY)

(APPLICANT DO NOT WRITE BELOW THIS LINE)

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

FILING FEE\$ _____ RECEIPT# _____ CHECK# _____

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 southern portion of the subject property is contiguous to the Chelsea Townhome Community. The proposed 7.89 DUA is appropriate given the contiguous townhome development to the south of the Subject Property and the planned 20-unit townhome community to the north of the subject property.

(2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property? The proposed neighborhood will have no adverse effect on the surrounding properties. If needed, the Applicant will agree to reasonable and appropriate buffers.

(3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned? The current R-40 and GC zonings are not reasonable given Edmondson Lane is currently being used as the only means of entrance to the Chelsea townhome community and the terminus of Edmondson Lane is at the subject property which is partially zoned GC.

(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 use will not create an excessive or burdensome use of public infrastructure.

(5) Whether the zoning proposal is in conformity with the policy and intent of the adopted Future Development Map (FDM) and Future Land Use Map (FLUM)? The City's Comprehensive Plan classifies the subject property as well as surrounding properties as Traditional Neighborhood. This proposal's design is consistent with Traditional Neighborhood character 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? The proposed project's density will be <8 DUA, with approximately 46% of green space and pedestrian friendly, which is consistent with the City's Comprehensive Plan.

(7) Whether an impact is expected on the environment, including, but not limited to, drainage, soil erosion, and sedimentation, flooding, air quality, and water quality and quantity? The proposed development will comply with city and state environmental requirements ensuring there will not be a negative impact on the environment.

(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 proposal is a natural extension of the city boundary in conformity with the Growth Boundary Agreement. The proposal is consistent with the City's land use plan and existing development in the area.

Complete the following section, if applicable.

Residential

Minimum house size: TBD sq. ft.

Exterior façade: Hardie Plank

Maximum number of units: 50

Anticipated start date: 6/25 (approx.)

Anticipated completion date: 6/2030 (approx.)

Commercial

Number of buildings: _____

Maximum square footage: _____ sq. ft.

Number of stories: _____

Total number of employees: _____

Exterior façade: _____

Anticipated start date: _____

Anticipated completion date: _____

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

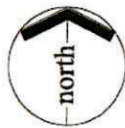
LAND PLANNING
CONSULTANTS, INC.



1635 Old Hwy 41
SUITE 112-314
KENNESAW, GA 30142
770-514-9806
DGM.LPC.COM



September 18, 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

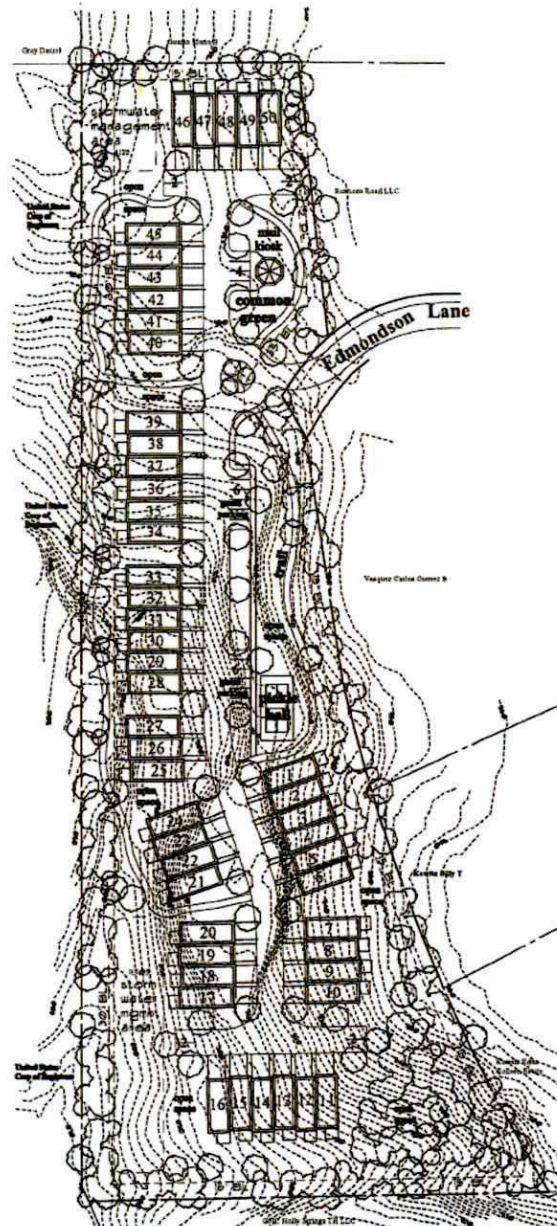
Proposed Density: 7.89 UN/AC

Open Space Required: .95 AC (15 %)

Open Space Proposed: 2.91 AC (46.0%)

General Notes:

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



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

1.

My name is Steve Napier. I am the officer who is delegated the responsibility for authenticating records of *North Georgia Community Housing Development Corp.*, a domestic nonprofit corporation ("the Applicant Company"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant's Application for Rezoning and/or Annexation ("Application") regarding certain real property located in the City of Holly Springs, Cherokee County, Georgia.

2.

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

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

North Georgia Community Housing Development Corp.

Signed:  _____

Steve Napier
Executive Director

Date 11/28/2023


Signature of Notary Public

11/28/2023
Date

NOTARY SEAL
DEBBIE L. SCEALF
NOTARY PUBLIC
COBB COUNTY
State of Georgia
My Commission Expires April 17, 2024

ATTACHMENT TO APPLICATION FOR ANNEXATION AND REZONING

Applicant: North Georgia Community Housing Development Corporation

Titleholder: Sharon Crider

5430 and 5438 Edmondson Lane

TIN: 15N16 096
PIN: 15-0775-0013

and

TIN: 15N16 095 A
PIN: 15-0775-0009

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

Sharon Crider

Signed: _____

Sharon Crider

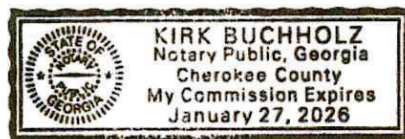
Notary Public _____

Kirk Buchholz

Date: _____

10/23/23

Notary Seal



ATTACHMENT TO APPLICATION FOR ANNEXATION AND REZONING

Applicant: North Georgia Community Housing Development Corporation

Titleholder: Rodney Anthony Welchel and Susan Jean Welchel

TIN: 15N16 095 PIN: 15-0775-0015
5450 Edmondson Lane

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

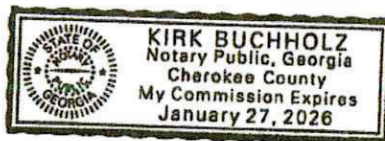
Rodney Anthony Welchel

Signed: Rodney Anthony Welchel

Notary Public Kirk Buchholz

Date: 10/23/23

Notary Seal



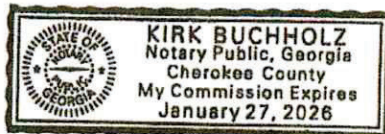
Susan Jean Welchel

Signed: Susan Jean Welchel

Notary Public Kirk Buchholz

Date: 10/23/23

Notary Seal



TO THE MAYOR AND COUNCIL
CITY OF HOLLY SPRINGS, GEORGIA

CONSTITUTIONAL CHALLENGE

COMES NOW, North Georgia Community Housing Development Corporation,
hereinafter referred to as the "Applicant", and asserts the following, to wit:

1.

By application to which this exhibit relates, the Applicant has applied for Annexation and a Rezoning of certain real property lying and being within unincorporated Cherokee County, Georgia, a more particular description and delineation of the subject property, hereinafter referred to as the "Property", being set forth in said Applications.

2.

The Application for Rezoning of the property seeks a rezoning from the existing categories of R-40 and GC, as established by the governing authority of Cherokee County, Georgia to the zoning category of TND in the City of Holly Springs.

3.

The current R-40 and GC zoning classifications of the property and all intervening classifications between same and TND as proposed are unconstitutional in that they deprive the Applicant under and pursuant to Article 1, Section I, Paragraphs I and II of the Georgia Constitution of 1983 and the Equal Protection and Due Process clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States. This deprivation of property without due process violates constitutional prohibitions against the taking of private property without just compensation.

4.

The zoning classifications of R-40 and GC and all intervening classifications between same and TND as proposed as they presently exist violate the Applicant's right to the unfettered use of the property in that the existing zoning classifications do not bear a substantial relation to the public health, safety, morality or general welfare and is, therefore, confiscatory and void. Further, said classifications are unconstitutional in that they are arbitrary and unreasonable, resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss upon the Applicant.

5.

The Code of the City of Holly Springs is further unconstitutional in that the procedures contained therein pertaining to the public hearings held in connection with zoning applications also violates the aforementioned constitutional provisions in that said procedures contain the lack of procedural and evidentiary safeguards, do not restrict evidence received to the issues at hand and are controlled wholly and solely by political considerations rather than the facts and considerations required by law.

Respectfully submitted, this the 25th day of October, 2023.

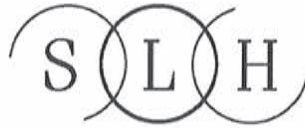
SAMS, LARKIN & HUFF, LLP

By: 

JOEL L. LARKIN
Ga. Bar No. 438415

PARKS F. HUFF
Ga. Bar No. 375010

Attorneys for Applicant



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

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770•422•7016
TELEPHONE
770.426.6583
FACSIMILE

December 1, 2023

VIA E-MAIL:

Ms. Nancy Moon, Community Development Director
City of Holly Springs
3237 Holly Springs Pkwy.
Holly Springs, GA 30115

Re: Application of North Georgia Community Housing Development Corporation for
Rezoning & Annexation of 6.33± acres located in Cherokee County, Georgia;
Parcel Nos. 15N16 096, 15N16 095A and 15N16 095

Dear Nancy:

On November 27, 2023, I conducted a public input meeting at the Cherokee County Recreation & Parks Community Room. A letter including the proposed site plan was mailed under Certificate of Mailing to all property owners with 1,000 feet according to the Cherokee County Tax Assessor's office giving the location, date and time of the meeting. A list of the attendees is attached to this letter.

Below is a list of concerns that were raised at the meeting:

- 1) Traffic and specifically the impact on Edmondson Lane. Edmondson Lane is a substandard road after it passes the entrance to the new Chelsea subdivision. The applicant will improve Edmondson Lane at its entrance. It was noted that the intersection of Edmondson Lane and Highway 5 is difficult, especially at peak traffic times. Traffic can access the signal on Highway 5 via inter-parcel access through the Publix shopping center. Additionally, the applicant will look at the potential to create a left turn lane into Edmondson Lane using existing pavement.
- 2) Price Point and Affordable Housing. The project is being sponsored by Habitat for Humanity. They create attainable for sale housing, a much-needed housing option. The price is slightly lower than market rate because of their ability to leverage donation of material and labor. The buyers must qualify for the homes and they must contribute a significant amount of sweat equity into the project. This coupled with down payment assistance and lower interest rate creates affordability.
- 3) The Chelsea community was concerned about the density even though their density is similar to the proposal. The applicant has scheduled a more detailed discussion with the Chelsea HOA next week.

VIA E-MAIL

Ms. Nancy Moon
Community Development Director
Holly Springs
December 1, 2023
Page 2

Please contact me at your earliest convenience should you have any questions regarding the meeting.

Sincerely,

SAMS, LARKIN & HUFF, LLP

A handwritten signature in blue ink, appearing to be 'P. Huff', with a long, sweeping horizontal line extending to the right.

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

PFH/jcc
Attachment

Cherokee County Water & Sewerage Authority

October 23, 2023

RE: Water & Sewerage Availability (Tax Map 15N16, Parcel 095, 095A, 096)

To Whom It May Concern:

Please be advised that Cherokee County Water & Sewerage Authority presently has an 8" DIP water main on the South side of Edmondson Lane East of the subject property. The water line ends in front of the property of "5426 Edmondson Lane" approximately 50 feet past the fire hydrant going West.

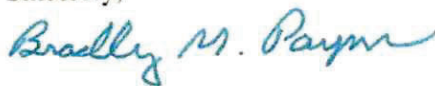
Sewer is available to the East of the subject property. The acquisitions of easements to manholes or lift stations will be the responsibility of the developer.

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

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

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

Sincerely,



Bradley M. Payne
Construction Office Supervisor

CC: Dwayne Fowler
Garry Hensley
Keith Allen
Jeff Hooper

Cherokee County

1831
GEORGIA

PLANNING AND ZONING

December 7, 2023

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

RE: A-08-2023 – Edmondson Lane

Dear Nancy:

The annexation case A-08-2023 – Edmondson Lane was on the agenda of the regular meeting of the Cherokee County Board of Commissioners on November 21, 2023. The applicant is requesting to annex and rezone three parcels totaling 6.33+/- acres (15N16 095, 095A, 096) at Edmondson Lane from R-40/GC to TND, for the development of 50 townhomes.

The Board of Commissioners voted unanimously for staff to communicate the following concerns and suggestions:

1. The proposed density is higher than what is called for in the Suburban Living character area. The Board recommends the density be more consistent with the County Future Development Map.
2. Ensure the annexation does **not** create an unincorporated island, per state standards.
3. Address concerns noted by Transportation, particularly the need to widen Holly Springs Parkway (see staff analysis).

Please find our complete staff analysis attached. Feel free to contact to me if you have any questions.

Sincerely,



David Greenberg
Senior Planner

STAFF REVIEW AND ANALYSIS OF ANNEXATION REQUEST

FINAL 11/13/23

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

City	Holly Springs
Case Number A-08-2023	Applicant Sabrina Kirkland/Parks Huff
Receipt of Annexation Notice Date	10/30/23
Holly Springs Planning Commission Public Hearing	12/14/23
Meeting date the Board of Commissioners must decide whether to object.	11/21/23
45 day period to object expires on	12/14/23
City Council Review & Decision	1/18/24

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 Living	
Surrounding / Contiguous City Future Development Map	Traditional Neighborhood	
Surrounding County Future Development Map	Suburban Living/Natural Preserve	
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

STAFF REVIEW AND ANALYSIS OF ANNEXATION REQUEST

FINAL 11/13/23

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

	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		

	Yes	No
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?		X
If the answer to (4) is no, does the proposed change in zoning or land use result in:		
	Yes	No

STAFF REVIEW AND ANALYSIS OF ANNEXATION REQUEST

FINAL 11/13/23

a) a use which significantly increases the net cost of infrastructure?	X	
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?	X	
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 Zoning

The applicant wishes to annex three parcels totaling 6.33 +/- acres into the City of Holly Springs and for the development of a 50-unit townhome residential subdivision. The parcels currently lie in Cherokee County's Suburban Living Character Area and Holly Spring's Traditional Neighborhood Character Area. The property falls within the Holly Springs Growth Boundary.

NOTE: This could potentially create an unincorporated island; the applicant must show a connection to prevent this.

Engineering

The proposed development has access on Edmonson Lane which is maintained by the City of Holly Springs. Edmonson Lane has a single point of access along Holly Springs Parkway. From a transportation concern, further development along Edmonson Lane increases the need for a dedicated left-lane along Holly Springs Parkway to prevent the interruption of flow along that major corridor. In order to achieve that, Holly Springs Parkway would need to be widened to the east as the southbound lanes are in a transition from two lanes to one lane.

Fire Marshal

No comments.

Legal Review Results

No comments.

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.



Rezoning Case Impact Report

Jurisdiction		Rezoning Case Number		Applicant Name	
City of Holly Springs		MA-14-2023		North GA Community Housing	
Acreage	Number Of Lots	Housing Type		Current Zoning	Proposed Zoning
6.33	50	Single-Family		R-40 & GC	TND
Estimated Student Impact ⁽¹⁾		Additional Capacity Needed		Additional Capacity Cost ⁽²⁾	Annual Student Cost ⁽³⁾
15	Students	1	Classroom(s)	\$19,568	\$124,759
Planning Commission Meeting Date		County Commission/City Council Meeting Date		Map & Parcel Number(s)	
				15N16 – 095, 095A, 096,	
Property Description					
Edmondson Lane					

Affected Schools Capacity Information

Elementary School	ES Enrollment	ES Capacity	% Capacity
Johnston ES	516	750	69%
Middle School	MS Enrollment	MS Capacity	% Capacity
Mill Creek MS	1,380	1,562	92%
High School	HS Enrollment	HS Capacity	% Capacity
River Ridge HS	1,915	2,075	95%

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

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

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

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

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

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

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

Agenda Item V-B

Magnum Contracting, LLC
2 Mountain Park Drive, W
Jasper GA 30143

www.magnumcontracting.net
(770) 421-6300
(770) 421-1110



Owner Change Order

COR Number: 002

Date: 12/18/2023

Project Number: 23006-GC

Contract Date: 10/10/2022

To:	Project:
CITY OF HOLLY SPRINGS 3237 HOLLY SPRINGS PARKWAY HOLLY SPRINGS, GEORGIA 30115	City of Holly Springs Barrett Memorial & Taylors Farm/Barrett Springs Parks Improvement Project

Description of Change:

Project Original Contract Sum	1,210,107.00
Total of Previously Approved Change Orders	27,745.00
Contract Amount Prior to this Change Order	1,237,852.00
Proposed Contract Amount of this Change Order	13,992.00
Proposed Contract Amount Including this Change Order	1,251,844.00

Accepted By:

	City of Holly Springs, Georgia	
Contractor (Company Name)	Owner (Company Name)	Other (Company Name)
By (Signature)	By (Signature)	By (Signature)
	Steven W. Miller, Mayor	
Printed Name	Printed Name	Printed Name
	January 4, 2024	
Date	Date	Date
	Owner's Change Order Number	

Agenda Item V-B

Magnum Contracting, LLC
2 Mountain Park Drive, W
Jasper GA 30143

www.magnumcontracting.net
(770) 421-6300
(770) 421-1110



Owner Change Order

COR Number: 002

Date: 12/18/2023

To: CITY OF HOLLY SPRINGS	Project: Barrett & Taylors Farm Parks Improvement Project
----------------------------------	--

Description	Quantity	Extended Price	
* CUT & CAP ABANDONED SEWER LINE	1.00 LS	1,680.00	1,680.00
* DELIVER AND PLACE STONE	54 TNS	108.00	5,832.00
* IMPORT DIRT	10 LDS	360.00	3,600.00
* HAUL AND WASTE DIRT ONSITE	1 LS	2,880.00	2,880.00

Change Order Total: 13,992.00

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