



City of Holly Springs

Date: Monday, March 6, 2017

Location: 3235 Holly Springs Pkwy

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

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

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

III. INVOCATION

IV. SPECIAL PRESENTATION

- Recognition of partnership with the City of Holly Springs Police Department:
 - Walmart – Holly Springs

V. PUBLIC COMMENTS

VI. UNFINISHED BUSINESS

- A. Discuss the guardrail repair project
Presented By: Robert H. Logan, City Manager
- B. Discuss proposed Holly Springs Pkwy right-of-way abandonment
Presented By: Robert H. Logan, City Manager

VII. NEW BUSINESS

- C. Discuss the agreements to purchase real estate for the P. Rickman Industrial Drive Extension project
Presented By: Robert H. Logan, City Manager

- D. Discuss the proposal from LPL Financial for the Certificates of Deposit Portfolio serviced by South State Investment Services
Presented By: Robert H. Logan, City Manager

- E. Discuss the proposal from BM&K Construction and Engineering for the citywide pavement evaluations project
Presented By: Robert H. Logan, City Manager

- F. Discuss Section 6-52. – Penalty for late fee payment, Article II – Licenses of Chapter 6 – Alcoholic Beverages of the Code of the City of Holly Springs, Georgia
Presented By: Bobby Dyer, City Attorney

- G. Discuss Section 22-44 (a). - When tax due and payable; effect of transacting business when tax delinquent., Article II – Occupation Taxes and Regulatory Fees of Chapter 22 – Businesses of the Code of the City of Holly Springs, Georgia
Presented By: Bobby Dyer, City Attorney

- H. Discuss an agreement from Milner Technologies, Inc. for the annual maintenance of the Mitel Phone System
Presented By: Ron Carter, Information Technology Manager

- I. Discuss A-09-2016, annexation request for property located on Univeter Road, tax parcels 138, 143, 145, 147B, 161B, 167, 179, of tax plat 15N19, Cherokee County, GA
Presented By: Nancy Moon, Community Development Director

- J. Discuss MA-17-2016, rezoning request of 79+/- acres located on Univeter Road, tax parcels 143, 145, 147B, 167, 179 of tax plat 15N19 from R-80, Single Family Residential (County) to PDR, Planned Development Residential
Presented By: Nancy Moon, Community Development Director

- K. Discuss A-11-2016, annexation request for property located on Univeter Road and McArthur Drive, tax parcel 183 of tax plat 15N19, Cherokee County, GA
Presented By: Nancy Moon, Community Development Director

- L. Discuss MA-18-2016, rezoning request of property located on Univeter Road and McArthur Drive, tax parcel 183 of tax plat 15N19 from R-80, Single Family Residential (County) to R-20, Single Family Residential
Presented By: Nancy Moon, Community Development Director

- M. Discuss ORD-03-2017, adoption of the City of Holly Springs Zoning Map
Presented By: Nancy Moon, Community Development Director

- N. Discuss Intergovernmental Agreement for the use of GIS Data between Cherokee County and the City of Holly Springs
Presented By: Nancy Moon, Community Development Director

VII. REPORTS

VIII. ADJOURNMENT

**Special Called Meeting
Agenda
(immediately following the Work Session)**

I. CALL TO ORDER

II. BUSINESS

1. Approve/deny awarding the guardrail repair project to Martin-Robbins Fence Company in an amount not to exceed \$13,588
2. Approve/deny Resolution to renew and/or open the Certificates of Deposit serviced by South State Investment Services and authorizing the City Manager to manage said Certificates of Deposit
3. Approve/deny the annual maintenance agreement from Milner Technologies, Inc. for the Mitel Phone System in an amount not to exceed \$1,385

III. EXECUTIVE SESSION

- Real Estate

IV. ADJOURNMENT

2016 Guardrail Project

Item No.	Item Description	Unit	Quantity	Unit Price	Amount
150-1000	Traffic Control	LS	1	\$5,000.00	\$5,000.00
641-1200	Guardrail, TP W	LF	400	\$22.23	\$8,892.00
641-5012	Guardrail Anchor Type 12	EA	3	\$2,094.06	\$6,282.18
610-1055	Remove Guardrail	LF	53	\$8.84	\$468.52
611-5320	Reset Guardrail Anchorage, All Types	EA	2	\$1,650.00	\$3,300.00
				Total	\$23,942.70

Description	W-Beam	Anchor		Remove Anchor		Reset Anchor				
		TP 1	TP 12	TP 1	TP 12	TP 1	TP 12			
Holly Springs Parkway (Old Highway 5)										
Little River Bridge			1							
Little River Mobile Home Park	100		1						25.00%	\$6,250.00
Between Walmart and Interstate 575 LT	80								20.00%	\$5,000.00
Between Walmart and Interstate 575 LT	40								10.00%	\$2,500.00
Sixes Road										\$13,750.00
Between Sherry Lane and Marble Quarry Road			1							
Gresham Mill LT	20				1				5.00%	\$1,250.00
Gresham Mill RT	20								5.00%	\$1,250.00
Rabbit Hill Rd										\$2,500.00
Interstate 575					1					
Ash Street	140								35.00%	\$8,750.00
Totals	400	0	3	0	2	0	2			\$25,000.00

QUOTATION

MARTIN-ROBBINS FENCE CO., INC

DATE February 28, 2017

2025 WESTSIDE COURT
SNELLVILLE, GA 30078

Ph: 770-972-8141
Fax: 770-985-6838

To JACOB HUGHES
BMK CONSTRUCTION & ENGINEERING
FOR THE CITY OF HOLLY SPRINGS

RE: GUARDRAIL WORK
5 SITES AS FOLLOWS
HOLLY SPRINGS, GA

Ph: O 706-824-0514 C 678-522-5601

ITEM	Description	Unit	Quantity	Unit PRICE	Total	
	TO FURNISH ALL MATERIAL, LABOR, EQUIPMENT & TRAFFIC				\$ -	
	CONTROL NEEDED TO REMOVE DAMAGED MATERIAL & DISPOSE				\$ -	
	THEN REPAIR OR REPLACE AS FOLLOWS AT EXISTING HEIGHT				\$ -	
1	GRESHAM MILL RIGHT				\$ -	
	INSTALL 25 LF OF ANCHOR RAIL, 25 LF OF W-BEAM, 1 POST & BLK	LS	1.00	\$2,266.00	\$ 2,266.00	
2	GRESHAM MILL LEFT				\$ -	
	INSTALL 25 LF W-BEAM RAIL, & BLOPCKS IF NEEDED	LS	1.00	\$1,960.00	\$ 1,960.00	
3	GRESHAM MILL RIGHT NEAR 1144				\$ -	
	INSTALL FIRST 12.5 LF OF ANCHOR RAIL, 2 ANCHOR POSTS AND	LS	1.00	\$2,685.00	\$ 2,685.00	
	BUFFERED END WITH NOSE STRIPE. ADJUST TO STANDARDS				\$ -	
4	HOLLY SPRINGS PARKWAY RIGHT				\$ -	
	INSTALL 25 LF OF W-BEAM GUARDRAIL WITH STEEL POSTS &	LS	1.00	\$2,927.00	\$ 2,927.00	
	PLASTIC BLOCKS, & 50 LF OF W-BEAM WITH STEEL POSTS &				\$ -	
	PLASTIC BLOCKS				\$ -	
5	ASH STREET				\$ -	
	INSTALL 12.5 LF OF W-BEAM RAIL RAIL. 25 LF OF W-BEAM RADIUS	LS	1.00	\$3,750.00	\$ 3,750.00	
	RAIL,& 12.5 LF OF TP 1 PUNCHED RAIL, STEEL POSTS AS NEEDED				\$ -	
	1 WOOD POST, 1 BUFF, REATTACH CABLE & ADJUST				\$ -	
NOTES: PRICE DOES NOT INCLUDE ANY GRADING,GRASSING,CONCRETE ASPHALT, OR EARTHWORK					TAX	\$ -
INSTALLATION SCHEDULE IS OUT TO JUNE 2017					Shipping	
					TOTAL	\$ 13,588.00

Estimate authorized by

Name: <u>MICHAEL DENMARK</u>	Date: <u>February 28, 2017</u>
Title: <u>SALESMAN</u>	Signature: <u>Michael E. Denmark</u>

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

ROAD ABANDONMENT DEED

STATE OF GEORGIA
COUNTY OF CHEROKEE

THIS INDENTURE, made this ___ day of _____, 2017 between CITY OF HOLLY SPRINGS, of the first part, and CHEROKEE AUTO LAND, LLC of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00), in hand paid, the receipt whereof is acknowledged, has bargained, sold, and by these presents does remise, convey and forever QUIT-CLAIM to the said party of the second part, its successors and assigns:

All that tract or parcel of land lying and being in the City of Holly Springs, Cherokee County, Georgia in Land Lot 233, 15th District, 2nd Section, and being 1.948 acres identified as “Proposed Right of Way Abandonment” on a Right of Way Abandonment Plat dated January 9, 2017 by Atwell, and being more particularly described as follows:

Beginning at the right of way marker at the intersection of the northeasterly right of way of Holly Springs Parkway and the south line of Land Lot 200; thence along the existing right of way of Holly Springs Parkway the following courses and distances: South 06°05'55" East 180.84 feet; thence South 19°04'21" West 252.40 feet; thence South 23°39'19" West 245.80 feet; thence South 11°20'47" 54.97 feet; thence South 39°25'36" West 89.57 feet; thence South 03°19'17" West 37.05 feet to a point on the northern right of way of Harbor Creek Parkway; thence along said right of way of Harbor Creek Parkway North 77°56'26" West a distance of 28.03 feet; thence along the proposed right of way line for Holly Springs Parkway the following courses and distances: North 32°02'35" West 55.68 feet; thence along a curve with a chord bearing North 15°59'52" East an arc distance of 122.47 feet (radius of 2171.76 feet and an arc length of 122.49 feet); thence North 19°18'06" East 234.45 feet; thence along a curve with a chord bearing of North 12°10'05" East an arc distance of 412.31 feet (radius of 1505.26 feet and an arc length of 413.61 feet); thence North 01°46'30" East 10.17 feet to a point where the proposed right of way of Holly Springs Parkway intersects with the south line of Land Lot 200; thence leaving the proposed right of way of Holly Springs Parkway South 88°56'05" East a distance of 90.23 feet to the existing right of way marker, which is the Point of Beginning. A copy of the plat reference above is attached hereto as Exhibit “A”.

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 its successors and assigns, nor any other person or persons claiming under it 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 its hand and seal, the day and year above written.

Signed, sealed and delivered
in the presence of:

CITY OF HOLLY SPRINGS

Witness

By: Steven W. Miller, Mayor

Notary Public

Attest by: Karen Norred, City Clerk

AGREEMENT TO PURCHASE REAL ESTATE

RE: PROJECT: P Rickman Industrial Drive Extension
COUNTY: CHEROKEE
PI NO: N/A
PARCEL NO: 2 (Tax ID#93N00-045)

GEORGIA, CHEROKEE COUNTY

For and in consideration of the sum of One Dollar (\$1.00), receipt whereof being acknowledged, the undersigned grants to CITY OF HOLLY SPRINGS an option to acquire the following described real estate:

Right of Way and/or Easement rights through that tract or parcel of land located in Land Lot 343 & 344 of the 15th District, 2nd Section of Cherokee County, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereof by reference.

\$13,500 initial

For the sum of ~~\$9,053.00~~ the undersigned agrees to execute and deliver to CITY OF HOLLY SPRINGS fee simple title and easements to the lands owned by the undersigned as reflected on the attached Exhibit "A".


* * * * *

The following conditions are imposed upon the grant of this option:

- 1) This option shall extend for 90 days from this date.
- 2) The consideration recited is full payment for the rights conveyed.
 - 818 Square Feet of Right of Way
 - N/A ACRES of Limited Access
 - N/A ACRES of Construction and Maintenance Easement
 - 1355 Square Feet of Temporary Construction Easement
- 3) All Temporary Easements will terminate upon completion and acceptance of the same by the City of Holly Springs
- 4) The undersigned shall obtain all quit claim deeds or releases from any tenant now in possession and any other parties having a claim or interest in the property described above.
- 5) Special Provisions, if any, are listed on Exhibit "B", which is attached hereto and incorporated herein by reference.

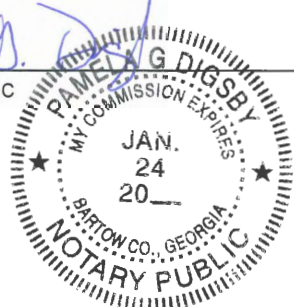
Witness my hand and seal this 10th day of November, 2016.

Signed, Sealed and Delivered
in the presence of:

X  _____ (Seal)

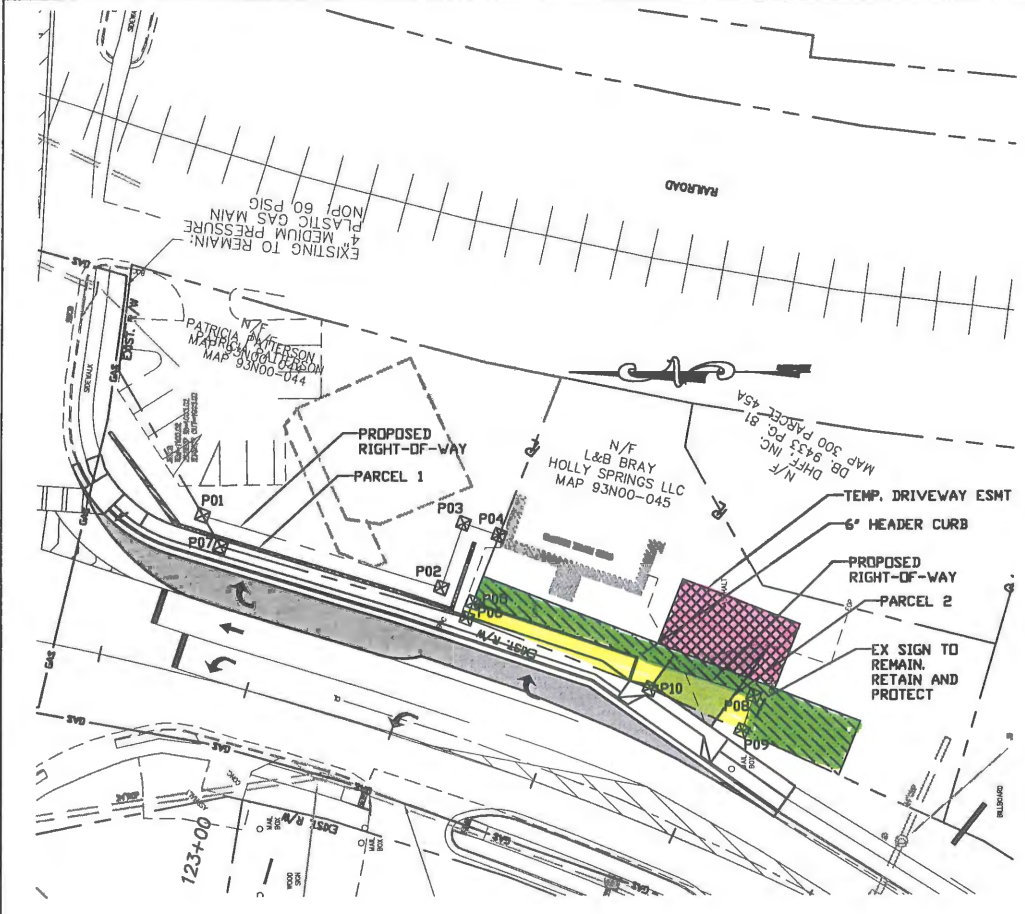
Witness _____ (Seal)

Jamula G. Diggsby
Notary Public



ACCEPTED: CITY OF HOLLY SPRINGS

BY: _____ (DATE)



Additional Right-of-Way Parcel 1		
Point	Distance	Bearing
P01	82.72'	S 17°07'35" W
P02	22.76'	S 71°21'12" E
P03	12.52	S 18°38'48" W
P04	24.08	N 68°53'47" W
P05	5.65'	N 68°53'47" W
P06	85.07	N 16°32'18" E
P07	11.91	N 60°04'45" E
P01		
Additional Right-of-Way Parcel 1:		0.022 ACRES
Additional Right-of-Way Parcel 1:		962 SF

Additional Right-of-Way Parcel 2		
Point	Distance	Bearing
P06	5.65'	S 68°53'47" E
P05	98.46'	S 18°38'49" W
P08	12.43'	N 71°21'12" W
P09	33.69'	N 25°04'13 E
P10	65.3	N 21°17'13" E
P06		
Additional Right-of-Way Parcel 2:		0.019 ACRES
Additional Right-of-Way Parcel 2:		818 SF
Construction Easement Parcel 2:		1355 SF



PO BOX 8774
BRANDYVILLE, OH 44907
TELEPHONE: 716-864-2544
FAX: 716-864-0519



REVISION DATES	
8/17/16	PRICING SET
10/21/16	ADDED GP INFO

Cherokee County

P. RICKMAN INDUSTRIAL DRIVE
EXTENSION AT HOLLY SPRINGS
PARKWAY

DRAWING NO.

AGREEMENT TO PURCHASE REAL ESTATE

RE: PROJECT: P Rickman Industrial Drive Extension
COUNTY: CHEROKEE
PI NO: N/A
PARCEL NO: 1 (Tax ID#93N00-044)

GEORGIA, CHEROKEE COUNTY

For and in consideration of the sum of One Dollar (\$1.00), receipt whereof being acknowledged, the undersigned grants to CITY OF HOLLY SPRINGS an option to acquire the following described real estate:

Right of Way and/or Easement rights through that tract or parcel of land located in Land Lot 343 of the 15th District, 2nd Section of Cherokee County, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereof by reference.

\$10,300.00 PP

For the sum of ~~\$9,534.00~~ the undersigned agrees to execute and deliver to CITY OF HOLLY SPRINGS fee simple title and easements to the lands owned by the undersigned as reflected on the attached Exhibit "A".

* * * * *

The following conditions are imposed upon the grant of this option:

- 1) This option shall extend for 90 days from this date.
- 2) The consideration recited is full payment for the rights conveyed.
 - 0.015 Acres of Right of Way
 - N/A ACRES of Limited Access
 - N/A ACRES of Construction and Maintenance Easement
 - 0.015 ACRES of Temporary Construction Easement
- 3) All Temporary Easements will terminate upon completion and acceptance of the same by the City of Holly Springs
- 4) The undersigned shall obtain all quit claim deeds or releases from any tenant now in possession and any other parties having a claim or interest in the property described above.
- 5) Special Provisions, if any, are listed on Exhibit "B", which is attached hereto and incorporated herein by reference.

Witness my hand and seal this 26th day of January, 2017.

Signed, Sealed and Delivered in the presence of:

Patricia Patterson (Seal)

Witness

Pamela G. Digby
Notary Public

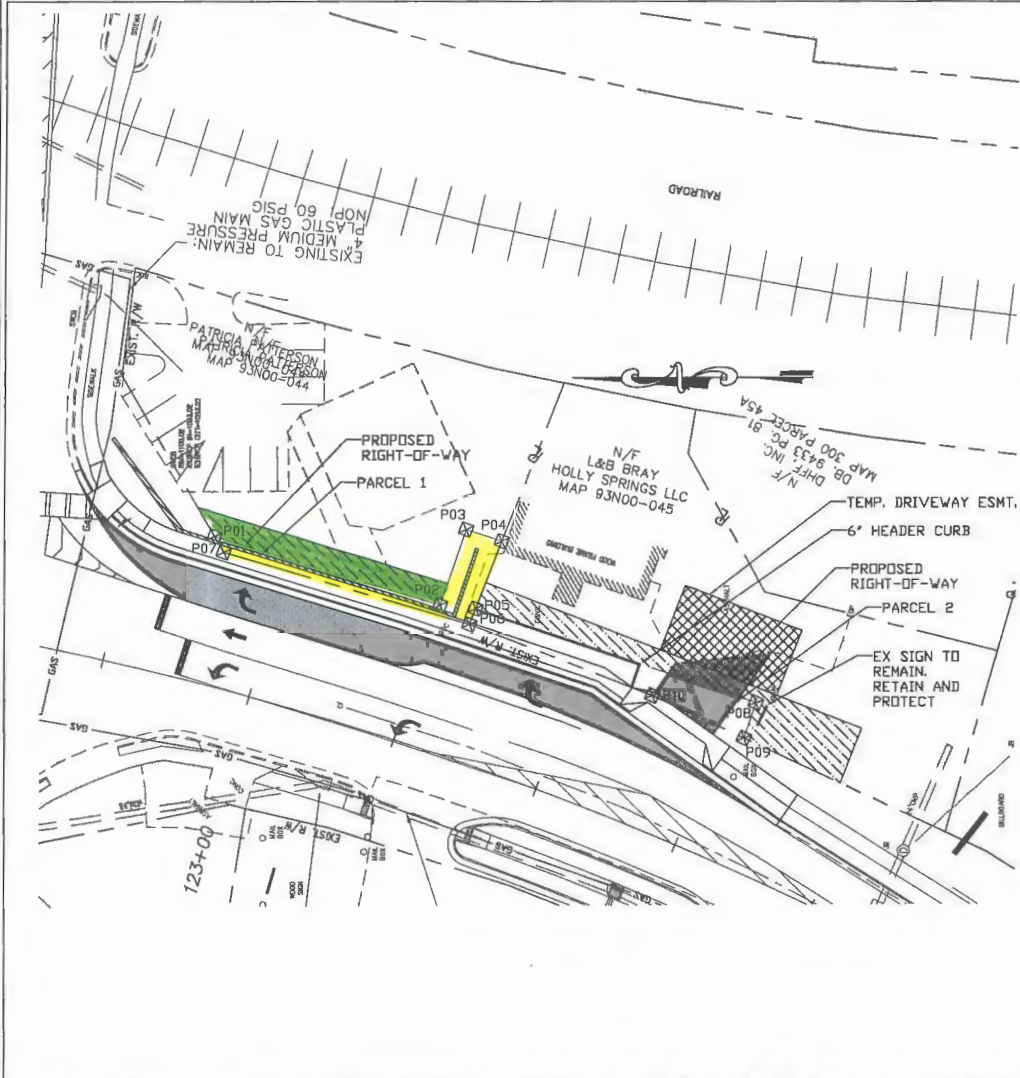


____ (Seal)

ACCEPTED: CITY OF HOLLY SPRINGS

BY: _____ (DATE)

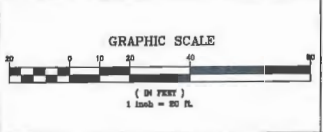
** Above C.O. does not include any sign or electrical permit costs. Rob Logan, City Manager, has agreed to waive these permit fees. PP*



Additional Right-of-Way Parcel 1		
Point	Distance	Bearing
P01	78.32'	S 17°07'35" W
P02	26.76'	S 71°21'12" E
P03	12.52	S 18°38'48" W
P04	24.08	N 68°53'47" W
P05	5.65'	N 68°53'47" W
P06	85.07	N 16°32'18" E
P07	6.04	N 60°04'45" E
P01		
Additional Right-of-Way Parcel 1:		0.015 Acres
Additional Right-of-Way Parcel 1:		640 sf
Construction Easement Parcel 1:		636 SF

Additional Right-of-Way Parcel 2		
Point	Distance	Bearing
P06	5.65'	S 68°53'47" E
P05	98.46'	S 18°38'49" W
P08	12.43'	N 71°21'12" W
P09	33.69'	N 25°04'13 E
P10	65.3	N 21°17'13" E
P06		
Additional Right-of-Way Parcel 2:		0.019 ACRES
Additional Right-of-Way Parcel 2:		818 SF
Construction Easement Parcel 2:		1355 SF

PRELIMINARY



BMK & ENGINEERING
 P.O. BOX 876
 BRASHELTON, GA 30217
 BUSINESS: 706-824-0314
 FAX: 706-824-0319



REVISION DATES	
8/17/16	PRICING SET
10/21/16	ADDED CP INFO

Cherokee County

P. RICKMAN INDUSTRIAL DRIVE
 EXTENSION AT HOLLY SPRINGS
 PARKWAY

DRAWING NO.

A RESOLUTION OF THE CITY OF HOLLY SPRINGS MAYOR AND COUNCIL TO RENEW FOUR (4) CERTIFICATES OF DEPOSIT (CDs); TO OPEN ONE (1) NEW CERTIFICATE OF DEPOSIT; TO AUTHORIZE THE CITY MANAGER TO MANAGE SAID CERTIFICATES OF DEPOSIT (CDs)

WHEREAS, the City of Holly Springs has a need to renew four (4) Certificates of Deposit (CDs); and

WHEREAS, the City of Holly Springs has a need to open one (1) new Certificate of Deposit (CD); and

WHEREAS, it is the desire of the City Council of the City of Holly Springs to renew and/or open the following accounts:

Amount	Fund	Maturity
\$ 250,000	Budget Stabilization Fund	3/9/2018
\$ 250,000	Budget Stabilization Fund	3/9/2018
\$ 250,000	Budget Stabilization Fund	3/29/2018
\$ 250,000	Budget Stabilization Fund	4/13/2018
\$ 7,000	Budget Stabilization Fund	12/8/2017

WHEREAS, it is the desire of the City Council of the City of Holly Springs to authorize the City Manager to manage said Certificates of Deposit (CDs); and

WHEREAS, it is further the desire of the City Council of the City of Holly Springs that South State Investment Services be the financial institution with which to renew and/or open these Certificates of Deposit (CDs).

NOW THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Holly Springs that the City Manager is hereby authorized to renew four (4) Certificates of Deposit (CDs) and open one (1) new Certificate of Deposit (CD) at South State Investment Services, and that the City Manager is hereby authorized to manage the aforementioned accounts.

SO RESOLVED THIS 6th DAY OF MARCH, 2017.

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)



Proposal Report

Prepared For: THE CITY OF HOLLY SPRINGS



Prepared By: JONATHAN LEWIS
Title: FINANCIAL ADVISOR
Firm: SOUTH STATE INVESTMENT SERVICES
Phone: 706-776-0278
Email: JONATHAN.LEWIS@SOUTHSTATEWEALTH.COM
Dated: Mar 01, 2017

Proposal Summary Statistics

Proposal Summary

Total Par Value	\$1,007,000.00
Total Principal Value	\$1,007,000.00
Principal + Accrued	\$1,007,000.00
Annual Income	\$6,681.00
Est. YTW / Est. YTM	0.874% / 0.874%
Average Rating	- / - / -
Average Coupon	0.874%
Average Maturity (Yrs)	1.05
Average Modified Duration	NA
Average Redemption Date (Yrs)	1.05
Average Price	\$100.000

Proposal Product Summary

Municipals	0	\$0.00	-
Corporates	0	\$0.00	-
Certificates of Deposit	5	\$1,007,000.00	100.0%
Agencies	0	\$0.00	-
Treasuries	0	\$0.00	-
Cash	0	\$0.00	-
Total	5	\$1,007,000.00	100.0%

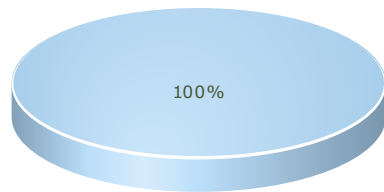
Proposal Aggregate Maturity/Call Data

Aggregate Maturity Data	
Short (0 to 5 yrs.):	100.0%
Intermediate (6 to 15 yrs.):	-
Long (16+ yrs.):	-

Aggregate Call Data	
Short (0 to 5 yrs.):	-
Intermediate (6 to 15 yrs.):	-
Long (16+ yrs.):	-

Proposal Credit Quality & Debt Type

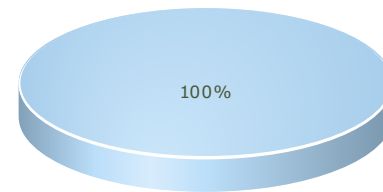
Credit Quality



Rating	#	Principal	%
NA	5	\$1,007,000.00	100.0%
Total	5	\$1,007,000.00	100.0%

*Based on S&P Rating, else Moody's, else Fitch

Debt Type

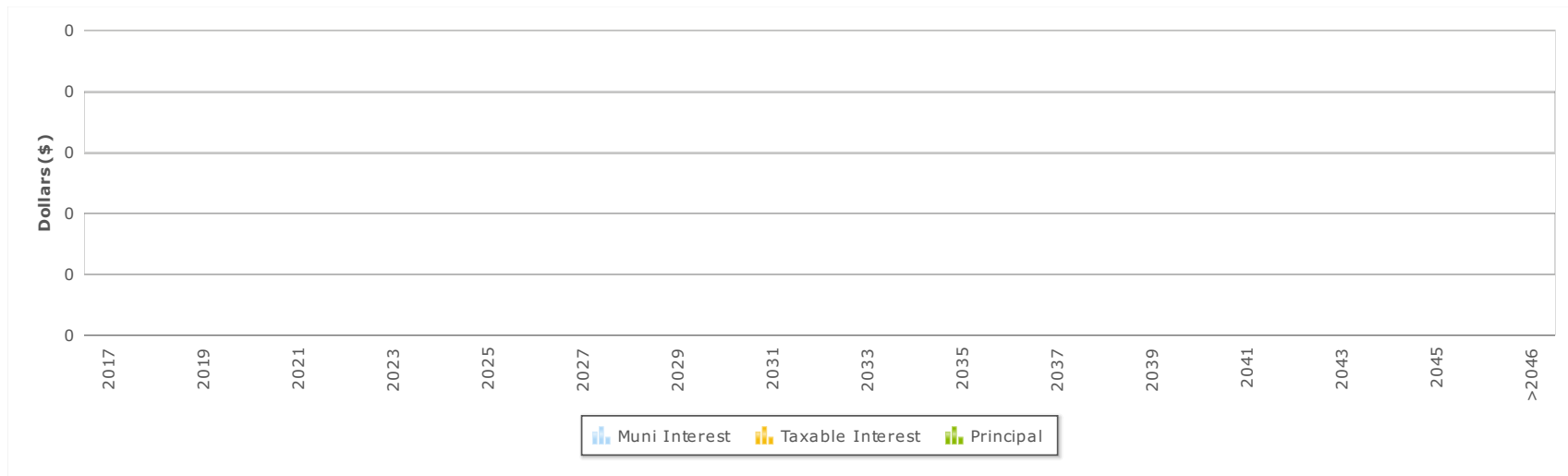


Type	#	Principal	%
CDs	5	\$1,007,000.00	100.0%
Total	5	\$1,007,000.00	100.0%

Proposal Cash Flow Summary Short & Long Term (based on Worst Date)

	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb
Muni Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Taxable Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Principal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Proposal Estimated Payment Schedule (based on Worst Date)



Proposal Expected Redemption Schedule (based on Worst Date)

Year	# at Mat.	Principal	(%)	Interest	Year	# at Mat.	Principal	(%)	Interest
2017					2033				
2018					2034				
2019					2035				
2020					2036				
2021					2037				
2022					2038				
2023					2039				
2024					2040				
2025					2041				
2026					2042				
2027					2043				
2028					2044				
2029					2045				
2030					2046				
2031					>2046				
2032									

Proposal Details

Quantity	Cusip	Description Insurer	Rating Underlying	Coupon	Maturity Next Call	----- YTW	Estimated YTM	----- Price	Annual Income	Total Cost Accrued	Price to Date
7	524680BL8 CD	LegacyTexas Bank frmly Legacy Bk tx SO FDIC	-/-/ -/-/	0.800%	12/08/17	0.800%	0.800%	\$100.000	\$56.00	\$7,000.00 \$0.00	12/08/17
250	29367RJJ6 CD	Enterprise Bank SO FDIC	-/-/ -/-/	0.800%	03/09/18	0.800%	0.800%	\$100.000	\$2,000.00	\$250,000.00 \$0.00	03/09/18
250	755324BA7 CD	Reading Co-Operative Bank SO FDIC	-/-/ -/-/	0.850%	03/09/18	0.850%	0.850%	\$100.000	\$0.00	\$250,000.00 \$0.00	03/09/18
250	33640RCQ8 CD	First Sentry Bank SO FDIC	-/-/ -/-/	0.750%	03/29/18	0.750%	0.750%	\$100.000	\$1,875.00	\$250,000.00 \$0.00	03/29/18
250	949763FJ0 CD	WELLS FARGO BANK NA CD SO FDIC	-/-/ -/-/	1.100%	04/13/18	1.100%	1.100%	\$100.000	\$2,750.00	\$250,000.00 \$0.00	04/13/18
1,007					1.06 yrs				\$6,681.00	\$1,007,000.00	

Buy Candidates Details

Quantity	Cusip	Description Insurer	Rating Underlying	Coupon	Maturity Next Call	----- YTW	Estimated YTM	----- Price	Annual Income	Total Cost Accrued	Price to Date
7	524680BL8 CD	LegacyTexas Bank frmly Legacy Bk tx SO FDIC	-/-/ -/-/	0.800%	12/08/17	0.800%	0.800%	\$100.000	\$56.00	\$7,000.00 \$0.00	12/08/17
250	29367RJJ6 CD	Enterprise Bank SO FDIC	-/-/ -/-/	0.800%	03/09/18	0.800%	0.800%	\$100.000	\$2,000.00	\$250,000.00 \$0.00	03/09/18
250	755324BA7 CD	Reading Co-Operative Bank SO FDIC	-/-/ -/-/	0.850%	03/09/18	0.850%	0.850%	\$100.000	\$0.00	\$250,000.00 \$0.00	03/09/18
250	33640RCQ8 CD	First Sentry Bank SO FDIC	-/-/ -/-/	0.750%	03/29/18	0.750%	0.750%	\$100.000	\$1,875.00	\$250,000.00 \$0.00	03/29/18
250	949763FJ0 CD	WELLS FARGO BANK NA CD SO FDIC	-/-/ -/-/	1.100%	04/13/18	1.100%	1.100%	\$100.000	\$2,750.00	\$250,000.00 \$0.00	04/13/18
1,007					1.06 yrs				\$6,681.00	\$1,007,000.00	

Calculation Exceptions - Bonds with Insufficient Data for Certain Calculations

Cusip	Description	Coupon	Maturity	Excluded From
29367RJJ6	Enterprise Bank	0.800%	03/09/18	Rating-Moody, Rating-S&P, Rating-Fitch, Duration, Cashflow-Interest (Worst)
524680BL8	LegacyTexas Bank frmly Legacy Bk tx	0.800%	12/08/17	Rating-Moody, Rating-S&P, Rating-Fitch, Duration, Cashflow-Interest (Worst)
755324BA7	Reading Co-Operative Bank	0.850%	03/09/18	Rating-Moody, Rating-S&P, Rating-Fitch, Duration, Cashflow-Interest (Worst)
949763FJ0	WELLS FARGO BANK NA CD	1.100%	04/13/18	Rating-Moody, Rating-S&P, Rating-Fitch, Duration, Cashflow-Interest (Worst)
33640RCQ8	First Sentry Bank	0.750%	03/29/18	Rating-Moody, Rating-S&P, Rating-Fitch, Duration, Cashflow-Interest (Worst)

Glossary of Terms - TMC**AMT (Alternative Minimum Tax)**

Indicates that bonds are subject to this tax. AMT is an alternative method of calculating federal income tax, which serves to make certain "tax preference" items taxable. For taxpayers subject to the AMT, interest on some private activity bonds, otherwise not subject to taxation, is a tax preference and is added to the gross income of the taxpayer for purposes of calculating federal income tax liability.

Annual Income

Total annual coupon income on a portfolio item, determined by multiplying par amount by coupon rate.

Average Coupon

The weighted average coupon rate of the items in a portfolio, each portfolio item weighted by par amount.

Average Maturity (Yrs)

The weighted average maturity of a portfolio, each portfolio item weighted by par amount and each item assumed to be redeemed on the stated maturity date of the bond.

Average Price

The weighted average price of the items in a portfolio, each portfolio item weighted by par amount.

Average Rating

The weighted average ratings of bonds rated by Moody's/S&P/Fitch. Non-rated bonds will not be included in the average ratings calculations on the Portfolio Summary page.

Average Redemption Date (Yrs)

The weighted average redemption date of a portfolio, each portfolio item weighted by par amount. For callable bonds, the "price to worst" calculation determines the effective maturity of the item; i.e., the calculation assumes that bonds will be called/mature on the "price to worst" date.

Est. YTW / Est. YTM

The weighted average yields of the items in a portfolio, each portfolio item weighted by par amount. The "Est. YTW" calculation assumes that bonds will be redeemed on the YTW date, and the "Est. YTM" calculation assumes that all items mature on the stated maturity date.

Price to Date

The call/maturity date that generates the "yield to worst" calculation.

Total Cost

The total purchase cost of an item in a portfolio, calculated as (price X par amount) plus accrued interest (a measure of interest accrued since the last coupon payment date).

Yield to Worst (YTW)

Yield calculation that takes bond price and tests yields to all applicable call dates plus maturity date. The lowest yield calculated is the "yield to worst".

Yield to Maturity (YTM)

Takes bond price and calculates yield to maturity date only.

Calculation Limitations

Calculations for Price/Yield sensitivities and accrued interest are not available for non-standard coupons. This includes floating rate bonds, and indexed bonds.

New Issue bonds are calculated based only on data supplied by the underwriter/sponsor. Any shortfall in terms and conditions may result in erroneous calculations. Please review the bond's full description for any possible errors.

Legend:

AMT: Alternative Minimum Tax, Attr: Attributes, BPS: Basis Points, BQ: Bank Qualified, C: Callable, CB: Corporate Bond, CD: Certificate of Deposit, Chng: Change, Corp: Corporate Bond, CV: Convertible, EC: Extraordinary Call, E.PX: End Price, Est: Estimated, ETM: Escrowed to Maturity, Insr: Insurance, Int.: Interest, MI: Material Information, MN: Material News, Mtrl Info: Material Information, MUNI: Municipal Bond, NC: Non-Callable, OID: Original Issue Discount, Prem Call: Premium Call, PreRe: Pre-refunded, Pt: Putable, R: Refunded, Rev: Revenue, Settle: Settlement Date, SF/Sinker: Sinking Fund, S.Px: Start Price, STEP: Stepped Coupon, Structure: Structured Security, Survivor Opt (SO): Survivor Option, Taxable: Federally Taxable, TBCO: Tobacco, TEY: Taxable Equivalent Yield (39.6% federal rate plus state tax rate, if input), Trea: Treasury Bond, Under: Underlying Credit Ratings, UST/TREAS: U.S. Treasury, X-O Refunded Cross-over Refunded, Yrs: Years, YTW: Yield to Worst, YTM: Yield to Maturity

Disclaimer:

All offerings are meant for consideration and are not recommendations on the part of LPL Financial. This information shall not be construed as an offer to buy, sell or hold securities, nor shall it be construed to be investment advice. The purchase and liquidation of investments must be based on an individual's risk tolerance, investment horizon, and investment objective. The content is for informational purposes only. All information is from sources believed to be reliable, but cannot be guaranteed. LPL Financial makes no warranties expressed or implied as to the accuracy of the information. All offerings are subject to availability with prices and yields subject to change. Offerings are subject but not limited to the following risks: Quality/Default Risk- Potential deterioration of financial health and subsequent downgrade in rating resulting in a potential decline in market value and/or default; Interest Rate Risk- Market value decline as interest rates rise; Reinvestment Risk- Reinvestment of interest income or principal at lower rates in a declining rate environment; Liquidity- Inability to liquidate prior to maturity. Premiums Paid (price above par/100) - May be worth less than originally invested when sold prior to maturity or upon maturity redemption. Inflation Risks - The yield to call or maturity may not outperform the rate of inflation for the term of the investment

The offerings that appear on this worksheet may not provide a fair or balanced comparison. Therefore, carefully evaluate the offerings' individual characteristics in order to make an informed decision. Factors such as rating agencies' outlook, issuers' financials, call features and principal/interest income source can widely vary between issues. When considering "bond swaps" considerations should include but not limited to: rating/quality, coupon rates/returns, call features, and tax benefits.

Interest income from municipal bonds may be subject to the alternative minimum tax. Municipal bonds are federally tax-free but other state and local taxes may apply.

CD's are FDIC Insured and offer a fixed rate of return if held to maturity.

Agencies securities are subject to additional risk including prepayment and extension risk.

Duration is a measure of the sensitivity of the price (the value of principal) of a fixed-income investment to a change in interest rates. It is expressed as a number of years. Rising interest rates mean falling bond prices, while declining interest rates mean rising bond prices. The bigger the duration number, the greater the interest-rate risk or reward for bond prices.

Ratings are subject to change. Below are the definitions of only one rating agency as there are others which may define their ratings differently

Investors should consult their financial advisor for more information prior to investing.

S&P Rating Scale Definitions:

AAA An obligation rated 'AAA' has the highest rating assigned by Standard & Poor's. The obligor's capacity to meet its financial commitment on the obligation is extremely strong.

AA An obligation rated 'AA' differs from the highest-rated obligations only to a small degree. The obligor's capacity to meet its financial commitment on the obligation is very strong.

A An obligation rated 'A' is somewhat more susceptible to the adverse effects of changes in circumstances and economic conditions than obligations in higher-rated categories. However, the obligor's capacity to meet its financial commitment on the obligation is still strong.

BBB An obligation rated 'BBB' exhibits adequate protection parameters. However, adverse economic conditions or changing circumstances are more likely to lead to a weakened capacity of the obligor to meet its financial commitment on the obligation.

BB, B, CCC, CC, and C Obligations rated 'BB', 'B', 'CCC', 'CC', and 'C' are regarded as having significant speculative characteristics. 'BB' indicates the least degree of speculation and 'C' the highest. While such obligations will likely have some quality and protective characteristics, these may be outweighed by large uncertainties or major exposures to adverse conditions.

D An obligation in payment default.

*The ratings from 'AA' to 'CCC' may be modified by the addition of a plus (+) or minus (-) sign to show relative standing within the major rating categories.

February 3, 2017

Mr. Rob Logan, City Manager
City of Holly Springs
3237 Holly Springs Pkwy
Holly Springs, GA 30115

RE: Proposal Citywide Pavement Evaluations

Dear Mr. Logan,

It is our understanding that you are seeking assistance in the assessment of the existing pavement infrastructure within the incorporated city of Holly Springs, Georgia.

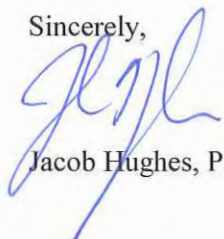
The following breakdown provides scope of services and assumptions for key components in the assessment and evaluations:

- Rate only the asphalt pavement and count adjacent structures
- Measure the length and width of roadway segments prior to rating.
- Prepare rating forms for each roadway segment
- City of Holly Springs maintains 60.5 miles per GDOT
- The City streets will be evaluated for overall pavement condition.
- Factors included within the review will include such things as: Transverse Cracking, Load failure and fatigue in the wheel paths, pavement failures and patching needed, edge raveling, section loss and adequate cross slope.

A projected schedule required to perform a hands-on field inspection to gather the above information and document the inspection findings in a resurfacing needs rating form is 3 weeks. This effort is comprised of a team of one engineer, one senior asphalt inspector, and one clerical staff to input the data and prepare the final documents. This information can then be used to budget and schedule resurfacing on an annual basis for the next 3-5 years. BM&K proposes a fee of \$16,470.81 for this work. Final documentation will be submitted to the City of Holly Springs in a bound notebook and will include an electronic copy as well.

We appreciate the opportunity to present this information for your consideration. Please give me a call if you have any questions regarding this proposal or if you need any additional information.

Sincerely,



Jacob Hughes, P.E.

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF HOLLY SPRINGS, GEORGIA, AS AMENDED, TO AMEND CHAPTER 6 – ALCOHOLIC BEVERAGES; ARTICLE II. - LICENSES; SECTION 6-52. – PENALTY FOR LATE FEE PAYMENT; FOR THE PUBLIC HEALTH, SAFETY AND WELFARE 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. That Sec.6-52. – Penalty for late fee payment, Article II – Licenses of Chapter 6 – Alcoholic Beverages of the Code of the City of Holly Springs, Georgia, as amended, is hereby deleted and replaced to read as follows:

Sec. 6-52. - Penalty for late fee payment.

Any licensee, person or entity who fails to pay any fee, or other payment due to the city of any kind when due shall pay, in addition to such fee, or other charge, a separate penalty pursuant to state law (O.C.G.A. 48-2-44) will also be assessed to the balance beginning 120 days after the due date. equal to ten percent of the required fee, or other charge for a period of 30 days, or portion thereof, following the due date, until paid in full, including penalties.

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 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 City Council.

SO ORDAINED, this 20th day of March, 2017.

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

- **Sec. 6-52. - Penalty for late fee payment.**

Any licensee, person or entity who fails to pay any fee, or other payment due to the city of any kind when due shall pay, in addition to such fee, or other charge, a separate penalty pursuant to state law (O.C.G.A. 48-2-44) will also be assessed to the balance beginning 120 days after the due date. ~~equal to ten percent of the required fee, or other charge for a period of 30 days, or portion thereof, following the due date, until paid in full, including penalties.~~

- **Sec. 22-44. - When tax due and payable; effect of transacting business when tax delinquent.**

(a) Each occupation tax shall be for the calendar year unless otherwise specifically provided. Registration and occupation taxes shall be payable January 1 of each year and shall, if not paid by February 1 of each year, be delinquent and assessed an interest charge of 1.5 percent. Should such occupation tax not be paid before April 1, an additional penalty of ~~ten percent~~ 10% will be assessed to the balance of the tax or fee shall also be due, at which time a final notice shall be issued to the past due person or business account.

(b) The final notice shall include the occupation taxes due, along with notice that after April 1, the past due business account will be closed, and a citation to the Municipal Court of the City of Holly Springs will be issued in accordance with [Section 22-58](#). The business account shall only be reinstated when past due occupation taxes, fees, and penalties are paid and current.

(c) On any new profession, trade or calling begun in the city, the registration and tax shall be delinquent if not obtained immediately upon beginning business, with a ten percent penalty imposed. The tax registration provided for in this section shall be issued by the city manager or designee; and if any person whose duty it is to obtain a registration shall, after the registration or occupation tax becomes delinquent, transact or offer to transact in the city any kind of profession, trade or calling subject to this article without having first obtained registration, such offender shall be punished in accordance with [section 22-58](#).

(d) In addition to the above remedies, the police chief or designee may proceed to collect in the same manner as provided by law for tax executions.

(e) Any person beginning business in the city on or after July 1 of any calendar year shall be taxed at 90 percent of the annual rate. On or after October 1, any person beginning business in the city shall be taxed at 75 percent of the annual rate. On or after December 1, any person beginning business in the city shall be taxed at 50 percent of the annual rate.

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF HOLLY SPRINGS, GEORGIA, AS AMENDED, TO AMEND CHAPTER 22 – BUSINESSES; ARTICLE II. - OCCUPATION TAXES AND REGULATORY FEES; SECTION 22-44(A). – WHEN TAX DUE AND PAYABLE; EFFECT OF TRANSACTING BUSINESS WHEN TAX DELINQUENT; FOR THE PUBLIC HEALTH, SAFETY AND WELFARE 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. That Sec. 22-44 (a). - When tax due and payable; effect of transacting business when tax delinquent., Article II – Occupation Taxes and Regulatory Fees of Chapter 22 – Businesses of the Code of the City of Holly Springs, Georgia, as amended, is hereby deleted and replaced to read as follows:

Sec. 22-44. - When tax due and payable; effect of transacting business when tax delinquent.

(a) Each occupation tax shall be for the calendar year unless otherwise specifically provided. Registration and occupation taxes shall be payable January 1 of each year and shall, if not paid by February 1 of each year, be delinquent and assessed an interest charge of 1.5 percent. Should such occupation tax not be paid before April 1, an additional penalty of ~~ten percent~~10% will be assessed to the balance of the tax or fee shall also be due, at which time a final notice shall be issued to the past due person or business account.

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 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 City Council.

SO ORDAINED, this 20th day of March, 2017.

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

DRAFT



MILNER

We have prepared a quote for you

Mitel Premium Service Agreement

QUOTE #006336 V1

PREPARED FOR

City of Holly Springs

office imaging products 

milner voice and data 

technology services 

managed print services 

healthcare solutions 



P: 770-734-5300 E: fromero@milner.com W: www.milner.com

Annual Maintenance

Description	Qty	Price	Ext. Price
<p>Phone Premium Agreement Terms and Conditions</p> <p>PREMIUM SUPPORT SERVICES. Support Services shall be provided 24 x7. After hours support services shall be delivered remotely only. After hours on-site service will be billed at time and 1/2. We do not guarantee uninterrupted operation of your System. We will make every reasonable effort to respond to issues affecting the entire System within 4 business hours.</p> <p>EXTENSION MOVES, ADDS OR CHANGES. This Agreement includes Moves, Adds, or Changes (MAC) to telephone extensions.</p> <p>SOFTWARE VERSION UPGRADES. Manufacturer software upgrades will be installed as long as the System is continuously covered by a manufacturer software assurance agreement. This does not include software that is considered a new version by the Manufacturer where additional license fees are charged. Upgrades will be scheduled and performed at a mutually agreeable time.</p> <p>INVOICE AMOUNTS AND DUE DATE. The full amount of this invoice, including any applicable sales tax amounts, must be paid by the Due Date to ensure continuous coverage of the System. The term of this renewal agreement shall be for a period of twelve (12) months beginning with the Due Date unless otherwise indicated.</p> <p>YOUR RESPONSIBILITIES IN THE EVENT OF A FAILURE. You agree to notify our Customer Support Group of a System malfunction or failure by submitting a support request to help@milner.com or by calling 855-868-4687, and to provide personnel to assist us as necessary to perform diagnostic testing and remote support of the System. You agree to provide our technicians network connectivity and access to all components of the System to facilitate delivery of our Support Services.</p> <p>EXCLUSIONS FROM SERVICE. This Agreement does not cover Support Services or assistance arising from the abuse, misuse, modifications made to the System by a party other than us or the Manufacturer, including repair technicians not under our control, or damage caused by forces outside the System including, but not limited to, defective electrical service or work at your facility, foreign software, viruses, accident, disaster, neglect or alterations or service work performed by unauthorized parties. This Agreement does not include support of any carrier or connectivity issues. You agree we may bill you outside this Agreement at our then current rates for time spent addressing excluded items.</p> <p>MODIFICATIONS TO SYSTEM. You agree we may change the cost of Support Services at any time during the term of this Agreement if the System's components are modified.</p>	1	\$1,385.00	\$1,385.00



P: 770-734-5300 E: fromero@milner.com W: www.milner.com

Annual Maintenance

Description	Qty	Price	Ext. Price
<p>LOST OR DAMAGED DATA. WE ARE NOT RESPONSIBLE FOR ANY LOST OR DAMAGED DATA RELATING TO THE SYSTEM. YOU ARE SOLELY RESPONSIBLE FOR IMPLEMENTING APPROPRIATE SAFEGUARDS TO PROTECT AND/OR DUPLICATE YOUR DATA FILES.</p> <p>WARRANTIES. We warrant that all Support Services shall be accomplished in a good and workmanlike manner, in accordance with applicable industry standards, and that you shall receive all rights and benefits of any Manufacturer warranty covering the System's components.</p> <p>LIMITATION OF LIABILITY. OUR ENTIRE OBLIGATION AND YOUR SOLE AND EXCLUSIVE REMEDY FOR ANY CLAIMS RELATED TO THIS AGREEMENT ARE PROVIDED IN THIS AGREEMENT, WHETHER FOR BREACH OR IN TORT, AND SHALL BE LIMITED TO THE AMOUNTS PAID BY YOU TO US IN SUPPORT SERVICES CHARGES DURING THE TWELVE (12) MONTHS IMMEDIATELY PRECEDING THE CLAIM. NEITHER PARTY WILL IN ANY EVENT BE LIABLE FOR INDIRECT, PUNITIVE, SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES IN CONNECTION WITH OR ARISING OUT OF THIS AGREEMENT (INCLUDING LOSS OF PROFITS, USE, DATA, OR OTHER ECONOMIC ADVANTAGE), HOWSOEVER ARISING, WHETHER FOR BREACH OF THIS AGREEMENT, INCLUDING BREACH OF WARRANTY, OR IN TORT, EVEN IF THE OTHER PARTY BEEN PREVIOUSLY MADE AWARE OF THE POSSIBILITY OF SUCH DAMAGE. NO ACTION, REGARDLESS OF FORM, RELATING TO OR ARISING OUT OF THIS AGREEMENT, MAY BE BROUGHT BY EITHER PARTY MORE THAN ONE (1) YEAR AFTER THE CAUSE OF ACTION HAS ARISEN.</p> <p>FORCE MAJEURE. Neither party can be held accountable for failures and delays in performance caused by governmental proclamations, ordinances or regulations, strikes, lockouts, public disorders, transportation failures, floods, unusually severe weather, fires, explosions, Acts of God, or other catastrophes beyond their reasonable control and where they are not at fault.</p> <p>GEORGIA LAW APPLIES. This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.</p>			

Subtotal: **\$1,385.00**

Mitel Premium Service Agreement

Quote Information:

Quote #: 006336
 Version: 1
 Delivered: 02/27/2017
 Expires: 03/31/2017

Prepared for:

City of Holly Springs
 3237 Holly Springs Pkwy
 Holly Springs, GA 30115
 Ron Carter
 rcarter@hollyspringsga.us
 (770) 345-5536

Prepared by:



Milner, Inc.
 Frank Romero
 770-454-7065
 Fax
 fromero@milner.com

Quote Summary

Description	Amount
Annual Maintenance	\$1,385.00
Total	\$1,385.00

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.

Thank you for your order. Your electronic signature, per the Electronic Signature Act, is considered equivalent to your signed and faxed signature, and allows you to accept and place your order. A copy of this acceptance and the attached quote or proposal document ("Attachment") will be sent to your email address to complete your order acceptance. You are NOT required to electronically sign your order, and you may fax or scan/email your signed order to us if you prefer. If you have questions, please feel free to contact us. Your order may contain Software, Hardware and/or Professional Services. Please refer to the detailed terms and conditions of the Attachment for cancellation and warranty information. All Hardware sales come with a manufacturer's warranty and are final once the packaging is opened. Milner Technologies, Inc. does not accept returns or provide refunds on computer hardware.

 Signature

 Date



COUNCIL AGENDA REPORT

FROM: Nancy Moon

CC: City Clerk
Public Information

SUBJECT: Discussion of the following:

A-09-2016, applicant requests annexation for property located on Univeter Road, tax parcels 138, 143, 145, 147B, 161B, 167, 179, of tax plat 15N19 from R-80, Estate Residential (County) to PDR, Planned Development Residential

MA-17-2016, applicant requests rezoning of 79+/- acres located on Univeter Road, tax parcels 143, 145, 147B, 167, 179 of tax plat 15N19 from R-80, Estate Residential (County) to PDR, Planned Development Residential

DATE: February 27, 2017

COUNCIL MEETING DATE: March 6, 2017

RECOMMENDATION

STAFF ANALYSIS

Applicant, Univeter Road Investments, LLC, has requested annexation of approximately 99.27+/- acres. Parcels 15N19 138 and 161B, consisting of 21.29+/- acres and located on the south side of Univeter Road are not being developed and are not being rezoned. The remaining 79+/- acres located on the north side of Univeter Road, parcels 15N19 143, 145, 147B, 167, and 179, are being requested to be rezoned from R-80, Estate Residential (County) to PDR, Planned Development Residential for a planned residential development (see attached location map and conceptual site plan). The original application requested **237 units or 3.0 units per acre**. The request has been amended and now reflects **190 units or 2.4 units per acre**. A conceptual site plan has been provided showing the proposed development. Proposed building setbacks are 15'-front, 10'-rear, and 5'-side with 12.5' between structures.

Elevations have not been provided as a specific builder has not been identified at this time. However, at a minimum, the project would have to comply with the design guidelines of the East Residential District, as outlined in Article 19, Design Guidelines for Model Zoning Districts. The guidelines specify the incorporation of glass, brick, stone, architectural block, stucco and wood into the facades.

A. Existing Land Use and Zoning Classification of Nearby Property

ADJACENT ZONING		ADJACENT DEVELOPMENT	
NORTH:	R-80(County)/AG(County)	NORTH:	SFR/Undeveloped
SOUTH:	R-80(County)/AG(County)	EAST:	SFR/Undeveloped
EAST:	R-80(County)	EAST:	SFR/Indian Knoll ES
WEST:	R-80(County)	WEST:	SFR/Undeveloped

B. Zoning Proposal Review Standards; Study Required for Amendment

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

Surrounding development in the area includes single family residential, undeveloped, and institutional. Indian Knoll Elementary School is located adjacent to the proposed development. The immediate surrounding residential area consists of larger lot developments. Residential development in a manner consistent with this type of development would be suitable.

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

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

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

The property, as currently zoned, would be allowed to develop with those uses associated with the R-80, Estate Residential district, consisting of a minimum lot size of 80,000 square feet.

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

This request will generate additional traffic and use of utilities. A traffic impact study has been provided. The existing level of service in the area ranges from A to D. A grade of D or above is considered to be an acceptable level of service. With the addition of the development, one intersection near Indian Knoll Elementary is projected to deteriorate to

an E level of service. The city engineer has reviewed the traffic study and has stated that the following items need to be addressed by the developer:

- 1. A left turn lane on Univeter road at the entrance to the development**
- 2. A deceleration lane on Univeter Road at the entrance to the proposed development.**
- 3. An additional 5-10 feet of right-of-way along the entire frontage of Univeter Road**

The city engineer also recommended discussion with the developer concerning contribution towards the addition of a left turn lane at both entrances to Indian Knoll Elementary School.

The Cherokee County School District (CCSD) has estimated that approximately 172 students could impact the school system requiring 8 additional classrooms at the cost of \$234,546, or \$990 per unit. The report is attached. This report is based on the original number of units requested, so the number of students impacting the three schools would decrease.

City staff, CCWSA staff, and the developer have spoken verbally concerning the water/sewer capacity for this development. The indication was that the capacity was sufficient and accessible.

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

The Future Development Map identifies the majority of this property with the character area of Traditional Neighborhood. 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. A small portion of the property is identified for Conservation. This character area has limited application in Holly Springs but corresponds to lands that are or should be set aside for greenspace, or which will have very limited low-density residential use.

As does the Future Development Map, the Future Land Use Map shows the majority of this area as developing with Traditional Neighborhood and a small portion projected for Park/Recreation/Conservation uses. The Traditional Neighborhood land use plan category corresponds directly with the Traditional Neighborhoods character area described above and generally as shown on the Future Development Map. Uses and characteristics are the same as those described for the Traditional Neighborhoods Character Area. This category provides for a variety of housing types but does not include manufactured homes or apartments. There is also a mixed-use overlay to this category, which provides for non-residential uses to be mixed with traditional neighborhood residential uses.

Cherokee County's Future Development shows this area as developing under the Country Estates designation. Areas within this character area are lands that are sparsely developed and sometimes contain agricultural production, or have been developed as "estate farms" or large-lot subdivisions. Horse farms and equestrian related developments dot the area

landscape. The Country Estates Character Area seeks to provide a low-intensity residential community. The intent of this Character Area is to retain and conserve the low-intensity character in the area, support existing production-oriented agricultural activities such as major crop cultivation and animal production (including cattle, sheep, swine, and poultry broilers or eggs), encourage upscale executive housing to meet the identified gap in market demand, and encourage and accommodate the further development of large lot estates and “gentlemen’s farms” that blend into the overall fabric of the area. The recommended density for this area is 0.5445 units per acre.

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

The proposed development, consisting of residential use, conforms with the future development map. However, surrounding densities are, in general much larger than those projected for this application. Furthermore, the proposal is not in compliance with the vision and objectives of the Community Agenda, primarily as follows:

- a) **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. (16.1, #7) *The proposed density is significantly more dense than the surrounding area. While the density comparisons of the county versus the city comprehensive plans differ greatly from each other, the disparity combined with the actual existing development do not justify approving the proposed density.***

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?

While residential growth has occurred and will continue to occur in this area, the density of the proposed project is inconsistent with that of the surrounding area.

C. Public Information Meeting

The applicant conducted a public information meeting for this proposed development on October 12, 2016 at the R. T. Jones Public Library in Canton. Approximately 43 people attended the meeting. Comments included concerns about density, opposition to annexation into Holy Springs, location of the stream and buffer requirements.

D. Cherokee County

A letter from Cherokee County, dated November 4, 2016, was received and is attached to this packet. The county expressed disapproval of the annexation and rezoning citing impacts from increased density, increased traffic and concerns with delivery of emergency services by the city.

E. Summary

The proposed zoning and use of the property for residential growth would be compatible with the area if the density was less than what is proposed. In addition, identification of a builder and/or product combined with a concept plan indicating the location of and types of amenities would be appropriate for consideration of a planned development.

F. Planning Commission Recommendation

Planning Commission conducted a public hearing on Thursday, February 9, 2017. A number of people spoke in opposition with concerns about the density, lot size, traffic, schools, market values, hydrology, water/sewer availability, and environmental impacts. Planning Commission recommended **APPROVAL** (3-2) to rezone the property to **PDR, Planned Development Residential**, with the staff stipulations.

G. Staff Recommendation

Staff recommends **APPROVAL** to rezone the property to **PDR, Planned Development Residential** with the following stipulations:

1. Owner /developer shall establish a mandatory homeowner's association for the project, and shall submit all restrictive covenants and homeowner's documents for review by the Community Development Director prior to final plat approval.
2. Owner/developer shall coordinate with the Community Development Director and the City Arborist regarding open space, recreation areas, and landscaping.
3. Architectural styling of all structures shall be approved by the Community Development Director. Front facades shall be constructed with a combination of at least two of the following materials: brick, stone, cement shake, cedar shake, board & batten, a cementitious material, such as Hardi plank, one of which to be brick or stone. Architectural shingles shall be offered as an option. Sides and rear shall not be constructed of vinyl siding.
4. Lighting shall be environmentally sensitive, with developer making every effort to ensure that lighting is as unobtrusive as possible.
5. Density will be limited to a maximum density of **158 units or 2.00** units per acre. Seventy-five percent (75%) of the lots shall be a minimum of 20,000 square feet. Remaining lots sizes shall be in compliance with the minimum requirements of Article 7, Planned Development District standards. All residential building lots shall be of a fee simple nature.
6. Residential structures shall be limited to single-family detached structures with a minimum heated square footage of 2000 square feet.
7. Building setback lines shall be as follows:
 - i. Front: 15 feet, distance from back of sidewalk to garage door shall be a minimum of 18 feet
 - ii. Side: 5 feet, 12.5 feet between structures
 - iii. Rear: 10 feet
8. As requested by the Cherokee County School District, the developer shall provide a mitigation fee of \$990 per lot, to be submitted prior to the issuance of each building permit.
9. Accel/decel lanes, curb and gutter, sidewalks and decorative lampposts similar in style to the LCI project lampposts, GDOT PI#0008961, shall be installed along Univeter Road pursuant to the requirements of the City Engineer and the Cherokee County Engineer. An additional 5-10 feet of

right-of-way along the entire frontage of Univeter Road shall be dedicated for future road improvements.

10. A left turn lane at both entrances to Indian Knoll Elementary School shall be installed prior to the issuance of the 25th certificate of occupancy.

CONCURRENCES

City Staff/Engineer

FISCAL IMPACT

N/A

ALTERNATIVES

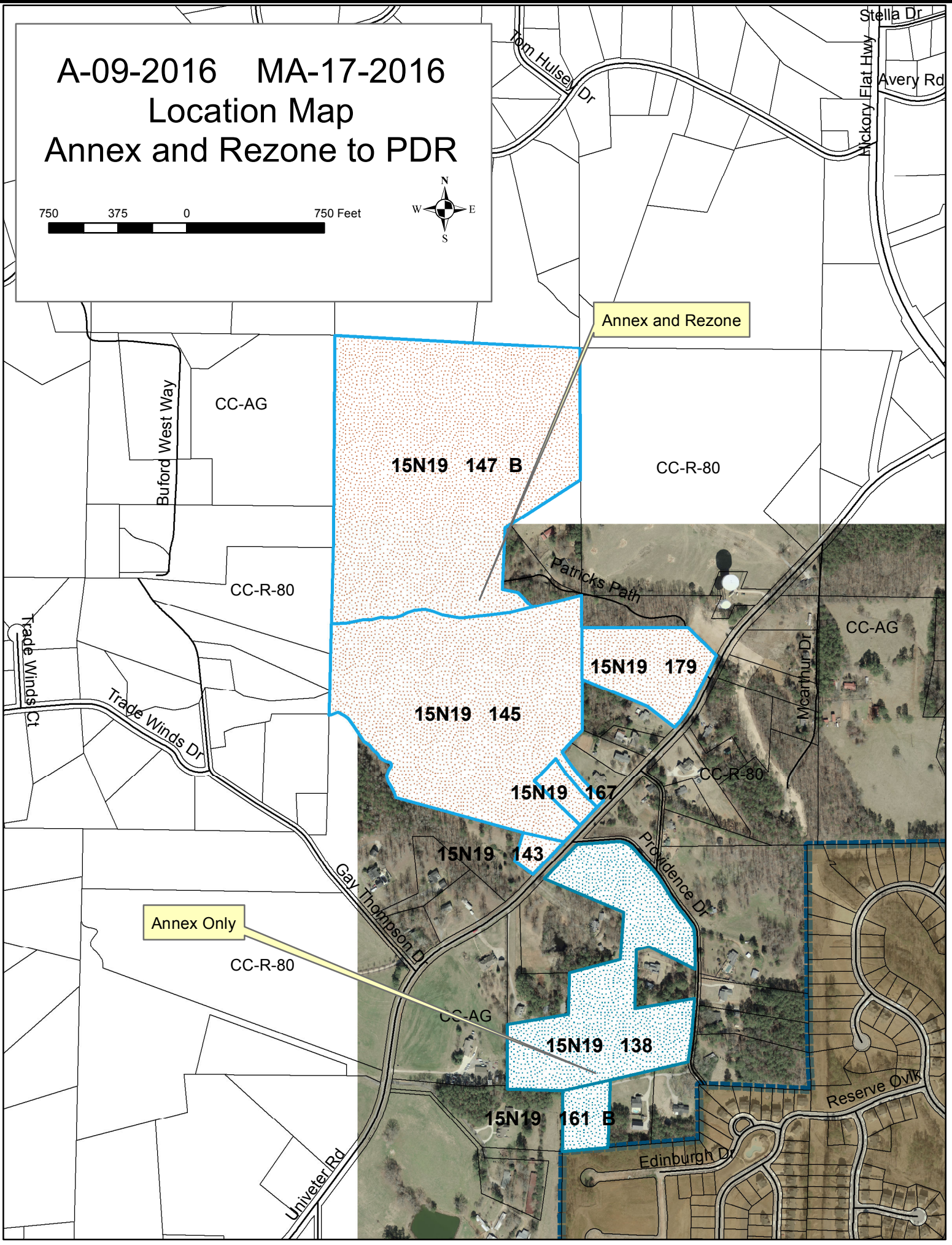
Denial

ATTACHMENTS

Application
Location Map

A-09-2016 MA-17-2016 Location Map Annex and Rezone to PDR

750 375 0 750 Feet



Annex and Rezone

Annex Only

CC-R-80

15N19 147 B

CC-R-80

CC-AG

CC-R-80

15N19 179

CC-AG

15N19 145

CC-R-80

15N19 167

15N19 143

Providence Dr

Annex Only

15N19 138

CC-AG

15N19 161 B

Edinburgh Dr

Reserve Oaks

Univeter Rd

Buford West Way

Trade Winds Ct

Trade Winds Dr

Gay Thompson Dr

Tom Hulsey Dr

Stella Dr

Avery Rd

Hickory Flat Hwy

McArthur Dr

Patrick's Path

Now or Formerly
PARADES, FRANCES B.
(DB. 10456, PG. 30)
ZONED R-80

LL 25

LL 48

Now or Formerly
PEACOCK, JOHN D. & LINDA K.
ZONED R-80

LL 26

Now or Formerly
LANSON, SHIRLEY LYNN
(DB. 8108, PG. 214)
ZONED R-80

LL 27

Now or Formerly
LANSON, SHIRLEY LYNN
(DB. 18, PG. 4)
ZONED R-80

LL 46

Now or Formerly
BARBARA A. HELEN KIRK
LIVING TRUST & JAMES R.
JR. KIRK LIVING TRUST
(DB. 11260, PG. 370)
ZONED AD

LL 47

Now or Formerly
KIMBLE, VERA C.
(DB. 1073, PG. 290)
ZONED R-80

LL 47

Now or Formerly
FITZGERALD, BRIAN THOMAS
& KATHLEEN DAHM
(PB. 65, PG. 34)
ZONED R-80

LL 48

Now or Formerly
STARNES, JANE W.
(DB. 11551, PG. 82)
ZONED R-80

LL 97

Now or Formerly
SMITH, VERA A. &
EVERETT E. JR.
(DB. 57, PG. 50)
ZONED R-80

LL 98

Now or Formerly
HAYWARD, GREENE BROWN
& GECI, & TOMMY R.
(DB. 11561, PG. 87)
ZONED R-80

LL 97

Now or Formerly
FOWLER, SAUND R.
(DB. 13077, PG. 294)
ZONED R-80

LL 98

Now or Formerly
MCCOY, ROBERT & LINDA J.
ZONED R-80
(DB. 226, PG. 343)

LL 120

Now or Formerly
MAY, CHARLES & OUDANS, RAY
(DB. 8622, PG. 176)
ZONED R-80

LL 119

Now or Formerly
RICHMOND, LANE & RONALD
(PB. 43, PG. 9)
ZONED R-80

LL 47

FLOOD INFORMATION:
THIS PROPERTY IS NOT LOCATED WITHIN
A FEMA 100 YEAR FLOOD ZONE, ACCORDING
TO CHEROKEE COUNTY F.I.R.M. PANEL 0254 D
COMMUNITY #130424 DATED: SEPT. 29, 2006

TOPOGRAPHIC SURVEY IS COMPILED FROM FIELD INFORMATION PROVIDED
AND CHEROKEE CO. GIS DATA.

ALL STATE WATERS THAT ARE DISCOVERED TO EXIST ON THIS SITE A 25' BUFFER
MEASURED FROM THE TOP OF BANK SHALL REMAIN UNDISTURBED AND SUBJECT TO
ALL THE LOCAL REGULATIONS GOVERNING STATE WATERS.

WETLANDS ARE TO BE DELINEATED ON SITE, NONE SHALL BE DISTURBED WITHOUT
CORPS OF ENGINEERS APPROVAL.

NO ARCHITECTURAL LANDMARKS HAVE BEEN FOUND TO BE LOCATED
ON THIS PROPERTY.

ALL PROPOSED DEVELOPMENT TO BE BUILT IN ACCORDANCE WITH
CITY OF HOLLY SPRINGS STANDARD SPECIFICATIONS AND REQUIREMENTS.

THE LAYOUT SHOWN IS A CONCEPTUAL REPRESENTATION OF THE
PROPOSED CONFIGURATION FOR THIS SITE. SPECIFIC DESIGN CRITERIA IS
THE RESPONSIBILITY OF THE DEVELOPER AND SUBJECT TO THE CITY OF HOLLY
SPRINGS STANDARD REVIEW AND APPROVAL PROCEDURES.

ALL EXISTING STRUCTURES TO BE REMOVED.

ALL ROADS SHOWN ARE 50' RIGHT-OF-WAY

SITE NOTES
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
REPRESENTED ZONING - PDR
TOTAL AREA: 79.0 ACRES
MINIMUM LOT SIZE - 7,500 SF.
LOTS DEPICTED - 190 UNITS (2.40 U/A)
MINIMUM LOT WIDTH - 60'
MINIMUM LOT DEPTH - 125'
TOTAL OPEN SPACE - 21.3 ACRES (27.0%)

BUILDING SETBACK REQUIREMENTS:
FRONT - 15'
REAR - 10'
SIDE - 5' W/ 12.5 BETWEEN STRUCTURES

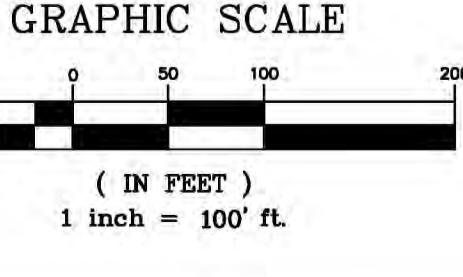
HISTORICAL SURVEYS SHOW THIS DRAW
AS A DITCH AND STORM WATER
CONVEYANCE. DETENTION IS PROPOSED IN
THIS AREA. A STREAM AND WETLAND
DELINEATION IS REQUIRED TO VERIFY THE
AREA FOR COMPLIANCE WITH STATE AND
LOCAL BUFFER REGULATIONS.

Our proposed entrance location lines up with Providence Rd. across the street if
realigned property perpendicular and is approx. 525 ft from Providence Way
also across the street Northeast from our entrance. Clay Thomson Rd. is
approx. 1200 ft along Univeter Rd. toward the Southwest from our entrance on
the same side of the road. A second Northern entrance is shown approx. 1,000
ft to the Northeast along Univeter Rd. Mauldin Lane Path is approx. 1,175 ft
from the Northern entrance along Univeter Rd. toward the Northeast also on
the same side of the road. The closest private driveway on our side of the road
approx. 680 ft to the Southwest and approx. 200 ft to the Northeast of the
second entrance. The closest private driveway on the opposite side of the road
approx. 355 ft to the Southwest and approx. 650 ft to the Northeast.

APPLICANT
NICKLE CREEK DEVELOPMENT, LLC.
510 GILMER FERRY ROAD
BALL GROUND, GA. 30107

CONTACT INFORMATION:
LEE LUSK
770-722-9757
LUSK520@AOL.COM

DESIGN FIRM CONTACT:
DOUG PATTEN, CPESC
770-294-1974
DPATTEN.CSLP@GMAIL.COM

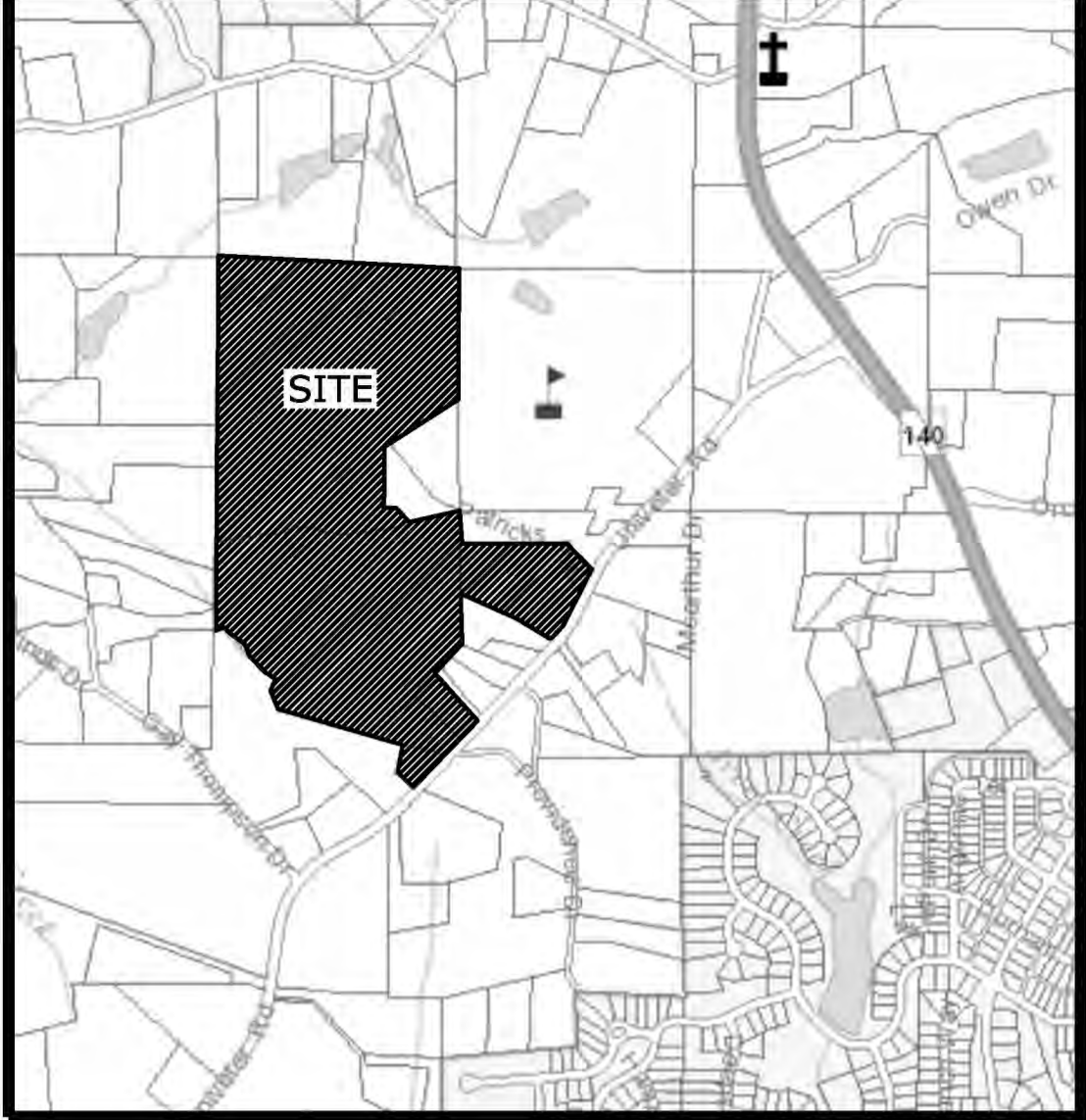
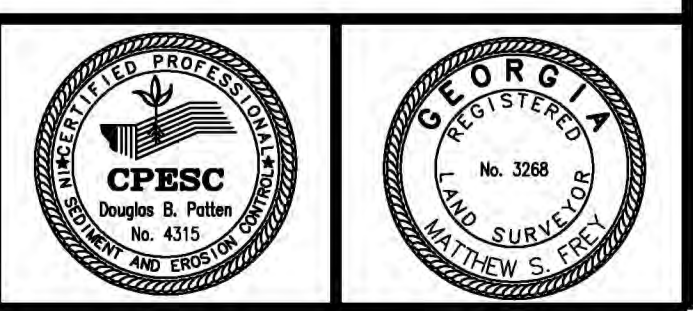


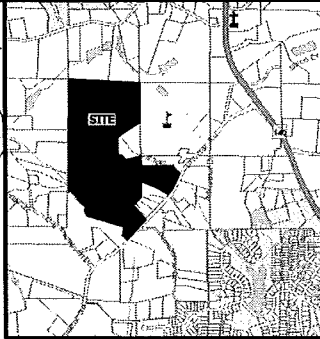
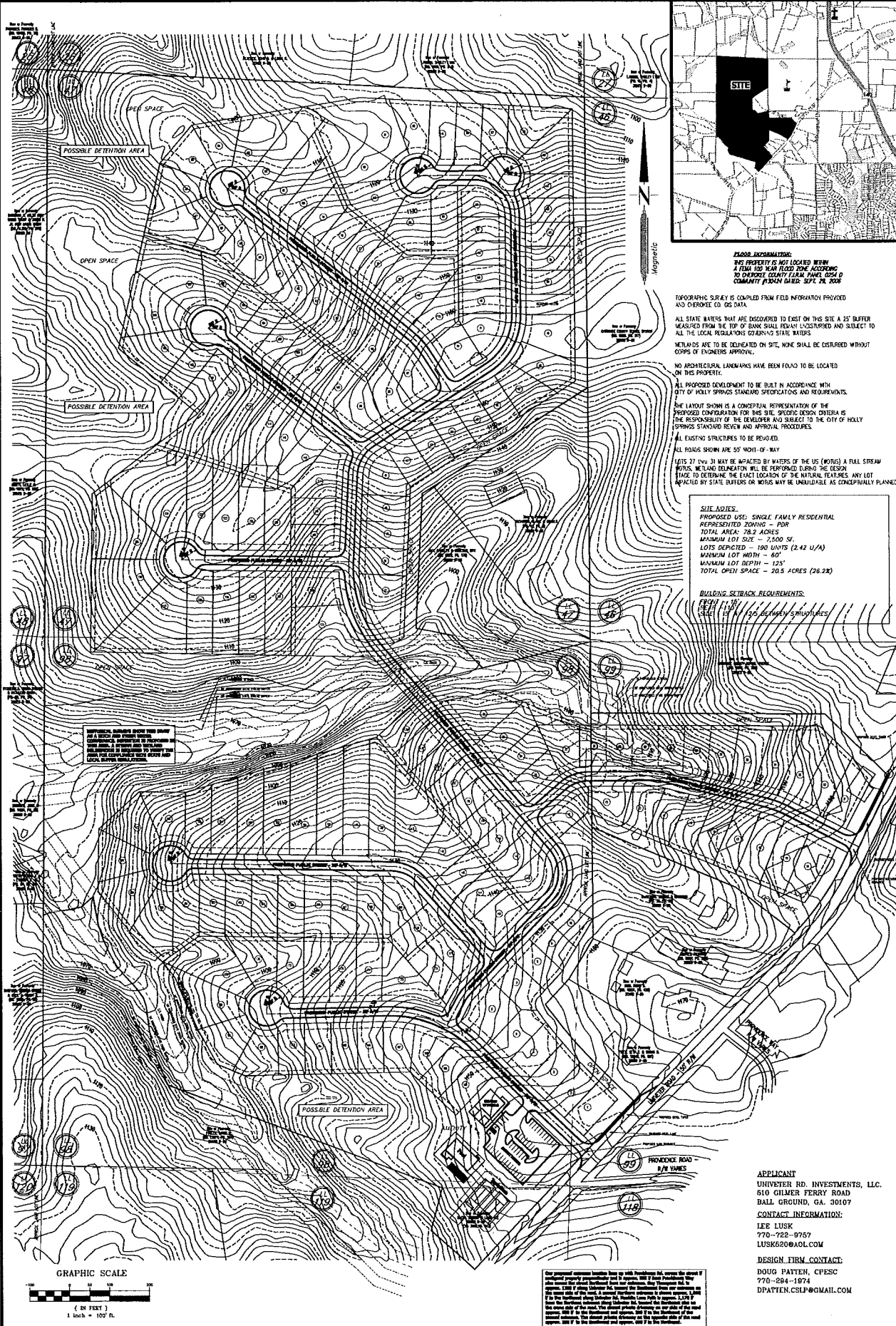
SHEET No.:	DRAWN BY:	NO.	DATE	REVISION DESCRIPTION	BY
1	CWK	1	11-8-16	REVISED LOT COUNT, SIZES AND YIELD	DP

CHECKED BY: DP
DATE: 8-17-16
SCALE: 1" = 100'
PROJECT No.: 816016

CONCEPTUAL SITE PLAN FOR:
UNIVETER ROAD
LAND LOTS 47, 98 & 99, 15TH DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA

centerline
Surveying and Land Planning, Inc.
1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
PHONE: (770) 424-0028 FAX: (770) 424-2399





PLANNING INFORMATION:
 THIS PROJECT IS NOT LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO CHEROKEE COUNTY DATA. DATE: 08/14/08
 COMPANY: PLS&L (DATE: SEPT. 28, 2008)

TOPOGRAPHIC SURVEY IS COMPILED FROM FIELD INFORMATION PROVIDED AND CHEROKEE CO. DATA.

ALL STATE BARRIERS THAT ARE DISCOVERED TO EXIST ON THIS SITE A 25' BUFFER MEASURED FROM THE TOP OF BANK SHALL REMAIN UNOBTAINED AND SUBJECT TO ALL THE LOCAL REGULATIONS GOVERNING STATE BARRIERS.

UTILITIES ARE TO BE INDICATED ON SITE, NONE SHALL BE OBTAINED WITHOUT CONSENT OF ENGINEER'S APPROVAL.

NO ARCHITECTURAL LANDMARKS HAVE BEEN FOUND TO BE LOCATED ON THIS PROPERTY.

ALL PROPOSED DEVELOPMENT TO BE BUILT IN ACCORDANCE WITH CITY OF HOLLY SPRINGS STANDARD SPECIFICATIONS AND REQUIREMENTS.

THE LAYOUT SHOWN IS A CONCEPTUAL REPRESENTATION OF THE PROPOSED DEVELOPMENT FOR THIS SITE. SPECIFIC DESIGN CRITERIA IS THE RESPONSIBILITY OF THE DEVELOPER AND SUBJECT TO THE CITY OF HOLLY SPRINGS STANDARD REVIEW AND APPROVAL PROCEDURES.

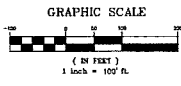
ALL EXISTING STRUCTURES TO BE REMOVED.

ALL ROADS SHOWN ARE 50' RIGHT-OF-WAY.

LOTS 27 THRU 31 MAY BE IMPACTED BY WATERS OF THE US (WOWUS) A FULL STREAM BARRIERS. FIELD INVESTIGATION WILL BE PERFORMED DURING THE DESIGN PHASE TO DETERMINE THE EXACT LOCATION OF THE NATURAL FEATURES. ANY LOT IMPACTED BY STATE BARRIERS OR WOWUS MAY BE UNDEVELOPABLE AS CONCEPTUALLY PLANNED.

SITE ADVICE:
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 REPROPOSED ZONING: - RSM
 TOTAL AREA: 78.2 ACRES
 MAXIMUM LOT SIZE: 2,500 SQ. FT.
 LOTS DEPTH: - 100' MIN (2.42 U/A)
 MAXIMUM LOT WIDTH: - 60'
 MAXIMUM LOT DEPTH: - 125'
 TOTAL OPEN SPACE: - 20.5 ACRES (26.2%)

BUILDING SETBACK REQUIREMENTS:
 FRONT: 10'
 REAR: 10'
 SIDE: 5' (5' BETWEEN STRUCTURES)



NO.	DATE	REVISION DESCRIPTION	BY
1	11-8-16	REVISED LOT COUNT, SIZES AND YIELD	DP
2	2-6-7	PLAT ISSUE DATE	DP

CONCEPTUAL SITE PLAN FOR:
UNIVETER ROAD
 LAND LOTS 47, 88 & 89, 15TH DISTRICT, 2nd SECTION
 CHEROKEE COUNTY, GEORGIA

centerline
 Surveying and Land Planning, Inc.
 1841 WINDING ROAD, SUITE 101A, ANDERSON, SC 29624
 PHONE: (703) 244-0044 FAX: (703) 424-1281

APPLICANT:
 UNIVETER RD. INVESTMENTS, LLC.
 510 GILMER FERRY ROAD
 BALL GROUND, GA. 30107

CONTACT INFORMATION:
 LEE LUSK
 770-722-9757
 LUSK620@AOL.COM

DESIGN FIRM CONTACT:
 DOUG PATTEN, CPESC
 770-284-1874
 DPATTEN.CSLP@GMAIL.COM

SHEET No: 1	DRAWN BY: CWB CHECKED BY: DP DATE: 11-15-16 SCALE: 1" = 100' PROJECT No: 819206
-------------	---

McCoy



MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

Adopted by Mayor and Council on February 23, 2006

For Application Procedures, See p. 8



APPLICATION MA- 17-2016

APPLICATION CUP- _____

HEARING DATE _____

DATE OF APPLICATION _____

APPLICANT Univeter Road Investments LLC

OWNER Linda McCoy
(If other than applicant)

ADDRESS 510 Gilmer Ferry Rd Ball Ground GA 30107

ADDRESS 3341 Univeter Rd Canton GA

ZIP CODE 301

ZIP CODE 30115 PHONE _____

EMAIL _____

SIGNATURE _____

SIGNATURE Linda L. McCoy

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

PRESENT ZONING DISTRICT(S) R-80

REQUESTED ZONING DISTRICT PDR

REQUESTED CONDITIONAL USE(S) _____

PROPERTY LOCATION/ADDRESS 3341 Univeter Rd Canton GA

MAP NUMBER 15N19-

PARCEL NUMBER(S) 143

LAND LOT(S) 119 98

DISTRICT(S) 15 SECTION(S) 2

ACREAGE 0.8 ac SEWAGE DISPOSAL TYPE Public sewer UTILITIES AVAILABLE all

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST:
single family detached residential development

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

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

(APPLICANT DO NOT WRITE BELOW THIS LINE)

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

ATTACHMENT A

DISCLOSURE

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

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

_____ YES _____ NO

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

_____ YES _____ NO

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

_____ YES _____ NO

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

_____ YES _____ NO

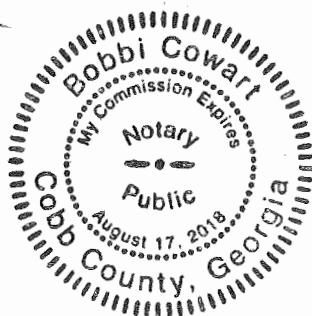
2-2-2017
DATE

Linda L. McCoy
APPLICANT NAME PRINTED
LINDA L. MCCOY

Linda L. McCoy
APPLICANT SIGNATURE

Bobbi Cowart
NOTARY

Seal:





MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

Adopted by Mayor and Council on February 23, 2006

For Application Procedures, See p. 8



APPLICATION MA- 17-2016

APPLICATION CUP- _____

HEARING DATE _____

DATE OF APPLICATION _____

APPLICANT Univeter Road

OWNER Ruby E. Pinyan c/o Ronald Pinyan
(if other than applicant)

Investments, LLC

ADDRESS 510 Gilmer Ferry Rd

ADDRESS 3427 Univeter Rd

Bell Ground, GA

Canton, GA

ZIP CODE 30107 PHONE 770-625-6551

ZIP CODE 30115 PHONE _____

15N19 145

EMAIL _____

SIGNATURE _____

SIGNATURE Ronald O. Pinyan

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

PRESENT ZONING DISTRICT(S) R-80

REQUESTED ZONING DISTRICT PDR

REQUESTED CONDITIONAL USE(S) N/A

PROPERTY LOCATION/ADDRESS Multiple properties on Univeter Rd

MAP NUMBER 15N19

PARCEL NUMBER(S) 145

LAND LOT(S) 98 & 99

DISTRICT(S) 15 SECTION(S) 2

ACREAGE 30.7 SEWAGE DISPOSAL TYPE Public sewer UTILITIES AVAILABLE Gas, Power

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST:
Single-family detached subdivision - Requesting 3 units per acre.

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

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

(APPLICANT DO NOT WRITE BELOW THIS LINE)

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



MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

Adopted by Mayor and Council on February 23, 2006

For Application Procedures, See p. 8



APPLICATION MA- 17-2016

APPLICATION CUP- _____

HEARING DATE _____

DATE OF APPLICATION _____

APPLICANT Univeter Road

OWNER LINDA H. PEACOCK Parcel # 15N19-147B

Investments, LLC

(If other than applicant)
2950 Brick Mill Rd

ADDRESS 510 Gilmer Ferry Rd

ADDRESS Canton, GA

Ball Ground, GA ~~30107~~

ZIP CODE 30107 PHONE 770-605-6551

ZIP CODE 30115 PHONE _____

EMAIL _____

SIGNATURE _____

SIGNATURE X Linda Peacock

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

PRESENT ZONING DISTRICT(S) R-80

REQUESTED ZONING DISTRICT PDR

REQUESTED CONDITIONAL USE(S) N/A

PROPERTY LOCATION/ADDRESS 0 Patrick Pkwy, Canton GA

MAP NUMBER 15N19-147B

PARCEL NUMBER(S) 147B

LAND LOT(S) 98 & 97

DISTRICT(S) 15 SECTION(S) 2

ACREAGE 46.2 SEWAGE DISPOSAL TYPE Public sewer UTILITIES AVAILABLE all

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST:
Single-family detached subdivision. Requesting 3 units per acre.

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

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

(APPLICANT DO NOT WRITE BELOW THIS LINE)

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



MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

Adopted by Mayor and Council on February 23, 2006

For Application Procedures, See p. 8



APPLICATION MA-_____

APPLICATION CUP-_____

HEARING DATE _____

DATE OF APPLICATION _____

APPLICANT Univeter Road

OWNER LINDA H. PEACOCK Parcel # 15N19-1471

Investments, LLC

(If other than applicant)
2950 BRICK MILL RD

ADDRESS 510 Gilmer Ferry Rd

ADDRESS Canton, GA

Ball Ground, GA 30107

John H. Peacock

ZIP CODE 30107 PHONE 770-605-6551

ZIP CODE 30115 PHONE _____

EMAIL _____

SIGNATURE _____

SIGNATURE _____

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

PRESENT ZONING DISTRICT(S) R-80

REQUESTED ZONING DISTRICT _____

REQUESTED CONDITIONAL USE(S) N/A

PROPERTY LOCATION/ADDRESS 0 Patrick Path, Canton GA

MAP NUMBER 15N19-147B

PARCEL NUMBER(S) 147B

LAND LOT(S) 98 & 97

DISTRICT(S) 15 SECTION(S) 2

ACREAGE 46.2 SEWAGE DISPOSAL TYPE Public UTILITIES AVAILABLE all

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST:
Single-family detached subdivision. Requesting 3 units per acre.

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

- WARRANTY DEED
- TAX DOCUMENTATION
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- ___ 10 COPIES OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR
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- ___ FILING FEE\$ _____ RECEIPT# _____ CHECK# _____

(APPLICANT DO NOT WRITE BELOW THIS LINE)

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

ATTACHMENT A

DISCLOSURE

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

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

_____ YES X _____ NO

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

_____ YES X _____ NO

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

_____ YES X _____ NO

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

_____ YES X _____ NO

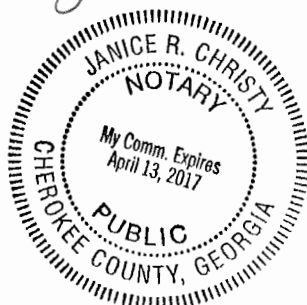
2/2/17
DATE

John D. Peacock
APPLICANT NAME PRINTED

[Signature]
APPLICANT SIGNATURE

[Signature]
NOTARY

Seal:



ATTACHMENT A

DISCLOSURE

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

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

_____ YES ✓ NO

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

_____ YES X NO

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

_____ YES X NO

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

_____ YES X NO

2:2:-17
DATE

Linda H. Peacock
APPLICANT NAME PRINTED

Linda H. Peacock
APPLICANT SIGNATURE

Janice R. Christy
NOTARY

Seal:





MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

Adopted by Mayor and Council on February 23, 2006

For Application Procedures, See p. 8

APPLICATION MA- 17-2016

APPLICATION CUP- _____

HEARING DATE _____

DATE OF APPLICATION _____

APPLICANT Univeter Road Inv. LLC

OWNER Ernestine McArthur
(If other than applicant)

ADDRESS 510 Gilmer Ferry Rd
Ball Ground, GA

ADDRESS 3573 Univeter Road
Canton GA

ZIP CODE 30107 PHONE 770-605-6551

ZIP CODE 30115 PHONE _____

EMAIL _____

SIGNATURE _____

SIGNATURE Ernestine McArthur

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

PRESENT ZONING DISTRICT(S) R-80

REQUESTED ZONING DISTRICT PDR

REQUESTED CONDITIONAL USE(S) _____

PROPERTY LOCATION/ADDRESS 3573 Univeter Rd Canton GA

MAP NUMBER 15N-19

PARCEL NUMBER(S) 179

LAND LOT(S) 99

DISTRICT(S) 15 SECTION(S) 2

ACREAGE 5.9 SEWAGE DISPOSAL TYPE Public sewer UTILITIES AVAILABLE all

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST:
single family detached residential development.

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

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

(APPLICANT DO NOT WRITE BELOW THIS LINE)

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

ATTACHMENT A

DISCLOSURE

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

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

_____ YES _____ NO

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

_____ YES _____ NO

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

_____ YES _____ NO

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

_____ YES _____ NO

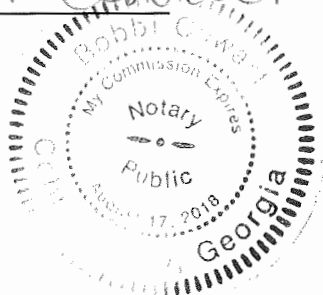
2/2/17
DATE

Ernestine McArthur
APPLICANT NAME PRINTED

Ernestine McArthur
APPLICANT SIGNATURE

Bobbi Cowart
NOTARY

Seal:





MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

Adopted by Mayor and Council on February 23, 2006

For Application Procedures, See p. 8



APPLICATION MA- 17-2016

APPLICATION CUP- _____

HEARING DATE _____

DATE OF APPLICATION _____

APPLICANT Univeter Road Investments, LLC

OWNER Ronald Pinyan & Linda Pinyan
(If other than applicant)

ADDRESS 510 Gilmer Ferry Rd
Ball Ground, GA

ADDRESS 3427 Univeter Rd
Canton, GA

ZIP CODE 30115 PHONE 770-605-6551

ZIP CODE 30115 PHONE _____

EMAIL lusk520@aol.com

15N19 167

SIGNATURE _____

SIGNATURE Linda Pinyan
Ronald D. Pinyan

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

PRESENT ZONING DISTRICT(S) R-SD

REQUESTED ZONING DISTRICT PDR

REQUESTED CONDITIONAL USE(S) N/A

PROPERTY LOCATION/ADDRESS Multiple Address on Univeter Road

MAP NUMBER 15N19

PARCEL NUMBER(S) 167

LAND LOT(S) _____

DISTRICT(S) 15 SECTION(S) 2

ACREAGE 1.66 SEWAGE DISPOSAL TYPE _____ UTILITIES AVAILABLE Gas, Power

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST:
Single-family detached subdivision. Requesting 3
units per acre.

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

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

(APPLICANT DO NOT WRITE BELOW THIS LINE)

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

ATTACHMENT A

DISCLOSURE

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_____ YES _____ NO

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

_____ YES _____ NO

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

_____ YES _____ NO

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

_____ YES _____ NO

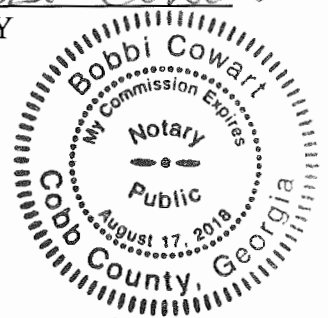
2-2-17
DATE

Linda H. Pinyan
APPLICANT NAME PRINTED

Linda H. Pinyan
APPLICANT SIGNATURE

Bobbi Cowart
NOTARY

Seal:



ATTACHMENT A

DISCLOSURE

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

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_____ YES _____ NO

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

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_____ YES _____ NO

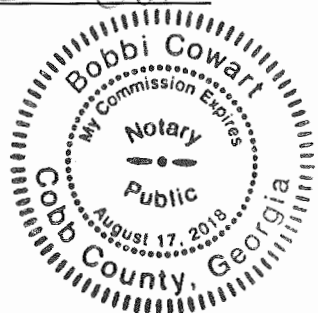
2-2-17
DATE

Ronald D. Pinyan
APPLICANT NAME PRINTED

Ronald D. Pinyan
APPLICANT SIGNATURE

Bobbi Cowart
NOTARY

Seal:



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? Proposed development is single-family detached homes, which is consistent with the surrounding properties.

(2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property? There should be no adverse affect on the surrounding properties. The proposed development will likely increase property values.

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

(4) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, public safety, or schools? The zoning proposal will not cause an excessive burden on the current 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 Cherokee County FLUM shows a zoning of Country Estates. The proposal is to annex the property into the City and request a higher density than the Country Estates zoning allows.

(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 applicant believes that the rezoning request is in conformity with the above.

(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?

There will be no negative impact on the environment due to the proposed development.

(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? Other properties in the area have been developed with a higher density than the current R-80 zoning. The development trend in the area has been toward more compact forms of single-family housing developments.

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

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

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

ATTACHMENT A

DISCLOSURE

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

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

_____ YES NO

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

_____ YES NO

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

_____ YES NO

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

_____ YES NO

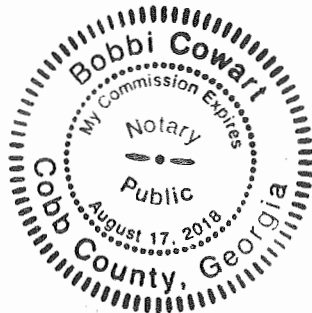
8/22/16
DATE

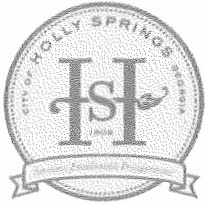
Univeter Road Investments, LLC
APPLICANT NAME PRINTED

[Signature]
APPLICANT SIGNATURE

Bobbi Cowart
NOTARY

Seal:





City of Holly Springs, Georgia

Petition for Annexation

100% Method

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

APPLICANT INFORMATION

Date: 9-20-16

Applicant's Name: Univeter Road Investments, LLC

Corporation Name: Lee Lusk

Mailing Address: 510 Gilmer Ferry Rd, Ball Ground, GA 30107

Phone: 770-605-6551

Email: _____

PROPERTY OWNER INFORMATION

Property Owner(s): Thirty-seven Acres, LLC, Sam Cloud

Mailing Address: PO Box 905 Canton, GA 30169

Phone: 678-294-4475

Email: _____

PROPERTY INFORMATION

Tax Map #: 15N19 Parcel #: 138

Land Lot(s)/District: 4118, 119, D 15

Physical Address: 250 Providence Dr

Property Location Description: 18.43 acres at Providence Dr
+ Univeter Rd ←

Current Zoning: R-80 / AG

(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).

single family, residential, detached
home, development.

(attach additional sheets, if necessary)

SUBMITTAL CHECKLIST

The following exhibits must be attached to this Annexation Petition:

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

APPLICANT & PROPERTY OWNERS SIGNATURE SECTION

Lee Lusk
Applicant Name (Please Print)

Univeter Rd Inv. LLC
Corporation Name (Please Print)

Managing member
Title (Please Print)

[Signature]
Applicant Signature

9-20-16
Date

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

Sammy A. Cloud
Property Owner Name (Please Print)

Sam Cloud mgt/member
Property Owner Signature

9-20-16
Date

Property Owner Name (Please Print)

Property Owner Signature

Date

Property Owner Name (Please Print)

Property Owner Signature

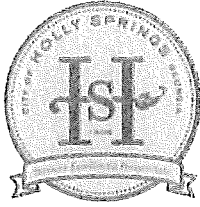
Date

[Signature]
Notary (form must be notarized)



Received by: Donna Sanders
City of Holly Springs, Georgia

Date: 9/23/16



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: 9/13/16

Applicant's Name: Univeter Road Investments, LLC

Corporation Name: _____

Mailing Address: 510 Gilmer Ferry Rd, Ball Ground, GA 30107

Phone: 770-605-6551

Email: _____

PROPERTY OWNER INFORMATION

Property Owner(s): LINDA H. PEACOCK

Mailing Address: 2250 Brick Mill Rd, Canton, GA 30115

Phone: _____

Email: _____

PROPERTY INFORMATION

Tax Map #: 15N19 Parcel #: 147B

Land Lot(s)/District: 47 + 98 / 15

Physical Address: 0 Patricks Path, Canton GA

Property Location Description: _____

Current Zoning: R-50

(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).

79 acres for a 237 lot
single family detached residential
community

(attach additional sheets, if necessary)

SUBMITTAL CHECKLIST

The following exhibits must be attached to this Annexation Petition:

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- D Complete the Applicant & Property Owner(s) Signature Sections, following page;
- D Any additional information requested by City Officials.

APPLICANT & PROPERTY OWNERS SIGNATURE SECTION

Applicant Name (Please Print)

Univeter Road Investments, LLC
Corporation Name (Please Print)

Managing Member
Title (Please Print)

Applicant Signature

Date

1/28/17

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

John D. Peacock
Property Owner Name (Please Print)

Property Owner Signature

Date

2/2/17

Linda H. Peacock
Property Owner Name (Please Print)

Property Owner Signature

Date

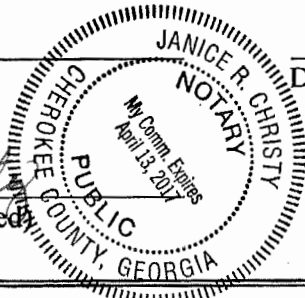
2.2.2017

Property Owner Name (Please Print)

Property Owner Signature

Date

Janice R. Christy
Notary (form must be notarized)



Received by: _____
City of Holly Springs, Georgia

Date: _____

APPLICANT & PROPERTY OWNERS SIGNATURE SECTION

Lee Lusk
Applicant Name (Please Print)

Univeter Road Investments, LLC
Corporation Name (Please Print)

[Signature]
Applicant Signature

Managing Member
Title (Please Print)

9-13-16
Date

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

LINDA H. PEACOCK
Property Owner Name (Please Print)

[Signature]
Property Owner Signature

9-14-16
Date

John D. Peacock
Property Owner Name (Please Print)

[Signature]
Property Owner Signature

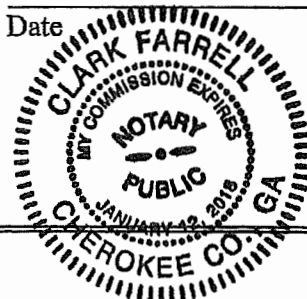
9-14-16
Date

Property Owner Name (Please Print)

Property Owner Signature

Date

[Signature] 9.14.16
Notary (form must be notarized)



Received by: Betsy Bruce
City of Holly Springs, Georgia

Date: 9-22-16

APPLICANT & PROPERTY OWNERS SIGNATURE SECTION

Lee Lusk
Applicant Name (Please Print)

Univeter Road Investments, LLC
Corporation Name (Please Print)

Managing Member
Title (Please Print)

[Signature]
Applicant Signature

9-13-16
Date

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

LINDA H. PEACOCK
Property Owner Name (Please Print)

[Signature]
Property Owner Signature

9-14-16
Date

Property Owner Name (Please Print)

Property Owner Signature

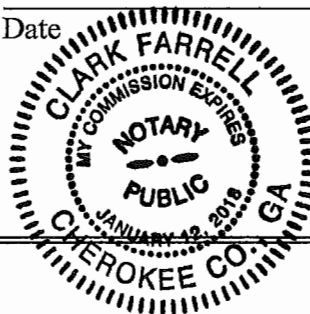
Date

Property Owner Name (Please Print)

Property Owner Signature

Date

[Signature] 9.14.16
Notary (form must be notarized)



Received by: Becky Bruce
City of Holly Springs, Georgia

Date: 9-22-16



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: 9/13/16
Applicant's Name: Univeter Road Investments, LLC
Corporation Name: _____
Mailing Address: 570 Gilmer Ferry Rd, Ball Ground, GA 30107
Phone: 770-605-6551
Email: _____

PROPERTY OWNER INFORMATION

Property Owner(s): LINDA H. PEACOCK
Mailing Address: 2250 Brick Mill Rd, Canton, GA 30115
Phone: _____
Email: _____

PROPERTY INFORMATION

Tax Map #: 15N19 Parcel #: 147B
Land Lot(s)/District: 47 & 98/15
Physical Address: 0 Patricks Path, Canton, GA
Property Location Description: _____

Current Zoning: R-50

(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).

79 acres for a 237 lot
single family detached residential
community

(attach additional sheets, if necessary)

SUBMITTAL CHECKLIST

The following exhibits must be attached to this Annexation Petition:

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



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: 9-14-16
Applicant's Name: Univeter Road Investments LLC
Corporation Name: LLC
Mailing Address: 510 Gilmer Ferry Rd, Ball Ground GA
Phone: 770-605-6551
Email: _____

PROPERTY OWNER INFORMATION

Property Owner(s): Linda McCoy
Mailing Address: 3341 Univeter Rd, Canton GA 30115
Phone: _____
Email: _____

PROPERTY INFORMATION

Tax Map #: 15N19 Parcel #: 143
Land Lot(s)/District: LL 119, 98 / D15
Physical Address: 3341 Univeter Rd
Property Location Description: 0.8 acres at back home
across from Providence Dr.
Current Zoning: R-80

(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)

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79 acres for a 237 lot
single family detached residential
community

(attach additional sheets, if necessary)

SUBMITTAL CHECKLIST

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APPLICANT & PROPERTY OWNERS SIGNATURE SECTION

Lee Lusk dba Univetor RA Inv LLC
Applicant Name (Please Print)

Univetor RA Inv. LLC
Corporation Name (Please Print)

managing member
Title (Please Print)

[Signature]
Applicant Signature

9-14-16
Date

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

Linda L. McCoy
Property Owner Name (Please Print)

[Signature]
Property Owner Signature

9-16-20-16
Date

Property Owner Name (Please Print)

Property Owner Signature

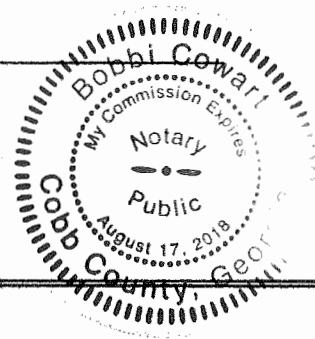
Date

Property Owner Name (Please Print)

Property Owner Signature

Date

Bobbi Cowart
Notary (form must be notarized)



Received by: Becky Bruce
City of Holly Springs, Georgia

Date: 9-22-16



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: 9-16-16

Applicant's Name: Univeter Rd Inv. LLC

Corporation Name: Lee Lusk

Mailing Address: 510 Gilmer Ferry Rd, Ball Ground GA

Phone: 770-605-6551 30107

Email: lee.lusk@univeter.com

PROPERTY OWNER INFORMATION

Property Owner(s): Joan J. Bray, Trustee Hargot Revoc Trust

Mailing Address: 474 Providence Rd

Phone: 678-493 0003

Email: _____

PROPERTY INFORMATION

Tax Map #: 15N19 Parcel #: 161 B

Land Lot(s)/District: 119+171 / D15

Physical Address: 474 Providence Rd, Canton, GA 30115

Property Location Description: _____

Current Zoning: AG

(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).

Single Family Detached
residential development

(attach additional sheets, if necessary)

SUBMITTAL CHECKLIST

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APPLICANT & PROPERTY OWNERS SIGNATURE SECTION

Lee Lusk
Applicant Name (Please Print)

Univeter Rd Inv. LLC
Corporation Name (Please Print)

managing member
Title (Please Print)

[Signature]
Applicant Signature

9-16-16
Date

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

JOAN S. BRAY
Property Owner Name (Please Print)

[Signature]
Property Owner Signature

9/16/16
Date

Property Owner Name (Please Print)

Property Owner Signature

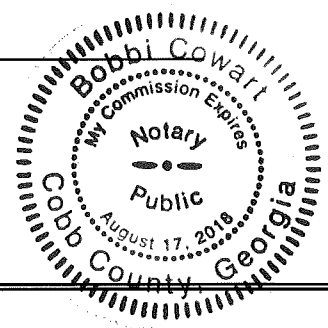
Date

Property Owner Name (Please Print)

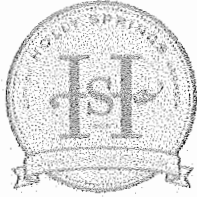
Property Owner Signature

Date

Bobbi Cowart
Notary (form must be notarized)



Received by: Becky Bruce
City of Holly Springs, Georgia
Date: 9-22-16



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: 9-14-16

Applicant's Name: Univeter Road Investments LLC

Corporation Name: LLC

Mailing Address: 510 Gilmer Ferry Rd, Ball Ground GA

Phone: 770-605-6551

Email: l.m.carr@univeter.com

PROPERTY OWNER INFORMATION

Property Owner(s): Ernestine McArthur

Mailing Address: 3573 Univeter Rd, Canton GA 30115

Phone: _____

Email: N/A

PROPERTY INFORMATION

Tax Map #: 15N19 Parcel #: 179

Land Lot(s)/District: LL 99 / D 15

Physical Address: 3573 Univeter Rd Canton GA 30115

Property Location Description: 5.9 acres off Univeter Rd
adjacent to Indian Knoll Elementary

Current Zoning: R-8D

(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).

79 acres for a 237 lot
single family detached residential
community

(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

Lee Lusk dba Univetor RA Inv LLC
Applicant Name (Please Print)

Univetor RA Inv. LLC
Corporation Name (Please Print)

managing member
Title (Please Print)

[Signature]
Applicant Signature

9-14-16
Date

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

ERNESTINE MCARTHUR
Property Owner Name (Please Print)

Ernestine McArthur
Property Owner Signature

9-16-16
Date

Property Owner Name (Please Print)

Property Owner Signature

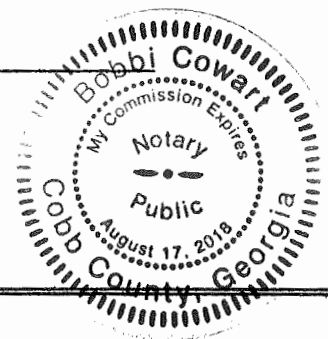
Date

Property Owner Name (Please Print)

Property Owner Signature

Date

Bobbi Cowart
Notary (form must be notarized)



Received by: Beezy Bruce
City of Holly Springs, Georgia

Date: 9-22-16



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: August 24, 2016

Applicant's Name: Lee Lusk

Corporation Name: Univeter Road Investments, LLC

Mailing Address: 510 Gilmer Ferry Rd, Ball Ground, GA 30107

Phone: 770-605-6551

Email: _____

PROPERTY OWNER INFORMATION

Property Owner(s): Ronald and Linda Pinyan

Mailing Address: 3427 Univeter Road, Canton, GA 30115

Phone: 770-880-1113 or 770-345-5704

Email: _____

PROPERTY INFORMATION

Tax Map #: 15N19 Parcel #: 167 & 145

Land Lot(s)/District: 98 & 99/15

Physical Address: 3427 Univeter Road, Canton, GA 30115

Property Location Description: 30+/- acres on Univeter Rd across from Providence Dr

Current Zoning: R-80

(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).

79 acres for a 237 lot
single family detached residential
community

(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

Lee Lusk
Applicant Name (Please Print)

Uniretor Road Investments, LLC
Corporation Name (Please Print)

Managing Member
Title (Please Print)

[Signature]
Applicant Signature

8-26-16
Date

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

Ronald D. Pinyan
Property Owner Name (Please Print)

Ronald D. Pinyan
Property Owner Signature

8-25-16
Date

Linda Pinyan
Property Owner Name (Please Print)

Linda Pinyan
Property Owner Signature

8-25-16
Date



Property Owner Name (Please Print)

Property Owner Signature

Date

[Signature]
Notary (form must be notarized)

Received by: Becky Bruce
City of Holly Springs, Georgia
Date: 9-22-16

October 1, 2016

Re: Annexation and Rezoning Application by Univeter Road Investments, LLC
Notice of public participation meeting

Dear Property Owner,

Pursuant to the requirements by the City of Holly Springs Zoning Ordinance please be advised that the above referenced applicant will hold an informational public participation meeting with regards to the application for the annexation and rezoning of properties located on Univeter Road and Brick Mill Road, Canton, GA 30115 (Tax Parcel ID Nos: 15N19-143, 15N19-145, 15N19-147B, 15N19-167 & 15N19-179). The meeting will be held on October 12, 2016 at 6:30pm in the meeting room at the R.T. Jones Public Library located at 116 Brown Industrial Parkway, Canton, Georgia 30114.

The applicant seeks to annex and rezone 79 +/- acres R-80 to PDR for a residential single-family home subdivision. At the meeting you will have the opportunity to view the site plan of the development, location, and ask questions and make comments about the applicant's proposal. You may contact Lee Lusk at 770-605-6551 if you have any additional questions.

Thank you for your time and attention to this notice.

Sincerely,

Lee Lusk
Univeter Road Investments, LLC
510 Gilmer Ferry Road
Ball Ground, GA 30107
770-605-6551

October 13, 2016

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

Re: Public Information Meeting

Applicant: Univeter Road Investments, LLC
Property Owners: Ruby E. Pinyan, Ronald & Linda Pinyan, John & Linda Peacock, Ernestine McArthur,
and Linda McCoy
Property: 79 +/- Acres located on Univeter Road, Canton, GA, Cherokee County (Tax ID Nos. 15N19-143,
15N19-145, 15N19-147B, 15N19-167, and 15N19-179).

Dear Nancy:

This letter serves as the required report from the Applicant regarding the Public Participation Meeting held on October 12, 2016 at 6:30 p.m. at the R.T. Jones Public Library located at 116 Brown Industrial Parkway, Canton, Georgia 30114. The Applicant reports as follows.

- Approximately 43 people attended the meeting. See attached sign-in sheet.
- On behalf of the Applicant, Lee Lusk of Univeter Road Investments was present along with Applicant's legal representative, Joel Larkin.
- Joel Larkin presented the proposed development along with the site plan. Lee Lusk discussed the vision for the proposed development including style/architecture and square footage of homes.
- Questions and comments centered around density, opposition to the City of Holly Springs in general, the stream on the property and buffers.
- See attached a copy of notification letter, and proof of mailing.

Thank you,

Lee Lusk
Managing Member
Univeter Road Investments, LLC

**TRAFFIC IMPACT STUDY
FOR
UNIVETER ROAD RESIDENTIAL DEVELOPMENT
CHEROKEE COUNTY, GEORGIA**



Prepared for:

***Univeter Road Investments, LLC
510 Gilmer Ferry Road
Ball Ground, GA 30107***

Prepared By:



A&R Engineering Inc.

2160 Kingston Court, Suite O
Marietta, GA 30067
Tel: (770) 690-9255 Fax: (770) 690-9210
www.areng.com

November 3, 2016
A & R Project # 16-130

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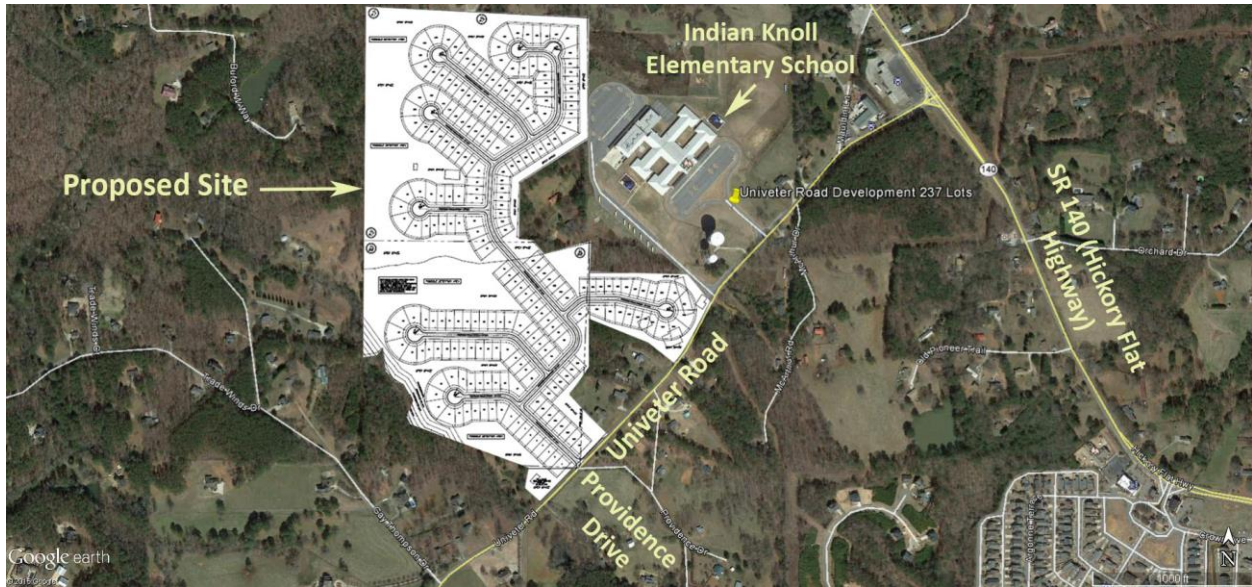
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1.0 INTRODUCTION

The purpose of this study is to determine the traffic impact that will result from the proposed 237-lot single-family residential development located to the north of the intersection of Univeter Road and Gay Thompson Drive in Cherokee County, Georgia. The traffic analysis evaluates the current operations compared to the future conditions with the traffic generated by the development.

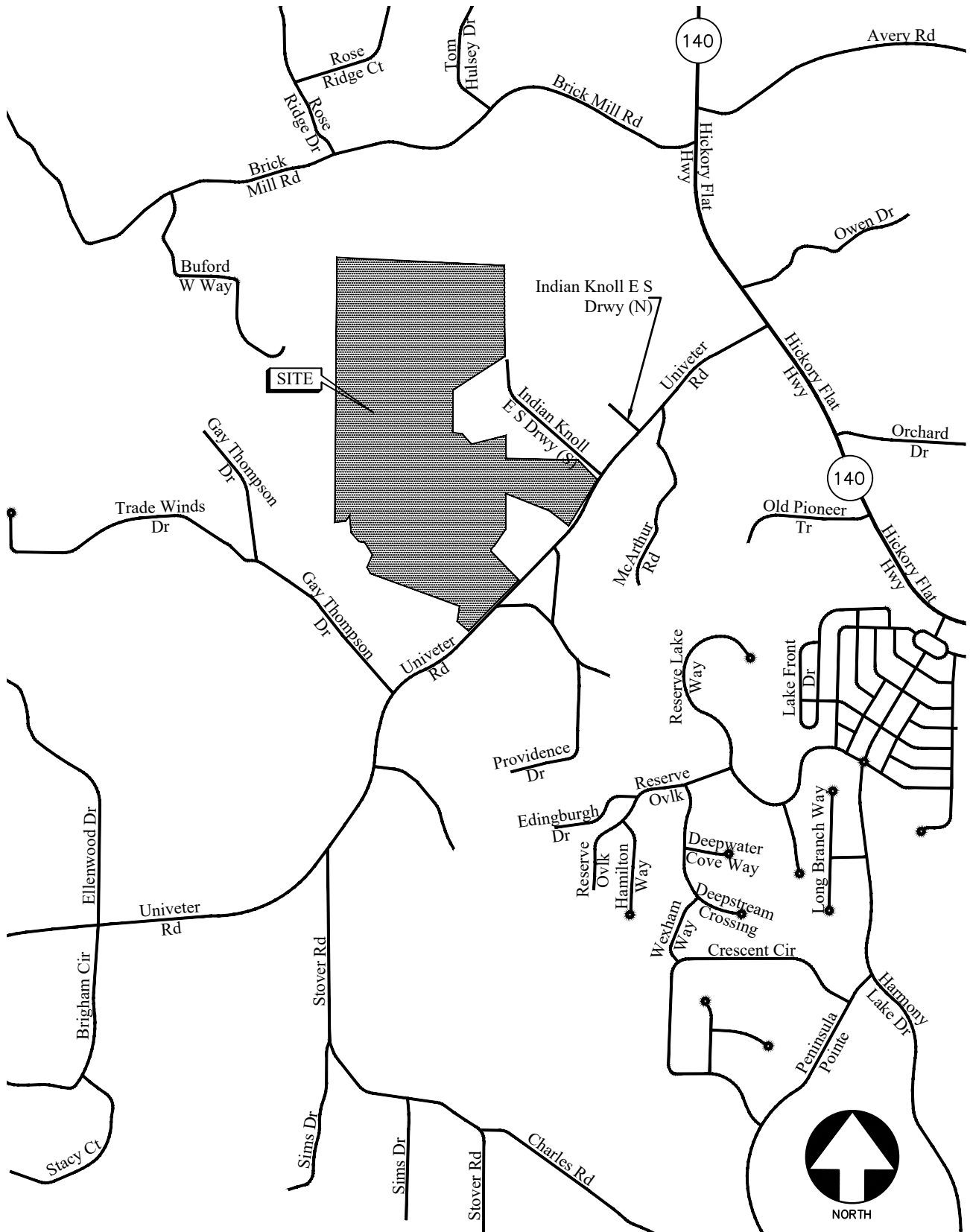


The development proposes one full access driveway on Univeter Road across from Providence Drive.

The AM and PM peak hours have been analyzed in this study. This study includes the evaluation of traffic operations at the intersections of:

- SR 140 (Hickory Flat Highway) at Univeter Road
- Univeter Road at Indian Knoll Elementary School’s northern parent drop-off/pick-up driveway
- Univeter Road at Indian Knoll Elementary School’s southern staff/bus driveway
- Univeter Road at Providence Drive

Recommendations to improve traffic operations have been identified as appropriate and are discussed in detail in the following sections of the report. The location of the development and the surrounding roadway network is shown in Figure 1.



LOCATION MAP

FIGURE 1
A&R Engineering Inc.

2.0 EXISTING FACILITIES / CONDITIONS

2.1 Roadway Facilities

The following is a brief description of each of the roadway facilities located in proximity to the site:

2.1.1 SR 140 (Hickory Flat Highway)

SR 140 (Hickory Flat Highway) is an east-west, two-lane, undivided roadway with a posted speed limit of 50 mph in the vicinity of the site. GDOT traffic counts (Station ID's 0570106 & 0570108) indicate that the 2015 average daily traffic (ADT) volume on SR 140 (Hickory Flat Highway) is 13,800 vehicles per day east of Lawson Drive and 14,900 vehicles east of Bart Manous Road / Holly Commons Parkway. GDOT classifies SR 140 (Hickory Flat Highway) as an Urban Minor Arterial.

2.1.2 Univeter Road

Univeter Road is a north-south, two-lane, undivided roadway with a posted speed limit of 45 mph in the vicinity of the site. GDOT traffic counts (Station ID 0570309) indicate that the 2015 ADT volume on Univeter Road is 6,510 vehicles west of Brigham Circle. GDOT classifies Univeter Road as an Urban Major Collector.

2.1.3 Providence Drive

Providence Drive is an east-west, two-lane, undivided local roadway with a posted speed limit of 15 mph in the vicinity of the site.

3.0 STUDY METHODOLOGY

In this study, the methodology used for evaluating traffic operations at each of the subject intersections is based on the criteria set forth in the Transportation Research Board's Highway Capacity Manual, 2000 edition (HCM 2000). Synchro software, which utilizes the HCM 2000 methodology, was used for the analysis. The following is a description of the methodology employed for the analysis of unsignalized and signalized intersections.

3.1 Unsignalized Intersections

For unsignalized intersections at which the side street or minor street is controlled by a stop sign, the criteria for evaluating traffic operations are the level-of-service (LOS) for the turning movements at the intersection and the level-of-service for the overall intersection. Level-of-service is based on the average controlled delay incurred at the intersection. Controlled delay for unsignalized intersections includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Several factors affect the controlled delay for unsignalized intersections, such as the availability and distribution of gaps in the conflicting traffic stream, critical gaps, and follow-up time for a vehicle in the queue.

Level-of-service is assigned a letter designation from "A" through "F". Level-of-service "A" indicates excellent operations with little delay to motorists, while level-of-service "F" exists when there are insufficient gaps of acceptable size to allow vehicles on the side street to cross safely, resulting in extremely long total delays and long queues. The level-of-service criteria for two-way stop-controlled and all-way stop-controlled (unsignalized) intersections are given in Table 1.

Level-of-service	Average Delay (sec)
A	≤ 10
B	> 10 and ≤ 15
C	> 15 and ≤ 25
D	> 25 and ≤ 35
E	> 35 and ≤ 50
F	> 50

Source: 2000 Highway Capacity Manual

3.2 Signalized Intersections

For signalized intersections, it is necessary to evaluate both capacity and level-of-service in order to evaluate the overall operation of the intersection. The capacity analysis of an intersection is performed by comparing the volume of traffic using the various lane groups at the intersection to the capacity of those lane groups. This results in a volume/capacity (v/c) ratio for each lane group. A v/c ratio greater than 1.0 indicates that the volume of traffic has exceeded the capacity available, resulting in a temporary excess of demand. Although the capacity of the entire intersection is not defined, a composite v/c ratio for the sum of the critical lane groups within the intersection is computed. This composite v/c ratio is an indication of the overall intersection sufficiency.

Level-of-service for a signalized intersection is defined in terms of average controlled delay per vehicle, which is composed of initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. The level-of-service criteria for signalized intersections, based on average controlled delay, are shown in Table 2. Level-of-service “A” indicates operations with very low controlled delay, while level-of-service “F” describes operations with extremely high average controlled delay. Level-of-service “E” is typically considered to be the limit of acceptable delay, and level-of-service “F” is considered unacceptable by most drivers.

TABLE 2 – LEVEL-OF-SERVICE CRITERIA FOR SIGNALIZED INTERSECTIONS	
Level-of-service	Average Control Delay (sec)
A	≤ 10
B	> 10 and ≤ 20
C	> 20 and ≤ 35
D	> 35 and ≤ 55
E	> 55 and ≤ 80
F	> 80

Source: 2000 Highway Capacity Manual

4.0 EXISTING TRAFFIC ANALYSIS

Existing traffic counts and intersection geometric data were obtained at the following study intersections:

- SR 140 (Hickory Flat Highway) at Univeter Road
- Univeter Road at Indian Knoll Elementary School’s northern parent drop-off/pick-up driveway
- Univeter Road at Indian Knoll Elementary School’s southern staff/bus driveway
- Univeter Road at Providence Drive

Turning movement counts were collected on Thursday, October 20, 2016. All turning movement counts were recorded during the AM and PM peak hours between 7:00am to 9:00am and 4:00pm to 6:00pm, respectively. The four consecutive 15-minute interval volumes that summed to produce the highest volume at the intersections were then determined. These volumes make up the peak hour traffic volumes for the intersections counted and are shown in Figure 2.

4.1 Existing Traffic Operations

Existing traffic operations were analyzed at the study intersections in accordance with the HCM methodology. A queue length analysis was also performed. Because the intersection of Univeter Road at Indian Knoll Elementary School North Driveway is operated by a traffic guard during the AM peak hour, the intersection was analyzed similar to a signalized intersection for that peak hour only. During the PM peak hour, the intersection operates as an unsignalized intersection. The results of the analyses are shown in Tables 3 and 4. The existing traffic control and lane geometry for the intersections are shown in Figure 3.

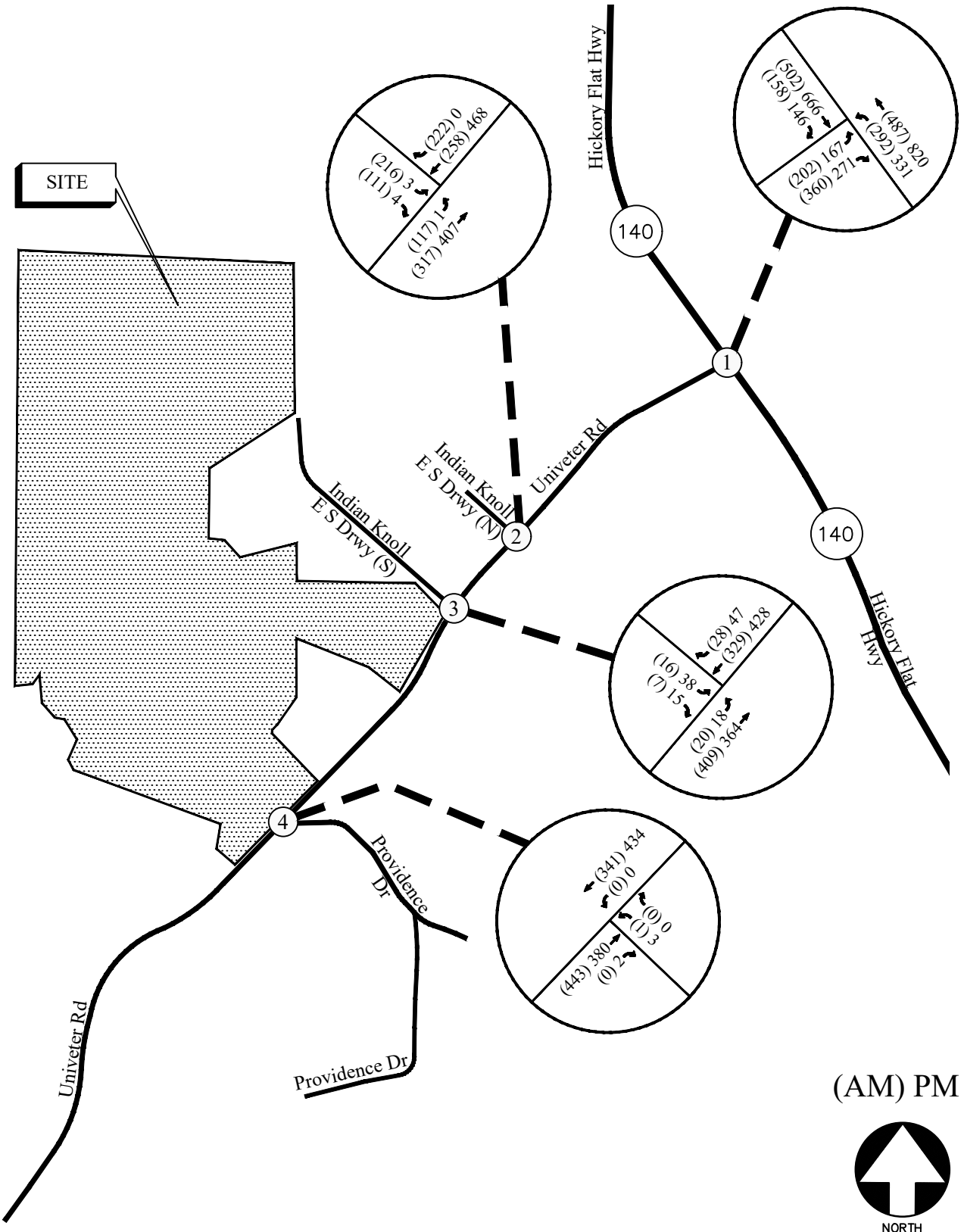
TABLE 3 – EXISTING INTERSECTION OPERATIONS					
Intersection	Traffic Control	AM Peak Hour		PM Peak Hour	
		LOS (Delay)	v/c ratio	LOS (Delay)	v/c ratio
1 SR 140 (Hickory Flat Hwy) @ Univeter Rd -Eastbound Approach -Westbound Approach -Northbound Approach	Signalized	C (23.6) B (19.1) A (9.4) D (48.3)	0.71	B (19.8) B (16.9) A (9.8) D (51.1)	0.70
2 Univeter Rd @ Indian Knoll Elementary School Drwy (N) -Eastbound Approach -Northbound Approach -Southbound Approach	Traffic Guard for AM (Stop on Eastbound for PM)	B (17.1) C (25.6) B (17.2) A (8.8)	0.75	C (15.3) A (0.1) A (0.0)	- - -
3 Univeter Rd @ Indian Knoll Elementary School Drwy (S) -Eastbound Approach -Northbound Left	Stop Controlled on Eastbound	C (24.2) A (1.8)	- -	C (20.5) A (0.9)	- -
4 Univeter Rd @ Providence Dr -Westbound Approach -Southbound Left	Stop Controlled on Westbound	C (18.1) A (0.0)	- -	C (16.2) A (0.0)	- -

* v/c ratio is not calculated for unsignalized intersections

TABLE 4 – EXISTING INTERSECTION 95TH PERCENTILE QUEUES

Intersection		Available Storage	AM Peak: feet	PM Peak: feet
1	<u>SR 140 (Hickory Flat Hwy) @ Univeter Rd</u>			
	-Eastbound Through	-	474	583
	-Eastbound Right	250'	12	35
	-Westbound Left	165'	122	138
	-Westbound Through	-	232	404
	-Northbound Left	-	225	208
	-Northbound Right	150'	73	72
2	<u>Univeter Rd @ Indian Knoll Elementary School Drwy (N)</u>			
	-Eastbound Left	140'	198	3
	-Eastbound Right	-	0	1
	-Northbound Approach	-	400	0
	-Southbound Through	-	143	0
	-Southbound Right	135'	0	0
3	<u>Univeter Rd @ Indian Knoll Elementary School Drwy (S)</u>			
	-Eastbound Left	-	13	18
	-Eastbound Right	155'	0	0
	-Northbound Approach	-	5	2
4	<u>Univeter Rd @ Providence Dr</u>			
	-Westbound Approach	-	1	2
	-Southbound Approach	-	0	0

The results of existing traffic operations analysis indicates that all the study intersections are operating at an acceptable level-of-service (“D” or better by local standards) in both the AM and PM peak hours.







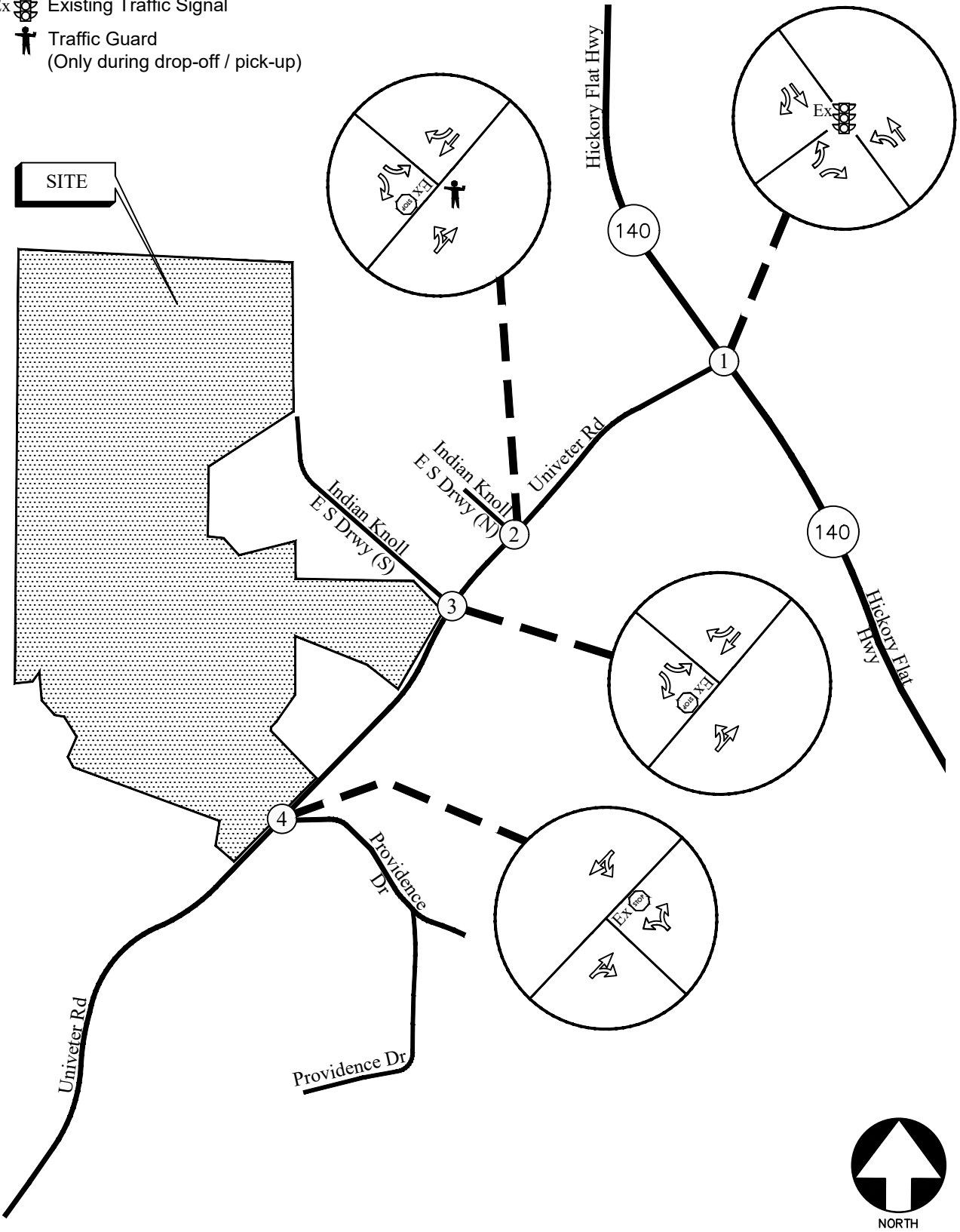
EXISTING WEEKDAY PEAK-HOUR VOLUMES

FIGURE 2

A&R Engineering Inc.

LEGEND

- Ex  Existing Signed Approach
-  Existing Lane Geometry
- Ex  Existing Traffic Signal
-  Traffic Guard
(Only during drop-off / pick-up)



EXISTING TRAFFIC CONTROL AND LANE GEOMETRY

FIGURE 3

A&R Engineering Inc.

5.0 PROPOSED DEVELOPMENT

The proposed site will be located to the north of the intersection of Univeter Road and Gay Thompson Drive in Cherokee County, Georgia and will consist of 237 single-family detached housing lots.

The development proposes one full access driveway on Univeter Road across from Providence Drive. A site plan is shown in Figure 4.

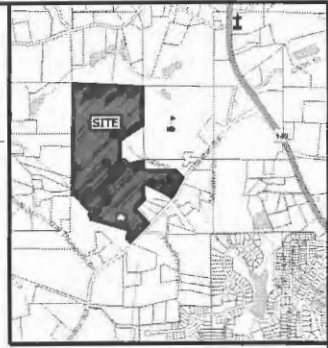
5.1 Trip Generation

Trip generation estimates for the project were based on the rates and equations published in the 9th edition of the Institute of Transportation Engineers (ITE) Trip Generation report. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation was based on the following ITE Land Use: 210 – Single-Family Detached Housing. The calculated total trip generation for the proposed development is shown in Table 5.

Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-way
ITE 210 – Single-Family Detached Housing	237 Units	44	132	176	144	84	228	2,323

5.2 Trip Distribution

The trip distribution describes how traffic arrives and departs from the site. An overall trip distribution was developed for the site based on a review of the existing travel patterns in the area and the locations of major roadways and highways that will serve the development. The site-generated peak hour traffic volumes, shown in Table 5, were assigned to the study area intersections based on this distribution. The outer-leg distribution and AM and PM peak hour new traffic generated by the site are shown in Figure 5.



FIELD INFORMATION:
 THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE ACCORDING TO CHEROKEE COUNTY FLOOD MAPS (2004) COMMUNITY FLOODMAP DATED SEPT. 28, 2008.

TOPOGRAPHIC SURVEY IS COMPLETED FROM FIELD INFORMATION PROVIDED AND CHECKED TO US DATA.

ALL STATE WATERS THAT ARE DISCOVERED TO EXIST ON THIS SITE A 25' BUFFER MEASURED FROM THE TOP OF BANK SHALL REMAIN UNDISTURBED AND SUBJECT TO ALL THE LOCAL REGULATING AGENCIES STATE WATERS.

WETLANDS ARE TO BE MAINTAINED ON SITE. NONE SHALL BE DISTURBED WITHOUT CONSENT OF ENGINEERS APPROVAL.

NO ARCHITECTURAL LIGHTINGS HAVE BEEN FOUND TO BE LOCATED ON THIS PROPERTY.

ALL PROPOSED DEVELOPMENT TO BE BUILT IN ACCORDANCE WITH CITY OF HOLLY SPRINGS STANDARD SPECIFICATIONS AND REQUIREMENTS.

THE LAYOUT SHOWN IS A CONCEPTUAL REPRESENTATION OF THE PROPOSED DEVELOPMENT FOR THIS SITE. SPECIFIC DESIGN DECISIONS IS THE RESPONSIBILITY OF THE DEVELOPER AND SUBJECT TO THE CITY OF HOLLY SPRINGS STANDARD REVIEW AND APPROVAL PROCEDURES.

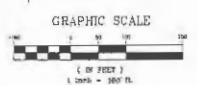
ALL EXISTING STRUCTURES TO BE REMOVED.

ALL ROADS SHOWN ARE 55' RIGHT-OF-WAY.

SITE NOTES:
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 REPRESENTED ZONING: R-10H
 TOTAL AREA: 79.0 ACRES
 MINIMUM LOT SIZE - 5,000 SF
 LOTS DEFINED - 217 UNITS (1.0 U/A)
 AVERAGE LOT WIDTH - 50'
 MINIMUM LOT DEPTH - 100'
 TOTAL OPEN SPACE - 32.1 ACRES (40%)

BUILDING SETBACK REQUIREMENTS:
 FRONT - 15'
 REAR - 10'
 SIDE - 5' W/ 10.5' BETWEEN STRUCTURES

HISTORICAL SURVEYS SHOW THIS DRAINAGE DITCH AND STREAM WATERSHED IN THIS AREA. A STREAM AND WETLANDS Delineation IS REQUIRED TO VERIFY THE AREA FOR COMPLIANCE WITH STATE AND LOCAL WATER REGULATIONS.



NO.	DATE	REVISION DESCRIPTION	BY

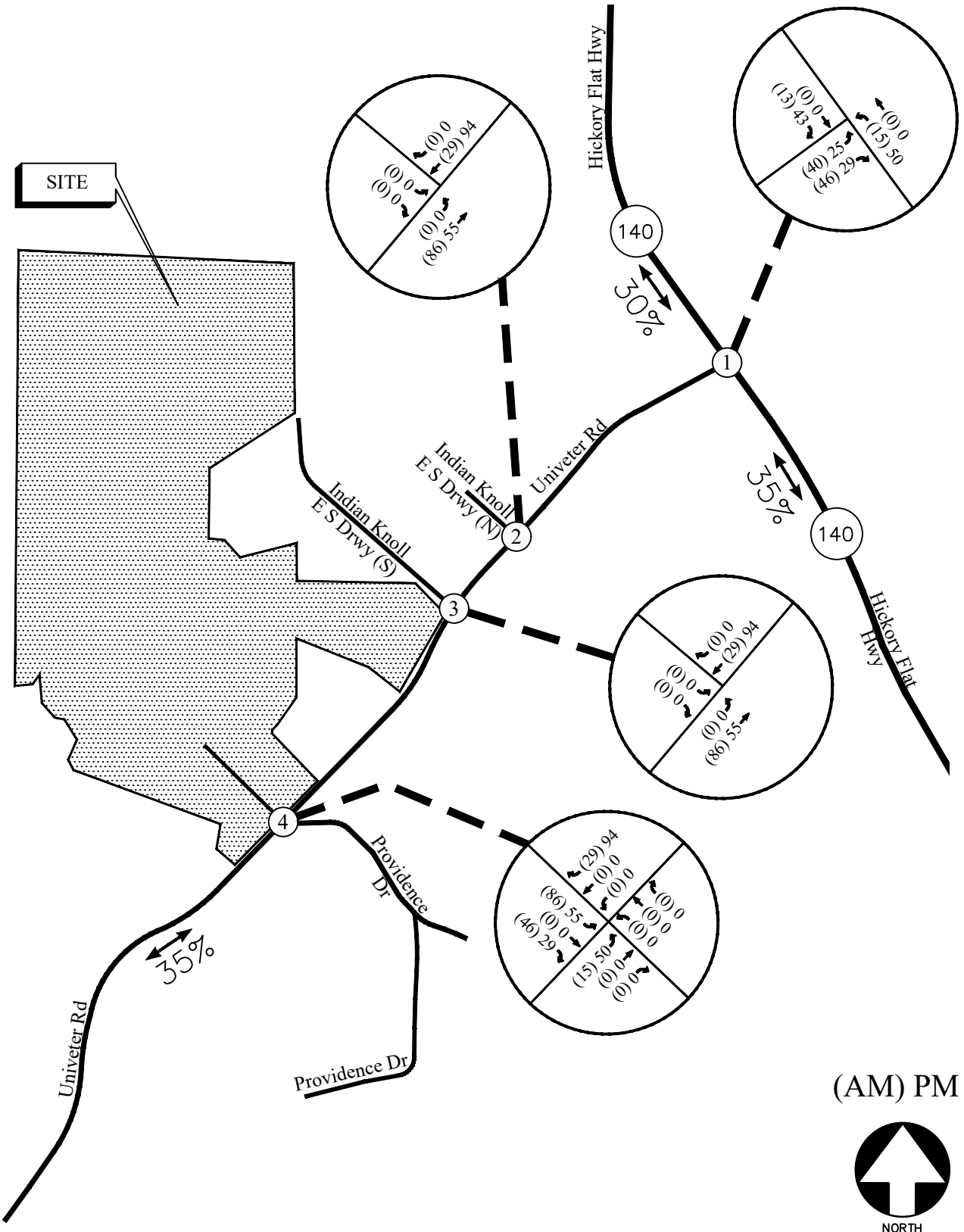
CONCEPTUAL SITE PLAN FOR
UNIVETER ROAD
 LAND LOTS 47, 88 & 99, 15TH DISTRICT, 2ND SECTION
 CHEROKEE COUNTY, GEORGIA

centerline
 Surveying and Land Planning, Inc.
 1307 SULLY ROAD, SUITE 110, KENNESAW, GA 30144
 PHONE: (770) 424-9222 FAX: (770) 424-9229

ADJACENT
 WICKLE CREEK DEVELOPMENT, LLC
 510 GILMER FERRY ROAD
 BALL GROUND, GA 30107

CONTACT INFORMATION:
 LEE LUSK
 770-722-9757
 LLUSK2@AOL.COM

DESIGN FIRM CONTACT:
 DOUG PATTEN, CPESC
 770-284-1974
 DPATTEN_CSLP@GMAIL.COM



TRIP DISTRIBUTION AND SITE-GENERATED WEEKDAY PEAK HOUR VOLUMES

FIGURE 5
A&R Engineering Inc.

6.0 FUTURE TRAFFIC ANALYSIS

The future traffic operations are analyzed for the “Build” conditions. This provides a basis of reference for determining both the contribution of the site to overall traffic conditions and the additional improvements needed to provide sufficient site access and capacity for passing traffic. Note that survey and construction drawings would be needed to verify the feasibility and extent of additional right-of-way required for any recommended improvements.

6.1.1 Future Traffic Volumes

In order to evaluate future traffic operations in this area, a projection of normal traffic growth was applied to the existing volumes. The Georgia Department of Transportation (GDOT) recorded average daily traffic (ADT) volumes at several locations in the vicinity of the site. Reviewing the growth over the last five years revealed growth of approximately 4% in the area. This growth factor was applied to the existing traffic volumes between collector and arterial roadways in order to estimate the future year traffic volumes prior to the addition of site-generated traffic. The additional traffic volumes from the site (Figure 5) were added to these resulting future volumes on the roadway prior to construction of the site to calculate the future traffic volumes after the construction of the development. These total future traffic volumes (Figure 6) were used to evaluate the future condition, which includes the projected site traffic.

6.1.2 Site Access Configuration

The following access configuration was utilized when modeling the proposed site driveway intersection:

- Site Driveway on Univeter Road
 - This driveway is proposed to consist of one entering and two exiting lanes. The eastbound (driveway) approach is to have a shared left / through lane and a right-turn lane for exiting traffic.
 - The intersection is to continue to be unsignalized with an added STOP sign on the eastbound approach.
 - A dedicated left-turn bay is recommended to be constructed for entering traffic based on Cherokee County standards (See Appendix).
 - The site plan proposes a deceleration lane to be constructed for entering traffic based on Cherokee County standards (110' storage + 35' taper).

6.1.3 Future Traffic Operations

The results of the future traffic operations at the study intersections evaluated using the future volumes (Figure 7) and with the assumed site access configuration are given in Table 6 and Table 7. Recommendations on traffic control and lane geometry are shown graphically in Figure 7.

TABLE 6 – FUTURE INTERSECTION OPERATIONS

Intersection		Traffic Control	AM Peak Hour		PM Peak Hour	
			LOS (Delay)	v/c ratio	LOS (Delay)	v/c ratio
1	<u>SR 140 (Hickory Flat Hwy) @ Univeter Rd</u>	Signalized	<u>C (31.0)</u>	<u>0.85</u>	<u>C (29.4)</u>	<u>0.88</u>
	-Eastbound Approach		C (28.4)		C (28.2)	
	-Westbound Approach		B (18.2)		C (20.4)	
	-Northbound Approach		D (49.4)		D (53.2)	
2	<u>Univeter Rd @ Indian Knoll Elementary School Drwy (N)</u>	Traffic Guard for AM (Stop on Eastbound for PM)	<u>C (26.4)</u>	<u>0.89</u>		
	-Eastbound Approach		D (41.6)		C (19.0)	-
	-Northbound Approach		C (29.6)		A (0.1)	-
	-Southbound Approach		A (9.1)		A (0.0)	-
3	<u>Univeter Rd @ Indian Knoll Elementary School Drwy (S)</u>	Stop Controlled on Eastbound				
	-Eastbound Approach		E (35.2)	-	D (29.7)	-
	-Northbound Left		A (2.1)	-	A (1.0)	-
4	<u>Univeter Rd @ Providence Dr / Site Drwy</u>	Stop Controlled on Eastbound and Westbound				
	-Eastbound Approach		D (30.7)	-	C (23.6)	-
	-Westbound Approach		D (27.1)	-	D (25.1)	-
	-Northbound Left		A (8.7)	-	A (8.9)	-
	-Southbound Left		A (0.0)	-	A (0.0)	-

* v/c ratio is not calculated for unsignalized intersections

TABLE 7 – FUTURE INTERSECTION 95TH PERCENTILE QUEUES

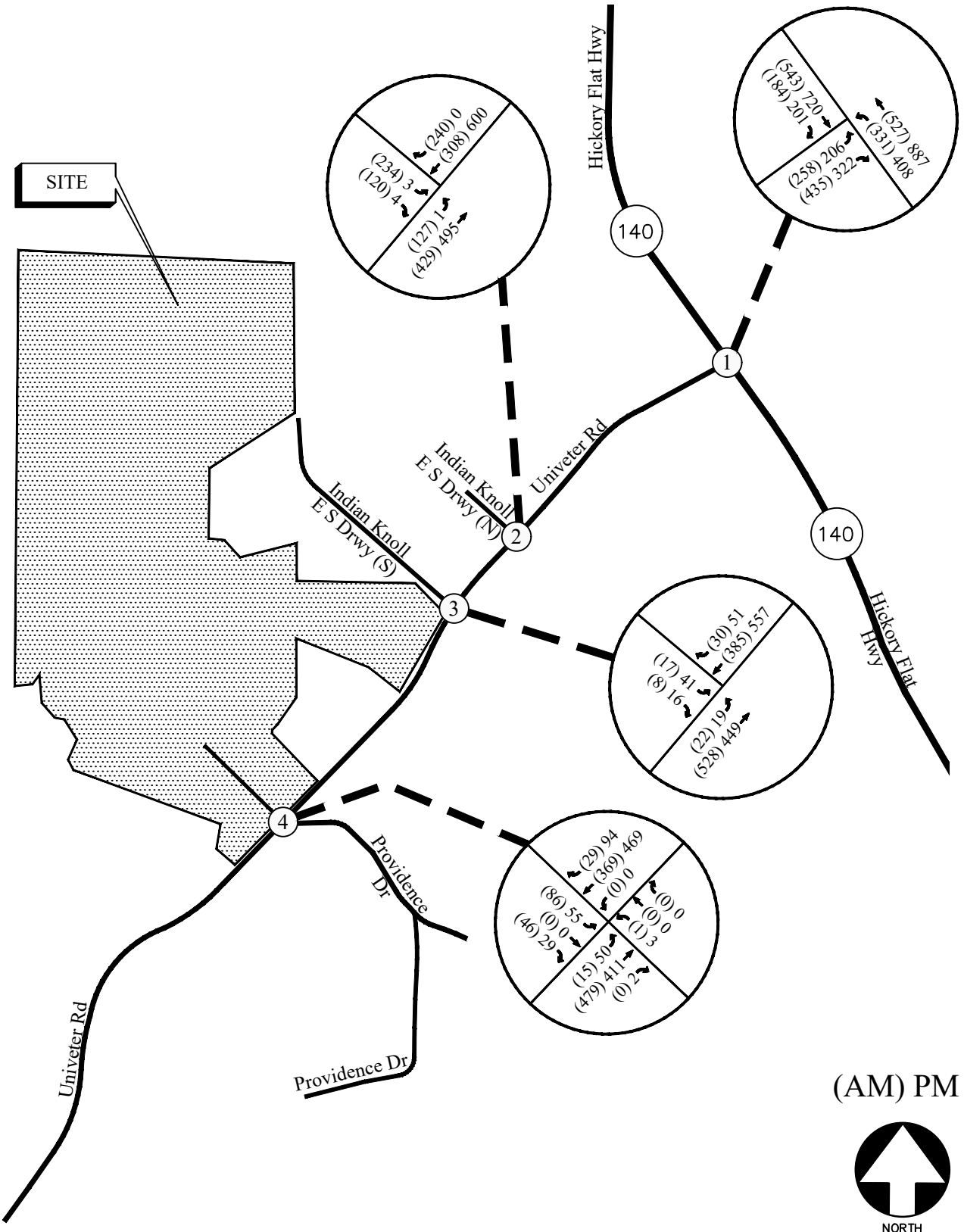
Intersection		Available Storage	AM Peak: feet	PM Peak: feet
1	<u>SR 140 (Hickory Flat Hwy) @ Univeter Rd</u>			
	-Eastbound Through	-	552	778
	-Eastbound Right	250'	20	58
	-Westbound Left	165'	202	386
	-Westbound Through	-	276	472
	-Northbound Left	-	284	277
	-Northbound Right	150'	174	78
2	<u>Univeter Rd @ Indian Knoll Elementary School Drwy (N)</u>			
	-Eastbound Left	140'	227	4
	-Eastbound Right	-	0	1
	-Northbound Approach	-	605	0
	-Southbound Through	-	157	0
	-Southbound Right	135'	0	0
3	<u>Univeter Rd @ Indian Knoll Elementary School Drwy (S)</u>			
	-Eastbound Left	-	22	32
	-Eastbound Right	155'	0	0
	-Northbound Approach	-	7	3
4	<u>Univeter Rd @ Providence Dr / Site Drwy</u>			
	-Eastbound Left / Through	-	63	30
	-Eastbound Right	150'	0	0
	-Westbound Approach	-	2	3
	-Northbound Left	150'	1	4
	-Southbound Left / Through	-	0	0

6.1.4 Recommendations for Site Mitigation Improvements

Improvements that are identified as site mitigation improvements address deficiencies that are caused by site traffic and can be identified as related to the proposed development. A summary of the site improvements is provided below.

Univeter Road @ Indian Knoll Elementary School Southern (Staff/Bus) Driveway

The intersection of Univeter Road at Indian Knoll Elementary School Southern (Staff/Bus) Driveway is currently operating at level-of-service “C” for the eastbound (school driveway) approach. In the future it will operate at level-of-service “E” in the AM peak hour with a delay of 35.2 seconds which is only 0.2 seconds above than that for level-of-service “D”. Also, with 25 vehicles per hour and less than 0.3 vehicle-hours of delay from the side street approach, the intersection is considered as having “acceptable operations” (peak hour delays of less than 4.0 vehicle-hours) per NCHRP 457. Therefore, no changes have been recommended.



FUTURE WEEKDAY PEAK HOUR VOLUMES

(AM) PM

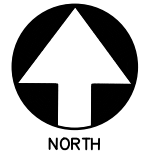
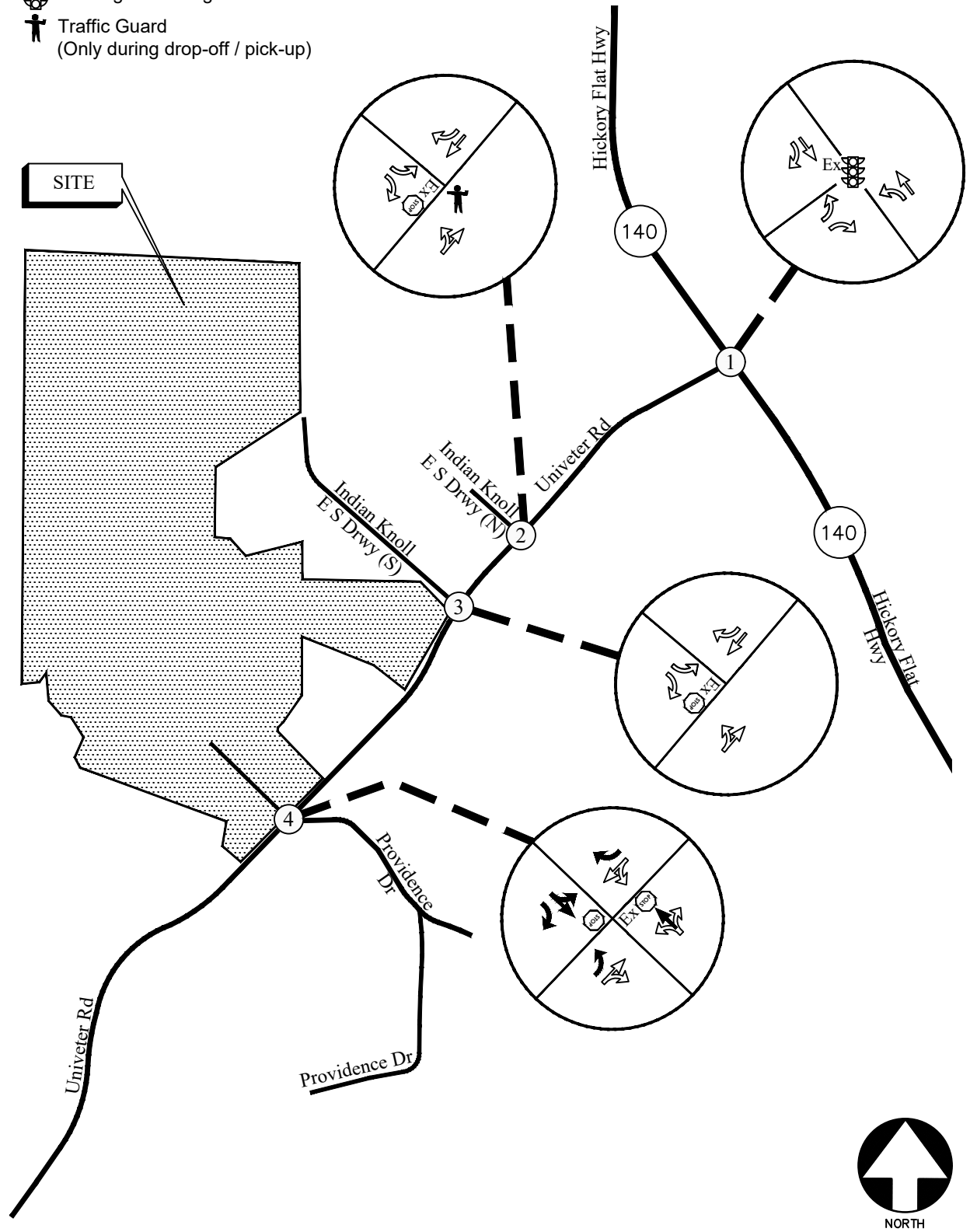


FIGURE 6

A&R Engineering Inc.

LEGEND

- Existing Signed Approach Proposed Signed Approach
- Existing Lane Geometry Proposed Lane Geometry
- Existing Traffic Signal
- Traffic Guard
(Only during drop-off / pick-up)



FUTURE TRAFFIC CONTROL AND LANE GEOMETRY

FIGURE 7

A&R Engineering Inc.

7.0 CONCLUSIONS AND RECOMMENDATIONS

Traffic impacts were evaluated for the added traffic from the proposed 237-lot single-family residential development that will be located to the north of the intersection of Univeter Road and Gay Thompson Drive in Cherokee County, Georgia.

The development proposes one full access driveway on Univeter Road across from Providence Drive. Existing and future operations after completion of the project were analyzed at the intersections of:

- SR 140 (Hickory Flat Highway) at Univeter Road
- Univeter Road at Indian Knoll Elementary School's northern parent drop-off/pick-up driveway
- Univeter Road at Indian Knoll Elementary School's southern staff/bus driveway
- Univeter Road at Providence Drive

The results of the analysis are listed below:

7.1 Site Access Configuration

The following access configuration was utilized when modeling the proposed site driveway intersection.

- Site Driveway on Univeter Road
 - This driveway is proposed to consist of one entering and two exiting lanes. The eastbound (driveway) approach is to have a shared left / through lane and a right-turn lane for exiting traffic.
 - The intersection is proposed to continue to be unsignalized with an added STOP sign on the eastbound approach.
 - A short northbound left-turn lane is recommended as can be accommodated given right-of-way constraints and a culvert crossing Univeter Road just south of the site.
 - The site plan proposes a deceleration lane to be constructed for entering traffic based on Cherokee County standards (110' storage + 35' taper).

7.2 Site Mitigation Improvements

Improvements that are identified as site mitigation improvements address deficiencies that are caused by site traffic and can be identified as related to the proposed development. A summary of the site improvements is provided below.

Univeter Road @ Indian Knoll Elementary School Southern (Staff/Bus) Driveway

The intersection of Univeter Road at Indian Knoll Elementary School Southern (Staff/Bus) Driveway is currently operating at level-of-service "C" for the eastbound (school driveway) approach. In the future it will operate at level-of-service "E" in the AM peak hour with a delay of 35.2 seconds which is only 0.2 seconds above than that for level-of-service "D". Also, with 25 vehicles per hour and less than 0.3 vehicle-hours of delay from the side street approach, the intersection is considered as having "acceptable operations" (peak hour delays of less than 4.0 vehicle-hours) per NCHRP 457. Therefore, no changes have been recommended.

Appendix

Existing Intersection Traffic Counts	
Linear Regression of Daily Traffic.....	
Existing Intersection Analysis.....	
Future Intersection Analysis	
Traffic Volume Worksheets	

EXISTING INTERSECTION TRAFFIC COUNTS

Reliable Traffic Data Services, LLC

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TMC Data
 Hickory Flat Hwy (SR140) @
 Univeter Rd, Canton, GA
 7-9am | 4-6pm

File Name : 39260001
 Site Code : 39260001
 Start Date : 10/20/2016
 Page No : 1

Groups Printed- Cars, Buses, Trucks

Start Time	Univeter Rd Northbound					Southbound					Hickory Flat Hwy (SR140) Eastbound					Hickory Flat Hwy (SR140) Westbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
07:00 AM	35	0	72	0	107	0	0	0	0	0	0	98	47	0	145	46	74	0	0	120	372
07:15 AM	37	0	97	0	134	0	0	0	0	0	0	123	54	0	177	88	108	0	0	196	507
07:30 AM	68	0	102	0	170	0	0	0	0	0	0	125	56	0	181	98	136	0	0	234	585
07:45 AM	68	0	76	0	144	0	0	0	0	0	0	117	30	0	147	54	131	0	0	185	476
Total	208	0	347	0	555	0	0	0	0	0	0	463	187	0	650	286	449	0	0	735	1940
08:00 AM	29	0	85	0	114	0	0	0	0	0	0	137	18	0	155	52	112	0	0	164	433
08:15 AM	21	0	59	0	80	0	0	0	0	0	0	133	21	0	154	42	110	0	0	152	386
08:30 AM	25	0	66	0	91	0	0	0	0	0	0	142	18	0	160	34	142	0	0	176	427
08:45 AM	22	0	31	0	53	0	0	0	0	0	0	108	23	0	131	44	119	0	0	163	347
Total	97	0	241	0	338	0	0	0	0	0	0	520	80	0	600	172	483	0	0	655	1593
*** BREAK ***																					
04:00 PM	37	0	78	0	115	0	0	0	0	0	0	153	36	0	189	65	145	0	0	210	514
04:15 PM	45	0	73	0	118	0	0	0	0	0	0	136	36	0	172	55	156	0	0	211	501
04:30 PM	41	0	60	0	101	0	0	0	0	0	0	119	30	0	149	61	148	0	0	209	459
04:45 PM	38	0	53	0	91	0	0	0	0	0	0	130	28	0	158	60	169	0	0	229	478
Total	161	0	264	0	425	0	0	0	0	0	0	538	130	0	668	241	618	0	0	859	1952
05:00 PM	45	0	58	0	103	0	0	0	0	0	0	145	32	0	177	82	196	0	0	278	558
05:15 PM	43	0	62	0	105	0	0	0	0	0	0	157	38	0	195	80	230	0	0	310	610
05:30 PM	39	0	77	0	116	0	0	0	0	0	0	180	36	0	216	81	202	0	0	283	615
05:45 PM	40	0	74	0	114	0	0	0	0	0	0	184	40	0	224	88	192	0	0	280	618
Total	167	0	271	0	438	0	0	0	0	0	0	666	146	0	812	331	820	0	0	1151	2401
Grand Total	633	0	1123	0	1756	0	0	0	0	0	0	2187	543	0	2730	1030	2370	0	0	3400	7886
Apprch %	36	0	64	0		0	0	0	0	0	0	80.1	19.9	0		30.3	69.7	0	0		
Total %	8	0	14.2	0	22.3	0	0	0	0	0	0	27.7	6.9	0	34.6	13.1	30.1	0	0	43.1	

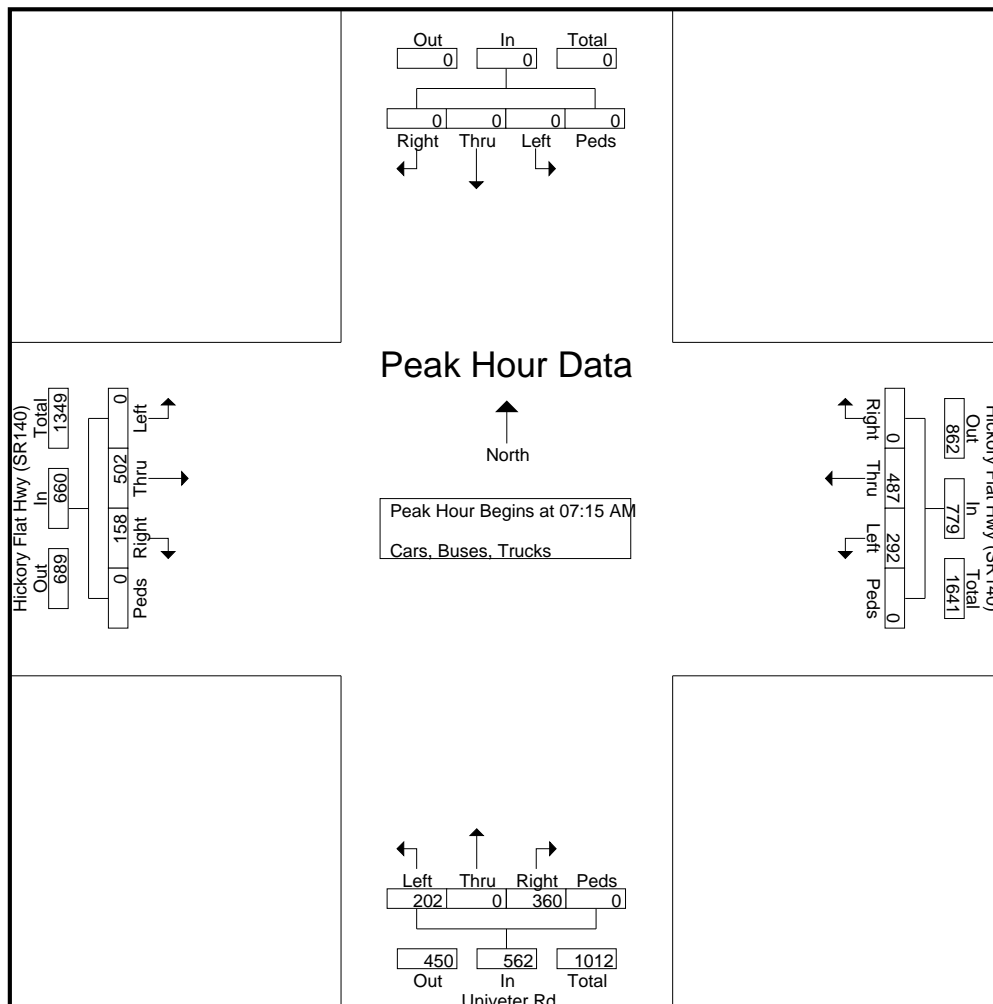
Reliable Traffic Data Services, LLC

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 info@reliabletraffic.org | www.reliabletraffic.org

TMC Data
 Hickory Flat Hwy (SR140) @
 Univeter Rd, Canton, GA
 7-9am | 4-6pm

File Name : 39260001
 Site Code : 39260001
 Start Date : 10/20/2016
 Page No : 2

Start Time	Univeter Rd Northbound					Southbound					Hickory Flat Hwy (SR140) Eastbound					Hickory Flat Hwy (SR140) Westbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15 AM																					
07:15 AM	37	0	97	0	134	0	0	0	0	0	0	123	54	0	177	88	108	0	0	196	507
07:30 AM	68	0	102	0	170	0	0	0	0	0	0	125	56	0	181	98	136	0	0	234	585
07:45 AM	68	0	76	0	144	0	0	0	0	0	0	117	30	0	147	54	131	0	0	185	476
08:00 AM	29	0	85	0	114	0	0	0	0	0	0	137	18	0	155	52	112	0	0	164	433
Total Volume	202	0	360	0	562	0	0	0	0	0	0	502	158	0	660	292	487	0	0	779	2001
% App. Total	35.9	0	64.1	0		0	0	0	0		0	76.1	23.9	0		37.5	62.5	0	0		
PHF	.743	.000	.882	.000	.826	.000	.000	.000	.000	.000	.000	.916	.705	.000	.912	.745	.895	.000	.000	.832	.855



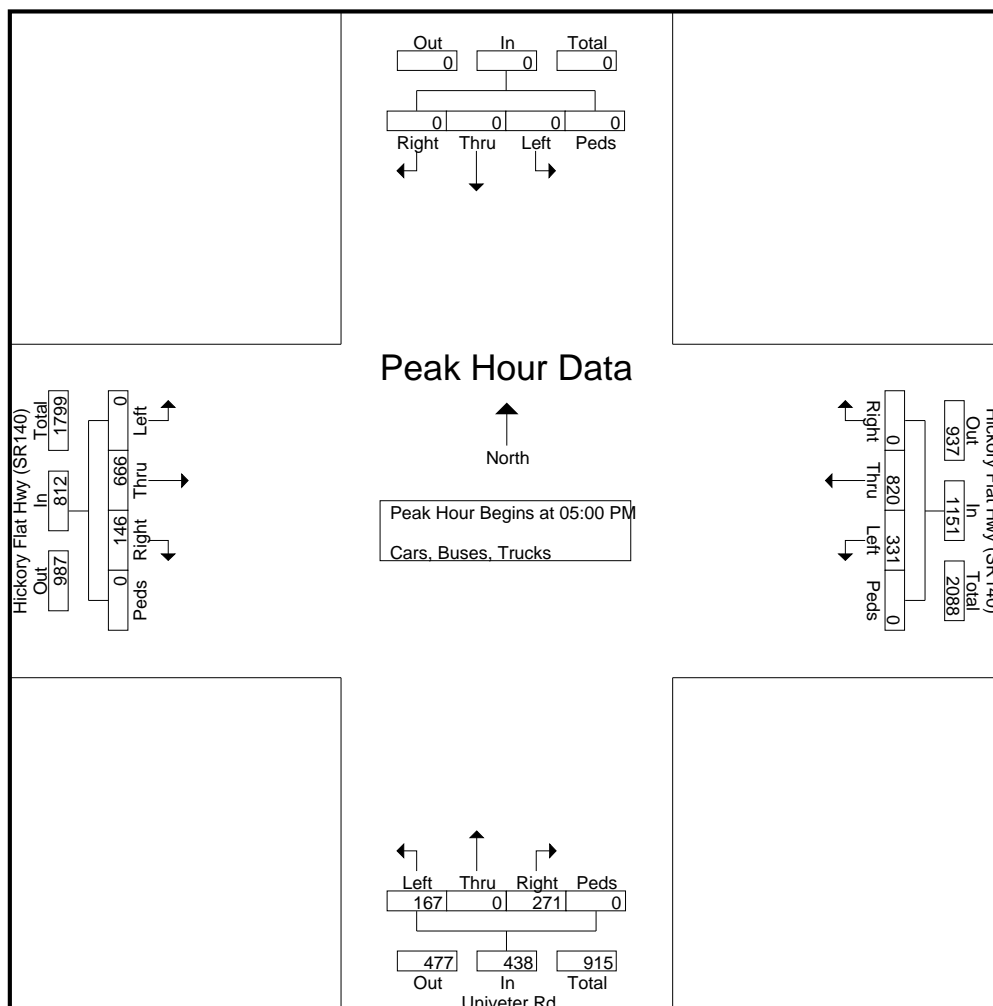
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 Page No : 3

Start Time	Univeter Rd Northbound					Southbound					Hickory Flat Hwy (SR140) Eastbound					Hickory Flat Hwy (SR140) Westbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	45	0	58	0	103	0	0	0	0	0	0	145	32	0	177	82	196	0	0	278	558
05:15 PM	43	0	62	0	105	0	0	0	0	0	0	157	38	0	195	80	230	0	0	310	610
05:30 PM	39	0	77	0	116	0	0	0	0	0	0	180	36	0	216	81	202	0	0	283	615
05:45 PM	40	0	74	0	114	0	0	0	0	0	0	184	40	0	224	88	192	0	0	280	618
Total Volume	167	0	271	0	438	0	0	0	0	0	0	666	146	0	812	331	820	0	0	1151	2401
% App. Total	38.1	0	61.9	0		0	0	0	0		0	82	18	0		28.8	71.2	0	0		
PHF	.928	.000	.880	.000	.944	.000	.000	.000	.000	.000	.000	.905	.913	.000	.906	.940	.891	.000	.000	.928	.971



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TMC Data
 Univeter Rd @ Indian Knoll Elem School
 Driveway (North), Canton, GA
 7-9am | 4-6pm

File Name : 39260002
 Site Code : 39260002
 Start Date : 10/20/2016
 Page No : 1

Groups Printed- Cars, Buses, Trucks

Start Time	Univeter Rd Northbound					Univeter Rd Southbound					Indian Knoll Elem School Drwy (North) Eastbound					Westbound					Int. Total	
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total		
07:00 AM	21	63	0	0	84	0	48	47	0	95	31	0	16	0	47	0	0	0	0	0	0	226
07:15 AM	37	78	0	0	115	0	63	82	0	145	61	0	30	0	91	0	0	0	0	0	0	351
07:30 AM	52	84	0	0	136	0	72	85	0	157	104	0	53	0	157	0	0	0	0	0	0	450
07:45 AM	7	92	0	0	99	0	75	8	0	83	20	0	12	0	32	0	0	0	0	0	0	214
Total	117	317	0	0	434	0	258	222	0	480	216	0	111	0	327	0	0	0	0	0	0	1241
08:00 AM	3	105	0	0	108	0	61	5	0	66	5	0	2	0	7	0	0	0	0	0	0	181
08:15 AM	3	65	0	0	68	0	56	3	0	59	1	0	0	0	1	0	0	0	0	0	0	128
08:30 AM	2	67	0	0	69	0	53	4	0	57	7	0	0	0	7	0	0	0	0	0	0	133
08:45 AM	2	53	0	0	55	0	59	2	0	61	0	0	4	0	4	0	0	0	0	0	0	120
Total	10	290	0	0	300	0	229	14	0	243	13	0	6	0	19	0	0	0	0	0	0	562
*** BREAK ***																						
04:00 PM	0	95	0	0	95	0	89	4	0	93	2	0	3	0	5	0	0	0	0	0	0	193
04:15 PM	0	102	0	0	102	0	87	0	0	87	4	0	1	0	5	0	0	0	0	0	0	194
04:30 PM	0	98	0	0	98	0	82	0	0	82	4	0	0	0	4	0	0	0	0	0	0	184
04:45 PM	1	100	0	0	101	0	99	1	0	100	2	0	1	0	3	0	0	0	0	0	0	204
Total	1	395	0	0	396	0	357	5	0	362	12	0	5	0	17	0	0	0	0	0	0	775
05:00 PM	0	102	0	0	102	0	112	0	0	112	3	0	1	0	4	0	0	0	0	0	0	218
05:15 PM	1	99	0	0	100	0	115	0	0	115	0	0	1	0	1	0	0	0	0	0	0	216
05:30 PM	0	104	0	0	104	0	113	0	0	113	0	0	0	0	0	0	0	0	0	0	0	217
05:45 PM	0	102	0	0	102	0	128	0	0	128	0	0	2	0	2	0	0	0	0	0	0	232
Total	1	407	0	0	408	0	468	0	0	468	3	0	4	0	7	0	0	0	0	0	0	883
Grand Total	129	1409	0	0	1538	0	1312	241	0	1553	244	0	126	0	370	0	0	0	0	0	0	3461
Apprch %	8.4	91.6	0	0		0	84.5	15.5	0		65.9	0	34.1	0		0	0	0	0	0		
Total %	3.7	40.7	0	0	44.4	0	37.9	7	0	44.9	7	0	3.6	0	10.7	0	0	0	0	0	0	

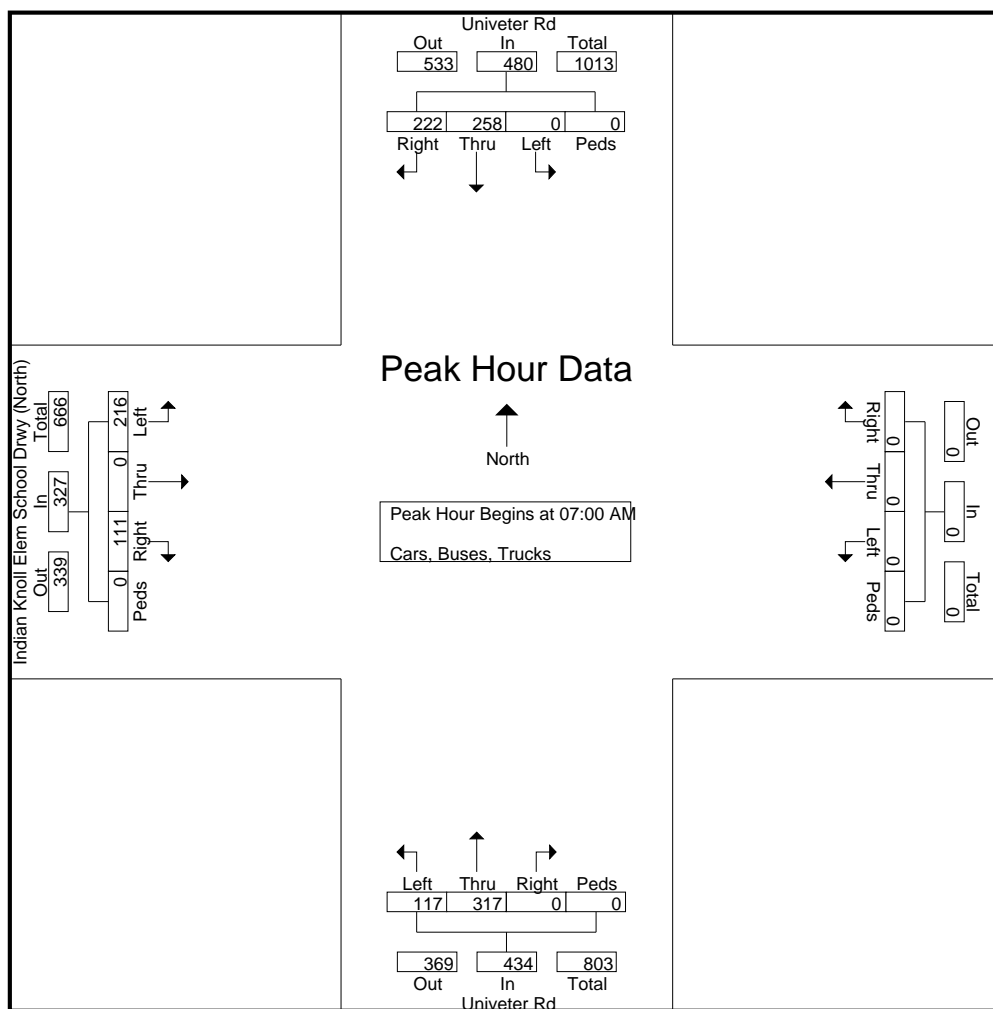
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TMC Data
 Univeter Rd @ Indian Knoll Elem School
 Driveway (North), Canton, GA
 7-9am | 4-6pm

File Name : 39260002
 Site Code : 39260002
 Start Date : 10/20/2016
 Page No : 2

Start Time	Univeter Rd Northbound					Univeter Rd Southbound					Indian Knoll Elem School Drwy (North) Eastbound					Westbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	21	63	0	0	84	0	48	47	0	95	31	0	16	0	47	0	0	0	0	0	226
07:15 AM	37	78	0	0	115	0	63	82	0	145	61	0	30	0	91	0	0	0	0	0	351
07:30 AM	52	84	0	0	136	0	72	85	0	157	104	0	53	0	157	0	0	0	0	0	450
07:45 AM	7	92	0	0	99	0	75	8	0	83	20	0	12	0	32	0	0	0	0	0	214
Total Volume	117	317	0	0	434	0	258	222	0	480	216	0	111	0	327	0	0	0	0	0	1241
% App. Total	27	73	0	0		0	53.8	46.2	0		66.1	0	33.9	0		0	0	0	0		
PHF	.563	.861	.000	.000	.798	.000	.860	.653	.000	.764	.519	.000	.524	.000	.521	.000	.000	.000	.000	.000	.689



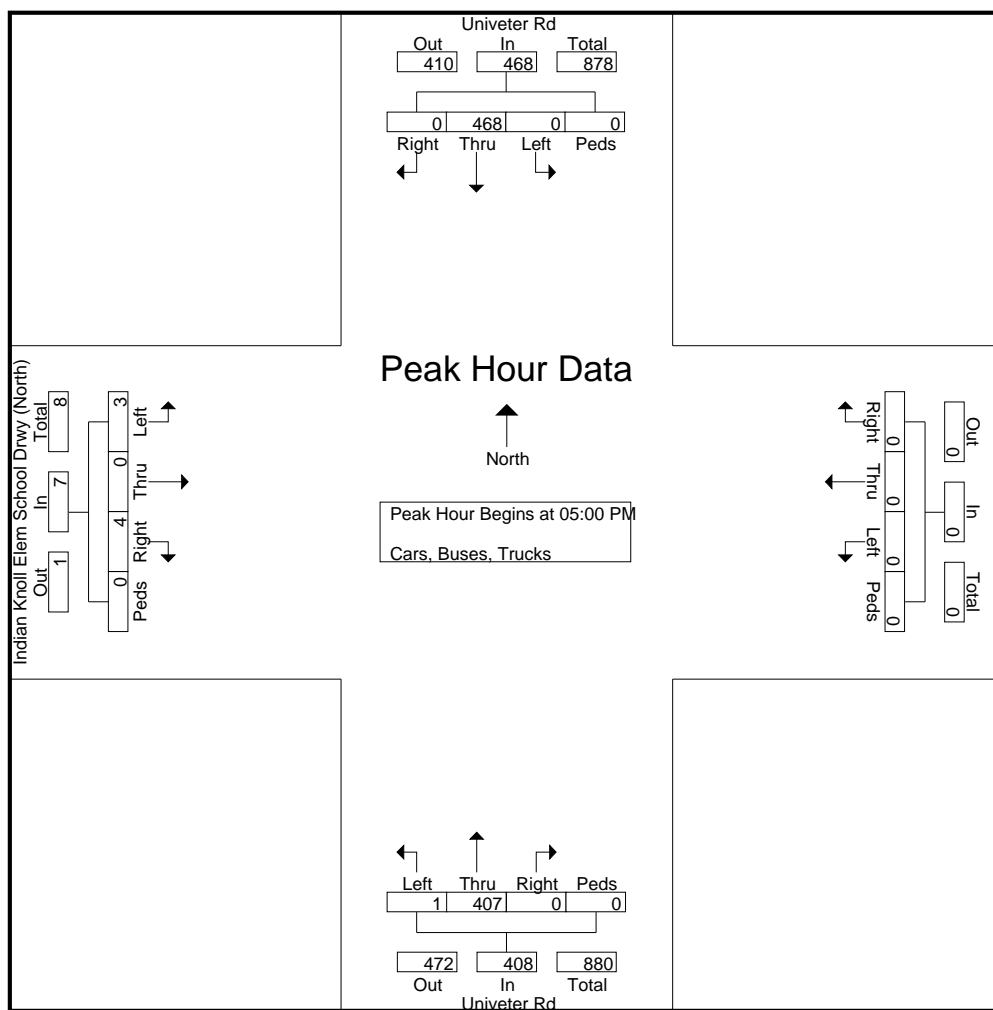
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TMC Data
 Univeter Rd @ Indian Knoll Elem School
 Driveway (North), Canton, GA
 7-9am | 4-6pm

File Name : 39260002
 Site Code : 39260002
 Start Date : 10/20/2016
 Page No : 3

	Univeter Rd Northbound					Univeter Rd Southbound					Indian Knoll Elem School Drwy (North) Eastbound					Westbound						
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																						
Peak Hour for Entire Intersection Begins at 05:00 PM																						
05:00 PM	0	102	0	0	102	0	112	0	0	112	3	0	1	0	4	0	0	0	0	0	0	218
05:15 PM	1	99	0	0	100	0	115	0	0	115	0	0	1	0	1	0	0	0	0	0	0	216
05:30 PM	0	104	0	0	104	0	113	0	0	113	0	0	0	0	0	0	0	0	0	0	0	217
05:45 PM	0	102	0	0	102	0	128	0	0	128	0	0	2	0	2	0	0	0	0	0	0	232
Total Volume	1	407	0	0	408	0	468	0	0	468	3	0	4	0	7	0	0	0	0	0	0	883
% App. Total	0.2	99.8	0	0		0	100	0	0		42.9	0	57.1	0		0	0	0	0	0		
PHF	.250	.978	.000	.000	.981	.000	.914	.000	.000	.914	.250	.000	.500	.000	.438	.000	.000	.000	.000	.000	.000	.952



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TMC Data
 Univeter Rd @ Indian Knoll Elem School
 Driveway (South), Canton, GA
 7-9am | 4-6pm

File Name : 39260003
 Site Code : 39260003
 Start Date : 10/20/2016
 Page No : 1

Groups Printed- Cars, Buses, Trucks

Start Time	Univeter Rd Northbound					Univeter Rd Southbound					Indian Knoll Elem School Drwy (South) Eastbound					Westbound					Int. Total	
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total		
07:00 AM	14	86	0	0	100	0	52	16	0	68	7	0	2	0	9	0	0	0	0	0	0	177
07:15 AM	6	107	0	0	113	0	78	6	0	84	5	0	2	0	7	0	0	0	0	0	0	204
07:30 AM	0	117	0	0	117	0	118	5	0	123	4	0	2	0	6	0	0	0	0	0	0	246
07:45 AM	0	99	0	0	99	0	81	1	0	82	0	0	1	0	1	0	0	0	0	0	0	182
Total	20	409	0	0	429	0	329	28	0	357	16	0	7	0	23	0	0	0	0	0	0	809
08:00 AM	0	108	0	0	108	0	61	0	0	61	0	0	0	0	0	0	0	0	0	0	0	169
08:15 AM	1	65	0	0	66	0	56	1	0	57	1	0	1	0	2	0	0	0	0	0	0	125
08:30 AM	1	68	0	0	69	0	42	3	0	45	3	0	0	0	3	0	0	0	0	0	0	117
08:45 AM	1	46	0	0	47	0	59	3	0	62	2	0	2	0	4	0	0	0	0	0	0	113
Total	3	287	0	0	290	0	218	7	0	225	6	0	3	0	9	0	0	0	0	0	0	524
*** BREAK ***																						
04:00 PM	6	77	0	0	83	0	84	13	0	97	22	0	8	0	30	0	0	0	0	0	0	210
04:15 PM	2	85	0	0	87	0	85	8	0	93	10	0	7	0	17	0	0	0	0	0	0	197
04:30 PM	9	87	0	0	96	0	77	9	0	86	13	0	5	0	18	0	0	0	0	0	0	200
04:45 PM	2	84	0	0	86	0	87	9	0	96	11	0	7	0	18	0	0	0	0	0	0	200
Total	19	333	0	0	352	0	333	39	0	372	56	0	27	0	83	0	0	0	0	0	0	807
05:00 PM	6	93	0	0	99	0	106	8	0	114	12	0	5	0	17	0	0	0	0	0	0	230
05:15 PM	5	82	0	0	87	0	100	5	0	105	7	0	4	0	11	0	0	0	0	0	0	203
05:30 PM	3	99	0	0	102	0	102	16	0	118	11	0	5	0	16	0	0	0	0	0	0	236
05:45 PM	4	90	0	0	94	0	120	18	0	138	8	0	1	0	9	0	0	0	0	0	0	241
Total	18	364	0	0	382	0	428	47	0	475	38	0	15	0	53	0	0	0	0	0	0	910
Grand Total	60	1393	0	0	1453	0	1308	121	0	1429	116	0	52	0	168	0	0	0	0	0	0	3050
Apprch %	4.1	95.9	0	0		0	91.5	8.5	0		69	0	31	0		0	0	0	0	0		
Total %	2	45.7	0	0	47.6	0	42.9	4	0	46.9	3.8	0	1.7	0	5.5	0	0	0	0	0	0	

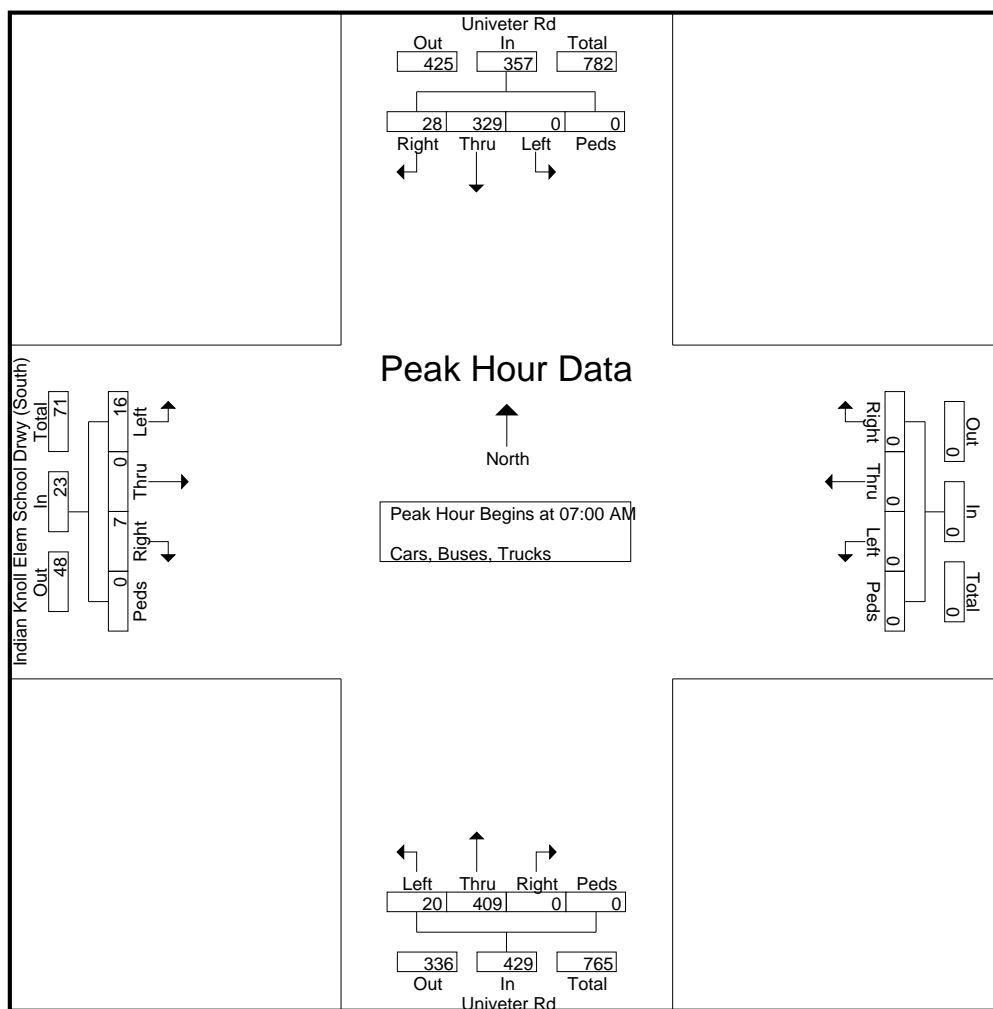
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TMC Data
 Univeter Rd @ Indian Knoll Elem School
 Driveway (South), Canton, GA
 7-9am | 4-6pm

File Name : 39260003
 Site Code : 39260003
 Start Date : 10/20/2016
 Page No : 2

Start Time	Univeter Rd Northbound					Univeter Rd Southbound					Indian Knoll Elem School Drwy (South) Eastbound					Westbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	14	86	0	0	100	0	52	16	0	68	7	0	2	0	9	0	0	0	0	0	177
07:15 AM	6	107	0	0	113	0	78	6	0	84	5	0	2	0	7	0	0	0	0	0	204
07:30 AM	0	117	0	0	117	0	118	5	0	123	4	0	2	0	6	0	0	0	0	0	246
07:45 AM	0	99	0	0	99	0	81	1	0	82	0	0	1	0	1	0	0	0	0	0	182
Total Volume	20	409	0	0	429	0	329	28	0	357	16	0	7	0	23	0	0	0	0	0	809
% App. Total	4.7	95.3	0	0		0	92.2	7.8	0		69.6	0	30.4	0		0	0	0	0		
PHF	.357	.874	.000	.000	.917	.000	.697	.438	.000	.726	.571	.000	.875	.000	.639	.000	.000	.000	.000	.000	.822



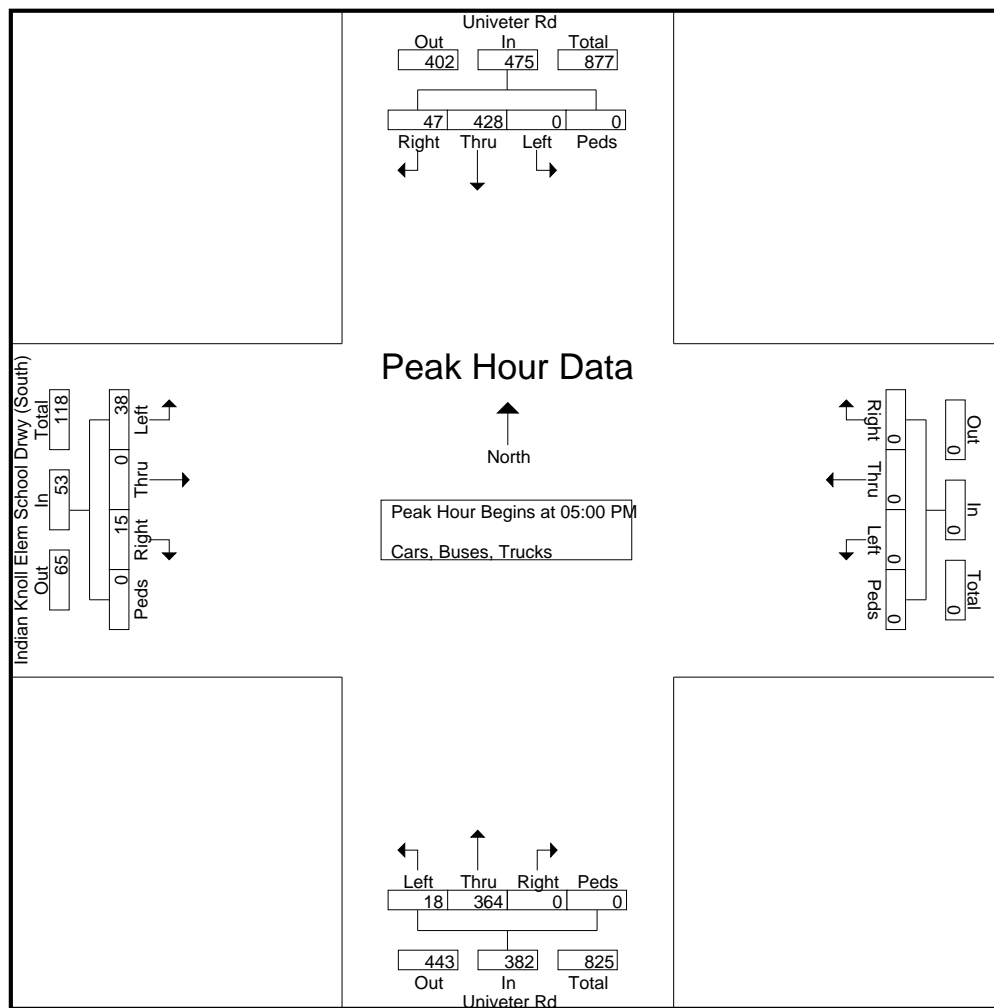
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TMC Data
 Univeter Rd @ Indian Knoll Elem School
 Driveway (South), Canton, GA
 7-9am | 4-6pm

File Name : 39260003
 Site Code : 39260003
 Start Date : 10/20/2016
 Page No : 3

	Univeter Rd Northbound					Univeter Rd Southbound					Indian Knoll Elem School Drwy (South) Eastbound					Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	6	93	0	0	99	0	106	8	0	114	12	0	5	0	17	0	0	0	0	0	230
05:15 PM	5	82	0	0	87	0	100	5	0	105	7	0	4	0	11	0	0	0	0	0	203
05:30 PM	3	99	0	0	102	0	102	16	0	118	11	0	5	0	16	0	0	0	0	0	236
05:45 PM	4	90	0	0	94	0	120	18	0	138	8	0	1	0	9	0	0	0	0	0	241
Total Volume	18	364	0	0	382	0	428	47	0	475	38	0	15	0	53	0	0	0	0	0	910
% App. Total	4.7	95.3	0	0		0	90.1	9.9	0		71.7	0	28.3	0		0	0	0	0		
PHF	.750	.919	.000	.000	.936	.000	.892	.653	.000	.861	.792	.000	.750	.000	.779	.000	.000	.000	.000	.000	.944



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TMC Data
 Univeter Rd @ Providence Dr
 Canton, GA
 7-9am | 4-6pm

File Name : 39260004
 Site Code : 39260004
 Start Date : 10/20/2016
 Page No : 1

Groups Printed- Cars, Buses, Trucks

Start Time	Univeter Rd Northbound					Univeter Rd Southbound					Eastbound					Providence Dr Westbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
07:00 AM	0	102	0	0	102	0	51	0	0	51	0	0	0	0	0	0	0	0	0	0	153
07:15 AM	0	114	0	0	114	0	69	0	0	69	0	0	0	0	0	0	0	0	0	0	183
07:30 AM	0	117	0	0	117	0	127	0	0	127	0	0	0	0	0	0	0	0	0	0	244
07:45 AM	0	103	0	0	103	0	84	0	0	84	0	0	0	0	0	1	0	0	0	0	188
Total	0	436	0	0	436	0	331	0	0	331	0	0	0	0	0	1	0	0	0	0	768
08:00 AM	0	109	0	0	109	0	61	0	0	61	0	0	0	0	0	0	0	0	0	0	170
08:15 AM	0	65	1	0	66	0	59	0	0	59	0	0	0	0	0	0	0	0	0	0	125
08:30 AM	0	66	0	0	66	0	42	0	0	42	0	0	0	0	0	0	0	0	0	0	108
08:45 AM	0	47	0	0	47	0	59	0	0	59	0	0	0	0	0	0	0	0	0	0	106
Total	0	287	1	0	288	0	221	0	0	221	0	0	0	0	0	0	0	0	0	0	509
*** BREAK ***																					
04:00 PM	0	80	1	0	81	0	89	0	0	89	0	0	0	0	0	1	0	0	0	1	171
04:15 PM	0	85	0	0	85	0	91	0	0	91	0	0	0	0	0	0	0	0	0	0	176
04:30 PM	0	95	0	0	95	0	88	0	0	88	0	0	0	0	0	1	0	0	0	1	184
04:45 PM	0	90	1	0	91	0	91	0	0	91	0	0	0	0	0	1	0	0	0	1	183
Total	0	350	2	0	352	0	359	0	0	359	0	0	0	0	0	3	0	0	0	3	714
05:00 PM	0	98	0	0	98	0	107	0	0	107	0	0	0	0	0	1	0	0	0	1	206
05:15 PM	0	86	1	0	87	0	110	0	0	110	0	0	0	0	0	2	0	0	0	2	199
05:30 PM	0	101	1	0	102	0	105	0	0	105	0	0	0	0	0	0	0	0	0	0	207
05:45 PM	0	95	0	0	95	0	112	0	0	112	0	0	0	0	0	0	0	0	0	0	207
Total	0	380	2	0	382	0	434	0	0	434	0	0	0	0	0	3	0	0	0	3	819
Grand Total	0	1453	5	0	1458	0	1345	0	0	1345	0	0	0	0	0	7	0	0	0	7	2810
Apprch %	0	99.7	0.3	0		0	100	0	0		0	0	0	0	0	100	0	0	0		
Total %	0	51.7	0.2	0	51.9	0	47.9	0	0	47.9	0	0	0	0	0	0.2	0	0	0	0.2	

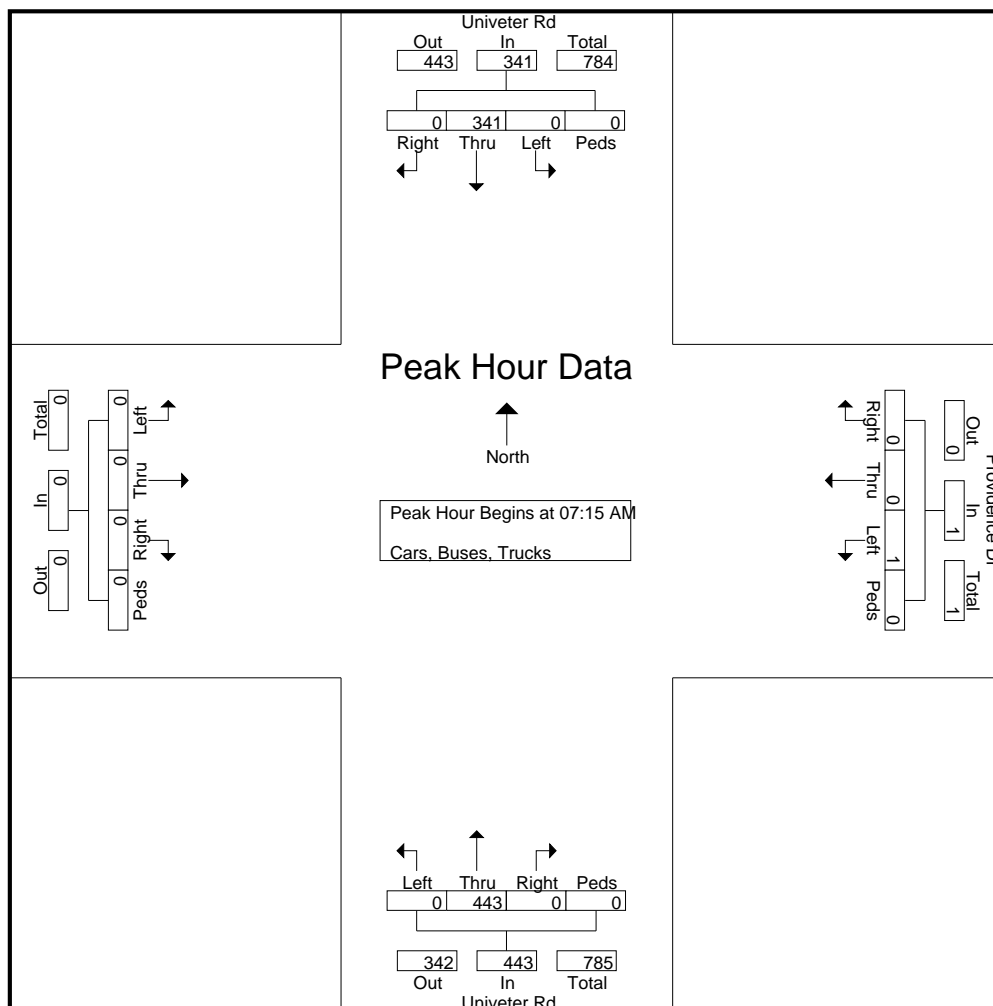
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TMC Data
 Univeter Rd @ Providence Dr
 Canton, GA
 7-9am | 4-6pm

File Name : 39260004
 Site Code : 39260004
 Start Date : 10/20/2016
 Page No : 2

Start Time	Univeter Rd Northbound					Univeter Rd Southbound					Eastbound					Providence Dr Westbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15 AM																					
07:15 AM	0	114	0	0	114	0	69	0	0	69	0	0	0	0	0	0	0	0	0	0	183
07:30 AM	0	117	0	0	117	0	127	0	0	127	0	0	0	0	0	0	0	0	0	0	244
07:45 AM	0	103	0	0	103	0	84	0	0	84	0	0	0	0	0	1	0	0	0	0	188
08:00 AM	0	109	0	0	109	0	61	0	0	61	0	0	0	0	0	0	0	0	0	0	170
Total Volume	0	443	0	0	443	0	341	0	0	341	0	0	0	0	0	1	0	0	0	0	785
% App. Total	0	100	0	0		0	100	0	0		0	0	0	0		100	0	0	0		
PHF	.000	.947	.000	.000	.947	.000	.671	.000	.000	.671	.000	.000	.000	.000	.000	.250	.000	.000	.000	.250	.804



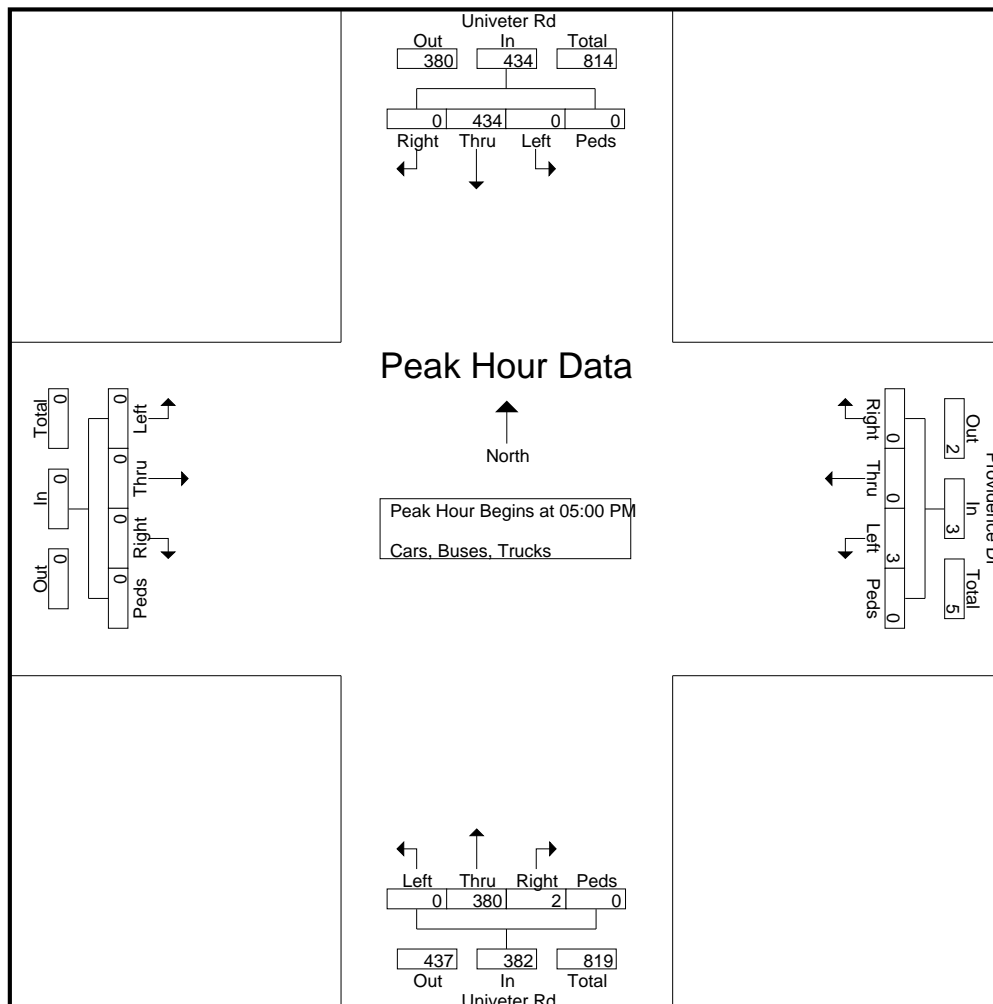
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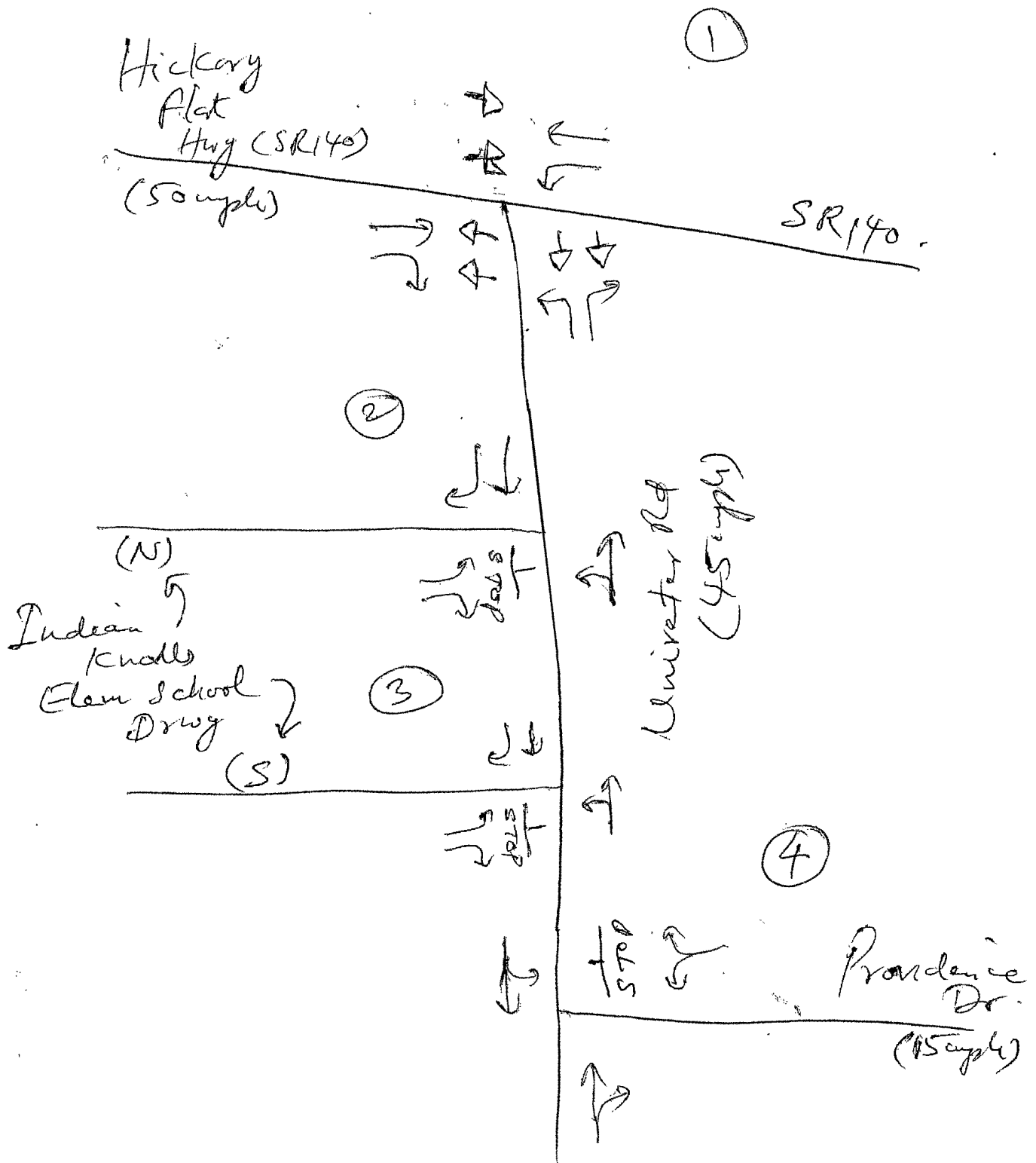
File Name : 39260004
 Site Code : 39260004
 Start Date : 10/20/2016
 Page No : 3

Start Time	Univeter Rd Northbound					Univeter Rd Southbound					Eastbound					Providence Dr Westbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	0	98	0	0	98	0	107	0	0	107	0	0	0	0	0	1	0	0	0	1	206
05:15 PM	0	86	1	0	87	0	110	0	0	110	0	0	0	0	0	2	0	0	0	2	199
05:30 PM	0	101	1	0	102	0	105	0	0	105	0	0	0	0	0	0	0	0	0	0	207
05:45 PM	0	95	0	0	95	0	112	0	0	112	0	0	0	0	0	0	0	0	0	0	207
Total Volume	0	380	2	0	382	0	434	0	0	434	0	0	0	0	0	3	0	0	0	3	819
% App. Total	0	99.5	0.5	0		0	100	0	0		0	0	0	0		100	0	0	0		
PHF	.000	.941	.500	.000	.936	.000	.969	.000	.000	.969	.000	.000	.000	.000	.000	.375	.000	.000	.000	.375	.989





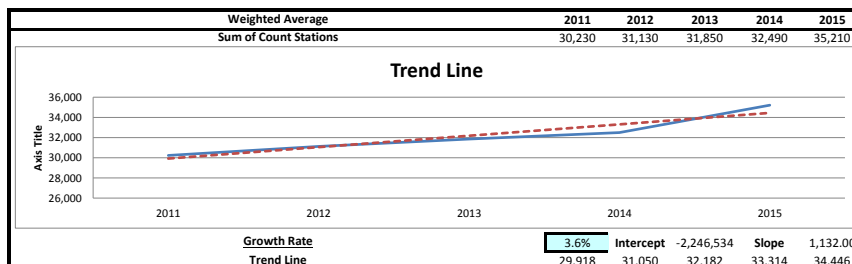
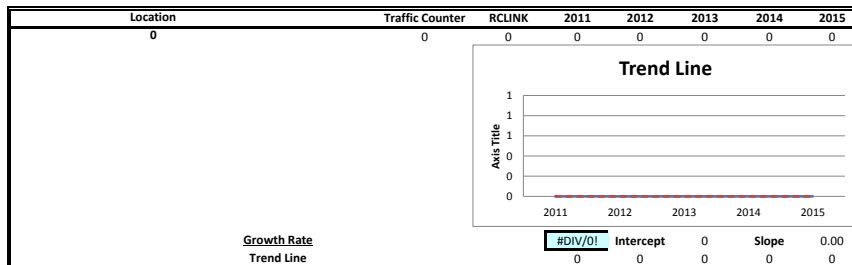
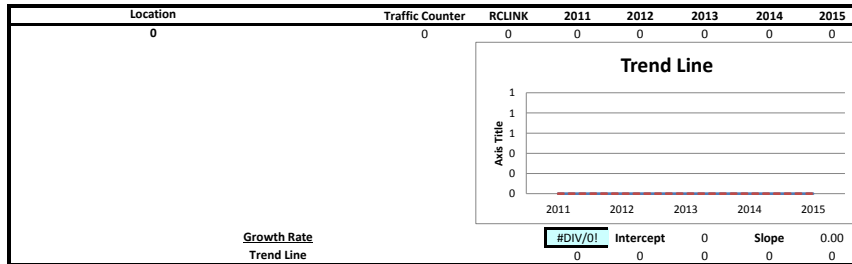
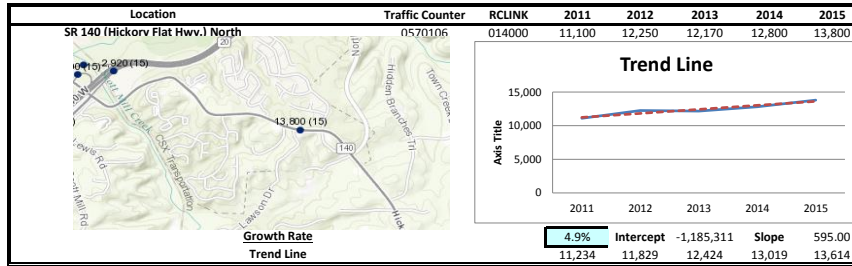
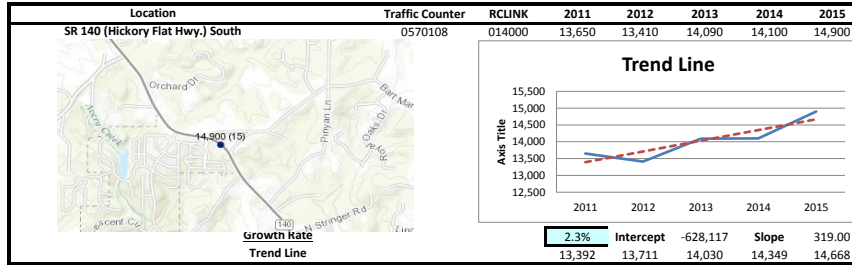
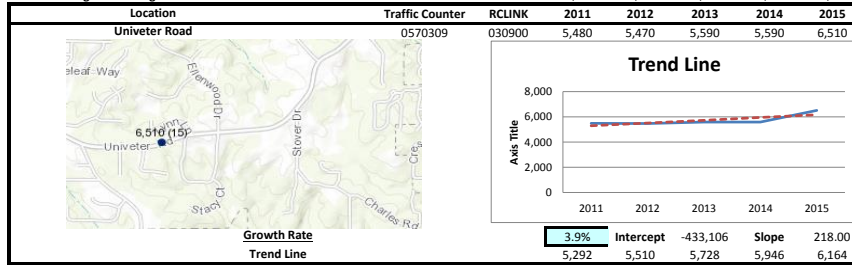
3926



LINEAR REGRESSION OF DAILY TRAFFIC

Location	Growth Rate	R Squared	Station ID	Route	2011	2012	2013	2014	2015
Univeter Road	3.9%	0.61	0570309	030900	5,480	5,470	5,590	5,590	6,510
SR 140 (Hickory Flat Hwy.) South	2.3%	0.79	0570108	014000	13,650	13,410	14,090	14,100	14,900
SR 140 (Hickory Flat Hwy.) North	4.9%	0.91	0570106	014000	11,100	12,250	12,170	12,800	13,800

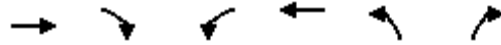
Weighted Average 3.6% 0.90 Sum of Count Stations = 30,230 31,130 31,850 32,490 35,210



EXISTING INTERSECTION ANALYSIS

Queues
1: Univeter Rd & SR 140 (Hickory Flat Hwy)

Existing AM
10/30/2016

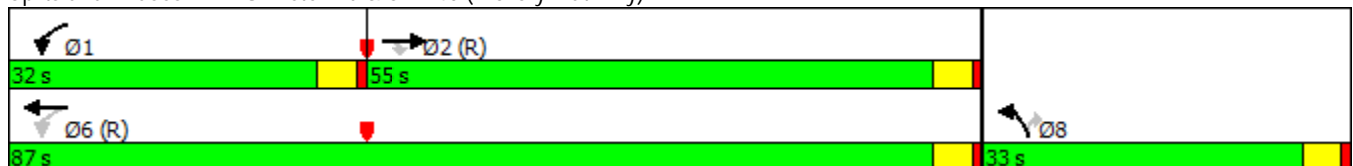


Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↖	↑	↘	↗
Traffic Volume (vph)	502	158	292	487	202	360
Future Volume (vph)	502	158	292	487	202	360
Lane Group Flow (vph)	546	226	395	541	273	409
Turn Type	NA	Perm	pm+pt	NA	Prot	Perm
Protected Phases	2		1	6	8	
Permitted Phases		2	6			8
Detector Phase	2	2	1	6	8	8
Switch Phase						
Minimum Initial (s)	15.0	15.0	4.0	15.0	6.0	6.0
Minimum Split (s)	27.5	27.5	9.5	22.5	24.5	24.5
Total Split (s)	55.0	55.0	32.0	87.0	33.0	33.0
Total Split (%)	45.8%	45.8%	26.7%	72.5%	27.5%	27.5%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag	Lag	Lag	Lead			
Lead-Lag Optimize?						
Recall Mode	C-Min	C-Min	None	C-Min	None	None
v/c Ratio	0.55	0.24	0.66	0.40	0.80	0.64
Control Delay	23.6	3.3	11.8	7.7	62.9	8.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	23.6	3.3	11.8	7.7	62.9	8.8
Queue Length 50th (ft)	263	0	94	141	202	0
Queue Length 95th (ft)	474	12	122	232	225	73
Internal Link Dist (ft)	513			686	548	
Turn Bay Length (ft)		250	165			150
Base Capacity (vph)	989	946	681	1362	420	687
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.55	0.24	0.58	0.40	0.65	0.60

Intersection Summary

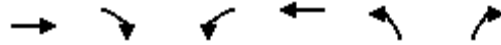
Cycle Length: 120
 Actuated Cycle Length: 120
 Offset: 0 (0%), Referenced to phase 2:EBT and 6:WBTL, Start of Green
 Natural Cycle: 75
 Control Type: Actuated-Coordinated

Splits and Phases: 1: Univeter Rd & SR 140 (Hickory Flat Hwy)



HCM Signalized Intersection Capacity Analysis
 1: Univeter Rd & SR 140 (Hickory Flat Hwy)

Existing AM
 10/30/2016



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑	↑	↑	↑	↑
Traffic Volume (vph)	502	158	292	487	202	360
Future Volume (vph)	502	158	292	487	202	360
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5	4.5	4.5	4.5	4.5	4.5
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	1.00	0.85	1.00	1.00	1.00	0.85
Flt Protected	1.00	1.00	0.95	1.00	0.95	1.00
Satd. Flow (prot)	1863	1583	1770	1863	1770	1583
Flt Permitted	1.00	1.00	0.29	1.00	0.95	1.00
Satd. Flow (perm)	1863	1583	549	1863	1770	1583
Peak-hour factor, PHF	0.92	0.70	0.74	0.90	0.74	0.88
Adj. Flow (vph)	546	226	395	541	273	409
RTOR Reduction (vph)	0	106	0	0	0	330
Lane Group Flow (vph)	546	120	395	541	273	79
Turn Type	NA	Perm	pm+pt	NA	Prot	Perm
Protected Phases	2		1	6	8	
Permitted Phases		2	6			8
Actuated Green, G (s)	63.7	63.7	87.8	87.8	23.2	23.2
Effective Green, g (s)	63.7	63.7	87.8	87.8	23.2	23.2
Actuated g/C Ratio	0.53	0.53	0.73	0.73	0.19	0.19
Clearance Time (s)	4.5	4.5	4.5	4.5	4.5	4.5
Vehicle Extension (s)	5.0	5.0	3.0	5.0	3.0	3.0
Lane Grp Cap (vph)	988	840	601	1363	342	306
v/s Ratio Prot	0.29		c0.11	0.29	c0.15	
v/s Ratio Perm		0.08	c0.37			0.05
v/c Ratio	0.55	0.14	0.66	0.40	0.80	0.26
Uniform Delay, d1	18.7	14.3	10.2	6.1	46.2	41.1
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2	2.2	0.4	2.6	0.9	12.2	0.5
Delay (s)	20.9	14.6	12.8	7.0	58.4	41.5
Level of Service	C	B	B	A	E	D
Approach Delay (s)	19.1			9.4	48.3	
Approach LOS	B			A	D	

Intersection Summary

HCM 2000 Control Delay	23.6	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.71		
Actuated Cycle Length (s)	120.0	Sum of lost time (s)	13.5
Intersection Capacity Utilization	65.0%	ICU Level of Service	C
Analysis Period (min)	15		

c Critical Lane Group

Queues

Existing AM

2: Univeter Rd & Indian Knoll Elementary School Drwy (N)

10/30/2016



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	216	111	117	317	258	222
Future Volume (vph)	216	111	117	317	258	222
Lane Group Flow (vph)	415	213	0	578	300	342
Turn Type	Prot	Perm	Perm	NA	NA	Perm
Protected Phases	4			2	6	
Permitted Phases		4	2			6
Detector Phase	4	4	2	2	6	6
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	43.0	43.0	77.0	77.0	77.0	77.0
Total Split (%)	35.8%	35.8%	64.2%	64.2%	64.2%	64.2%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5		4.5	4.5	4.5
Lead/Lag						
Lead-Lag Optimize?						
Recall Mode	None	None	None	None	None	None
v/c Ratio	0.75	0.33		0.77	0.29	0.33
Control Delay	36.9	5.6		22.2	10.5	2.0
Queue Delay	0.0	0.0		0.0	0.0	0.0
Total Delay	36.9	5.6		22.2	10.5	2.0
Queue Length 50th (ft)	176	0		197	70	0
Queue Length 95th (ft)	198	0		400	143	0
Internal Link Dist (ft)	222			397	681	
Turn Bay Length (ft)	140					135
Base Capacity (vph)	962	957		1152	1590	1401
Starvation Cap Reductn	0	0		0	0	0
Spillback Cap Reductn	0	0		0	0	0
Storage Cap Reductn	0	0		0	0	0
Reduced v/c Ratio	0.43	0.22		0.50	0.19	0.24

Intersection Summary

Cycle Length: 120
 Actuated Cycle Length: 80.2
 Natural Cycle: 60
 Control Type: Actuated-Uncoordinated

Splits and Phases: 2: Univeter Rd & Indian Knoll Elementary School Drwy (N)



HCM Signalized Intersection Capacity Analysis
 2: Univeter Rd & Indian Knoll Elementary School Drwy (N)

Existing AM
 10/30/2016



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	216	111	117	317	258	222
Future Volume (vph)	216	111	117	317	258	222
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5	4.5		4.5	4.5	4.5
Lane Util. Factor	1.00	1.00		1.00	1.00	1.00
Frt	1.00	0.85		1.00	1.00	0.85
Flt Protected	0.95	1.00		0.98	1.00	1.00
Satd. Flow (prot)	1770	1583		1830	1863	1583
Flt Permitted	0.95	1.00		0.72	1.00	1.00
Satd. Flow (perm)	1770	1583		1350	1863	1583
Peak-hour factor, PHF	0.52	0.52	0.56	0.86	0.86	0.65
Adj. Flow (vph)	415	213	209	369	300	342
RTOR Reduction (vph)	0	145	0	0	0	148
Lane Group Flow (vph)	415	68	0	578	300	194
Turn Type	Prot	Perm	Perm	NA	NA	Perm
Protected Phases	4			2	6	
Permitted Phases		4	2			6
Actuated Green, G (s)	25.2	25.2		44.8	44.8	44.8
Effective Green, g (s)	25.2	25.2		44.8	44.8	44.8
Actuated g/C Ratio	0.32	0.32		0.57	0.57	0.57
Clearance Time (s)	4.5	4.5		4.5	4.5	4.5
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0
Lane Grp Cap (vph)	564	504		765	1056	897
v/s Ratio Prot	c0.23				0.16	
v/s Ratio Perm		0.04		c0.43		0.12
v/c Ratio	0.74	0.13		0.76	0.28	0.22
Uniform Delay, d1	23.9	19.1		13.0	8.8	8.4
Progression Factor	1.00	1.00		1.00	1.00	1.00
Incremental Delay, d2	5.0	0.1		4.3	0.1	0.1
Delay (s)	28.9	19.3		17.2	9.0	8.6
Level of Service	C	B		B	A	A
Approach Delay (s)	25.6			17.2	8.8	
Approach LOS	C			B	A	

Intersection Summary

HCM 2000 Control Delay	17.1	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.75		
Actuated Cycle Length (s)	79.0	Sum of lost time (s)	9.0
Intersection Capacity Utilization	59.9%	ICU Level of Service	B
Analysis Period (min)	15		

c Critical Lane Group

HCM Unsignalized Intersection Capacity Analysis
 3: Univeter Rd & Indian Knoll Elementary School Drwy (S)

Existing AM
 10/30/2016



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	16	7	20	409	329	28
Future Volume (Veh/h)	16	7	20	409	329	28
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.57	0.88	0.36	0.87	0.70	0.44
Hourly flow rate (vph)	28	8	56	470	470	64
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)	6					
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)						477
pX, platoon unblocked	0.94	0.94	0.94			
vC, conflicting volume	1052	470	534			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1021	399	468			
tC, single (s)	6.9	6.7	4.6			
tC, 2 stage (s)						
tF (s)	4.0	3.8	2.7			
p0 queue free %	85	98	93			
cM capacity (veh/h)	187	522	827			
Direction, Lane #	EB 1	NB 1	SB 1	SB 2		
Volume Total	36	526	470	64		
Volume Left	28	56	0	0		
Volume Right	8	0	0	64		
cSH	240	827	1700	1700		
Volume to Capacity	0.15	0.07	0.28	0.04		
Queue Length 95th (ft)	13	5	0	0		
Control Delay (s)	24.2	1.8	0.0	0.0		
Lane LOS	C	A				
Approach Delay (s)	24.2	1.8	0.0			
Approach LOS	C					
Intersection Summary						
Average Delay			1.7			
Intersection Capacity Utilization			47.8%	ICU Level of Service	A	
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis

4: Univeter Rd & Providence Dr

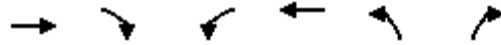
Existing AM
10/30/2016



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	1	0	443	0	0	341
Future Volume (Veh/h)	1	0	443	0	0	341
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.25	0.92	0.95	0.92	0.92	0.67
Hourly flow rate (vph)	4	0	466	0	0	509
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type						
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	975	466			466	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	975	466			466	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	99	100			100	
cM capacity (veh/h)	279	597			1095	
Direction, Lane #	WB 1	NB 1	SB 1			
Volume Total	4	466	509			
Volume Left	4	0	0			
Volume Right	0	0	0			
cSH	279	1700	1095			
Volume to Capacity	0.01	0.27	0.00			
Queue Length 95th (ft)	1	0	0			
Control Delay (s)	18.1	0.0	0.0			
Lane LOS	C					
Approach Delay (s)	18.1	0.0	0.0			
Approach LOS	C					
Intersection Summary						
Average Delay			0.1			
Intersection Capacity Utilization			33.3%	ICU Level of Service		A
Analysis Period (min)			15			

Queues
1: Univeter Rd & SR 140 (Hickory Flat Hwy)

Existing PM
10/30/2016

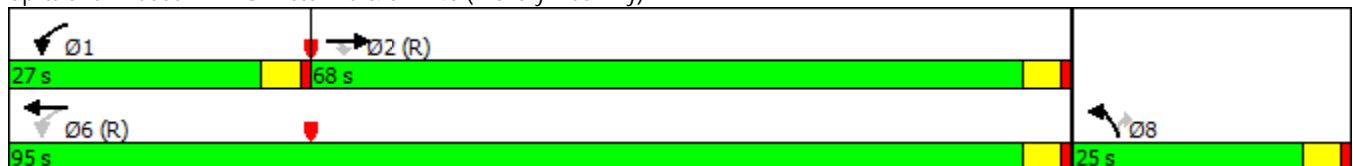


Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↖	↑	↘	↗
Traffic Volume (vph)	666	146	331	820	167	271
Future Volume (vph)	666	146	331	820	167	271
Lane Group Flow (vph)	732	160	352	921	180	308
Turn Type	NA	Perm	pm+pt	NA	Prot	Perm
Protected Phases	2		1	6	8	
Permitted Phases		2	6			8
Detector Phase	2	2	1	6	8	8
Switch Phase						
Minimum Initial (s)	15.0	15.0	4.0	15.0	6.0	6.0
Minimum Split (s)	27.5	27.5	9.5	22.5	24.5	24.5
Total Split (s)	68.0	68.0	27.0	95.0	25.0	25.0
Total Split (%)	56.7%	56.7%	22.5%	79.2%	20.8%	20.8%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag	Lag	Lag	Lead			
Lead-Lag Optimize?						
Recall Mode	C-Min	C-Min	None	C-Min	None	None
v/c Ratio	0.65	0.16	0.68	0.63	0.73	0.63
Control Delay	20.4	2.8	12.5	8.3	66.2	11.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	20.4	2.8	12.5	8.3	66.2	11.3
Queue Length 50th (ft)	342	2	62	259	134	0
Queue Length 95th (ft)	583	35	138	404	208	72
Internal Link Dist (ft)	513			686	548	
Turn Bay Length (ft)		250	165			150
Base Capacity (vph)	1127	1018	581	1463	302	525
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.65	0.16	0.61	0.63	0.60	0.59

Intersection Summary

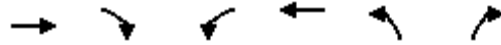
Cycle Length: 120
 Actuated Cycle Length: 120
 Offset: 0 (0%), Referenced to phase 2:EBT and 6:WBTL, Start of Green
 Natural Cycle: 90
 Control Type: Actuated-Coordinated

Splits and Phases: 1: Univeter Rd & SR 140 (Hickory Flat Hwy)



HCM Signalized Intersection Capacity Analysis
 1: Univeter Rd & SR 140 (Hickory Flat Hwy)

Existing PM
 10/30/2016



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑	↑	↑	↑	↑
Traffic Volume (vph)	666	146	331	820	167	271
Future Volume (vph)	666	146	331	820	167	271
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5	4.5	4.5	4.5	4.5	4.5
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	1.00	0.85	1.00	1.00	1.00	0.85
Flt Protected	1.00	1.00	0.95	1.00	0.95	1.00
Satd. Flow (prot)	1863	1583	1770	1863	1770	1583
Flt Permitted	1.00	1.00	0.22	1.00	0.95	1.00
Satd. Flow (perm)	1863	1583	417	1863	1770	1583
Peak-hour factor, PHF	0.91	0.91	0.94	0.89	0.93	0.88
Adj. Flow (vph)	732	160	352	921	180	308
RTOR Reduction (vph)	0	60	0	0	0	265
Lane Group Flow (vph)	732	100	352	921	180	43
Turn Type	NA	Perm	pm+pt	NA	Prot	Perm
Protected Phases	2		1	6	8	
Permitted Phases		2	6			8
Actuated Green, G (s)	72.6	72.6	94.2	94.2	16.8	16.8
Effective Green, g (s)	72.6	72.6	94.2	94.2	16.8	16.8
Actuated g/C Ratio	0.60	0.60	0.79	0.79	0.14	0.14
Clearance Time (s)	4.5	4.5	4.5	4.5	4.5	4.5
Vehicle Extension (s)	5.0	5.0	3.0	5.0	3.0	3.0
Lane Grp Cap (vph)	1127	957	520	1462	247	221
v/s Ratio Prot	0.39		0.10	c0.49	c0.10	
v/s Ratio Perm		0.06	c0.43			0.03
v/c Ratio	0.65	0.10	0.68	0.63	0.73	0.20
Uniform Delay, d1	15.4	10.0	12.1	5.5	49.4	45.6
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2	2.9	0.2	3.5	2.1	10.3	0.4
Delay (s)	18.3	10.2	15.5	7.6	59.7	46.1
Level of Service	B	B	B	A	E	D
Approach Delay (s)	16.9			9.8	51.1	
Approach LOS	B			A	D	

Intersection Summary

HCM 2000 Control Delay	19.8	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.70		
Actuated Cycle Length (s)	120.0	Sum of lost time (s)	13.5
Intersection Capacity Utilization	73.9%	ICU Level of Service	D
Analysis Period (min)	15		

c Critical Lane Group

HCM Unsignalized Intersection Capacity Analysis
 2: Univeter Rd & Indian Knoll Elementary School Drwy (N)

Existing PM
 10/30/2016



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	3	4	1	407	468	0
Future Volume (Veh/h)	3	4	1	407	468	0
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.25	0.50	0.25	0.98	0.91	0.92
Hourly flow rate (vph)	12	8	4	415	514	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	937	514	514			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	937	514	514			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	96	99	100			
cM capacity (veh/h)	293	560	1052			
Direction, Lane #	EB 1	EB 2	NB 1	SB 1	SB 2	
Volume Total	12	8	419	514	0	
Volume Left	12	0	4	0	0	
Volume Right	0	8	0	0	0	
cSH	293	560	1052	1700	1700	
Volume to Capacity	0.04	0.01	0.00	0.30	0.00	
Queue Length 95th (ft)	3	1	0	0	0	
Control Delay (s)	17.8	11.5	0.1	0.0	0.0	
Lane LOS	C	B	A			
Approach Delay (s)	15.3		0.1	0.0		
Approach LOS	C					
Intersection Summary						
Average Delay			0.4			
Intersection Capacity Utilization			34.6%	ICU Level of Service	A	
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
 3: Univeter Rd & Indian Knoll Elementary School Drwy (S)

Existing PM
 10/30/2016



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	38	15	18	364	428	47
Future Volume (Veh/h)	38	15	18	364	428	47
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.79	0.75	0.75	0.92	0.89	0.65
Hourly flow rate (vph)	48	20	24	396	481	72
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)	6					
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	925	481	553			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	925	481	553			
tC, single (s)	6.9	6.7	4.6			
tC, 2 stage (s)						
tF (s)	4.0	3.8	2.7			
p0 queue free %	80	96	97			
cM capacity (veh/h)	239	499	816			
Direction, Lane #	EB 1	NB 1	SB 1	SB 2		
Volume Total	68	420	481	72		
Volume Left	48	24	0	0		
Volume Right	20	0	0	72		
cSH	339	816	1700	1700		
Volume to Capacity	0.20	0.03	0.28	0.04		
Queue Length 95th (ft)	18	2	0	0		
Control Delay (s)	20.5	0.9	0.0	0.0		
Lane LOS	C	A				
Approach Delay (s)	20.5	0.9	0.0			
Approach LOS	C					
Intersection Summary						
Average Delay	1.7					
Intersection Capacity Utilization	43.8%			ICU Level of Service	A	
Analysis Period (min)	15					

HCM Unsignalized Intersection Capacity Analysis
4: Univeter Rd & Providence Dr

Existing PM
10/30/2016

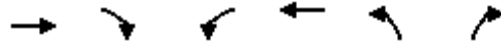


Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	3	0	380	2	0	434
Future Volume (Veh/h)	3	0	380	2	0	434
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.38	0.92	0.94	0.50	0.92	0.97
Hourly flow rate (vph)	8	0	404	4	0	447
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type						
Median storage veh						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	853	406			408	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	853	406			408	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	98	100			100	
cM capacity (veh/h)	330	645			1151	
Direction, Lane #	WB 1	NB 1	SB 1			
Volume Total	8	408	447			
Volume Left	8	0	0			
Volume Right	0	4	0			
cSH	330	1700	1151			
Volume to Capacity	0.02	0.24	0.00			
Queue Length 95th (ft)	2	0	0			
Control Delay (s)	16.2	0.0	0.0			
Lane LOS	C					
Approach Delay (s)	16.2	0.0	0.0			
Approach LOS	C					
Intersection Summary						
Average Delay			0.2			
Intersection Capacity Utilization			32.8%	ICU Level of Service		A
Analysis Period (min)			15			

FUTURE INTERSECTION ANALYSIS

Queues

1: Univeter Rd & SR 140 (Hickory Flat Hwy)

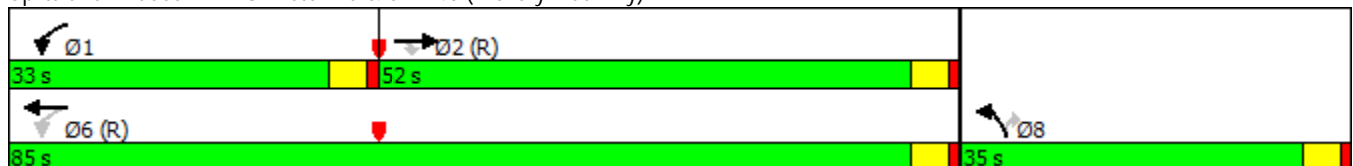


Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑	↑	↑	↑	↑
Traffic Volume (vph)	543	184	331	527	258	435
Future Volume (vph)	543	184	331	527	258	435
Lane Group Flow (vph)	590	263	447	586	349	494
Turn Type	NA	Perm	pm+pt	NA	Prot	Perm
Protected Phases	2		1	6	8	
Permitted Phases		2	6			8
Detector Phase	2	2	1	6	8	8
Switch Phase						
Minimum Initial (s)	15.0	15.0	4.0	15.0	6.0	6.0
Minimum Split (s)	27.5	27.5	9.5	22.5	24.5	24.5
Total Split (s)	52.0	52.0	33.0	85.0	35.0	35.0
Total Split (%)	43.3%	43.3%	27.5%	70.8%	29.2%	29.2%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag	Lag	Lag	Lead			
Lead-Lag Optimize?						
Recall Mode	C-Min	C-Min	None	C-Min	None	None
v/c Ratio	0.71	0.31	0.82	0.45	0.86	0.74
Control Delay	34.5	4.9	28.7	10.0	64.6	15.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	34.5	4.9	28.7	10.0	64.6	15.7
Queue Length 50th (ft)	391	9	177	196	254	59
Queue Length 95th (ft)	552	20	202	276	284	174
Internal Link Dist (ft)	513			686	548	
Turn Bay Length (ft)		250	165			150
Base Capacity (vph)	833	842	587	1294	449	699
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.71	0.31	0.76	0.45	0.78	0.71

Intersection Summary

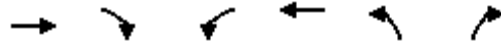
Cycle Length: 120
 Actuated Cycle Length: 120
 Offset: 0 (0%), Referenced to phase 2:EBT and 6:WBTL, Start of Green
 Natural Cycle: 90
 Control Type: Actuated-Coordinated

Splits and Phases: 1: Univeter Rd & SR 140 (Hickory Flat Hwy)



HCM Signalized Intersection Capacity Analysis
 1: Univeter Rd & SR 140 (Hickory Flat Hwy)

Build AM
 10/30/2016



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↖	↑	↖	↗
Traffic Volume (vph)	543	184	331	527	258	435
Future Volume (vph)	543	184	331	527	258	435
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5	4.5	4.5	4.5	4.5	4.5
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	1.00	0.85	1.00	1.00	1.00	0.85
Flt Protected	1.00	1.00	0.95	1.00	0.95	1.00
Satd. Flow (prot)	1863	1583	1770	1863	1770	1583
Flt Permitted	1.00	1.00	0.20	1.00	0.95	1.00
Satd. Flow (perm)	1863	1583	366	1863	1770	1583
Peak-hour factor, PHF	0.92	0.70	0.74	0.90	0.74	0.88
Adj. Flow (vph)	590	263	447	586	349	494
RTOR Reduction (vph)	0	134	0	0	0	307
Lane Group Flow (vph)	590	129	447	586	349	187
Turn Type	NA	Perm	pm+pt	NA	Prot	Perm
Protected Phases	2		1	6	8	
Permitted Phases		2	6			8
Actuated Green, G (s)	53.7	53.7	83.4	83.4	27.6	27.6
Effective Green, g (s)	53.7	53.7	83.4	83.4	27.6	27.6
Actuated g/C Ratio	0.45	0.45	0.70	0.70	0.23	0.23
Clearance Time (s)	4.5	4.5	4.5	4.5	4.5	4.5
Vehicle Extension (s)	5.0	5.0	3.0	5.0	3.0	3.0
Lane Grp Cap (vph)	833	708	549	1294	407	364
v/s Ratio Prot	0.32		c0.17	0.31	c0.20	
v/s Ratio Perm		0.08	c0.39			0.12
v/c Ratio	0.71	0.18	0.81	0.45	0.86	0.51
Uniform Delay, d1	26.8	19.9	20.9	8.1	44.3	40.3
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2	5.1	0.6	9.0	1.1	16.2	1.2
Delay (s)	31.9	20.5	29.9	9.3	60.5	41.6
Level of Service	C	C	C	A	E	D
Approach Delay (s)	28.4			18.2	49.4	
Approach LOS	C			B	D	

Intersection Summary

HCM 2000 Control Delay	31.0	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.85		
Actuated Cycle Length (s)	120.0	Sum of lost time (s)	13.5
Intersection Capacity Utilization	72.5%	ICU Level of Service	C
Analysis Period (min)	15		

c Critical Lane Group

Queues

2: Univeter Rd & Indian Knoll Elementary School Drwy (N)



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	234	120	127	429	308	240
Future Volume (vph)	234	120	127	429	308	240
Lane Group Flow (vph)	450	231	0	726	358	369
Turn Type	Prot	Perm	Perm	NA	NA	Perm
Protected Phases	4			2	6	
Permitted Phases		4	2			6
Detector Phase	4	4	2	2	6	6
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	39.0	39.0	81.0	81.0	81.0	81.0
Total Split (%)	32.5%	32.5%	67.5%	67.5%	67.5%	67.5%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5		4.5	4.5	4.5
Lead/Lag						
Lead-Lag Optimize?						
Recall Mode	None	None	None	None	None	None
v/c Ratio	0.87	0.37		0.90	0.31	0.33
Control Delay	56.0	6.1		34.1	10.4	1.7
Queue Delay	0.0	0.0		0.0	0.0	0.0
Total Delay	56.0	6.1		34.1	10.4	1.7
Queue Length 50th (ft)	321	0		427	115	0
Queue Length 95th (ft)	227	0		#605	157	0
Internal Link Dist (ft)	222			397	681	
Turn Bay Length (ft)	140					135
Base Capacity (vph)	618	703		971	1388	1273
Starvation Cap Reductn	0	0		0	0	0
Spillback Cap Reductn	0	0		0	0	0
Storage Cap Reductn	0	0		0	0	0
Reduced v/c Ratio	0.73	0.33		0.75	0.26	0.29

Intersection Summary

Cycle Length: 120

Actuated Cycle Length: 103.9

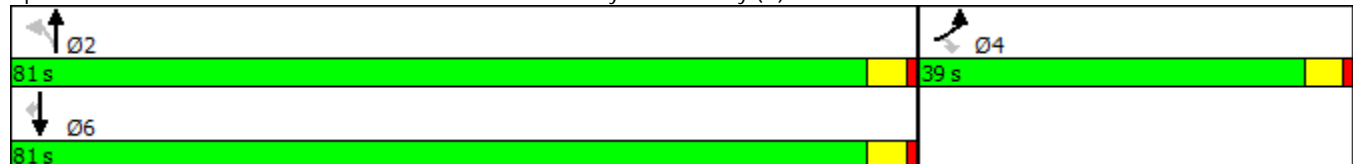
Natural Cycle: 75

Control Type: Actuated-Uncoordinated

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 2: Univeter Rd & Indian Knoll Elementary School Drwy (N)



HCM Signalized Intersection Capacity Analysis

2: Univeter Rd & Indian Knoll Elementary School Drwy (N)

Build AM
10/30/2016



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	234	120	127	429	308	240
Future Volume (vph)	234	120	127	429	308	240
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5	4.5		4.5	4.5	4.5
Lane Util. Factor	1.00	1.00		1.00	1.00	1.00
Frt	1.00	0.85		1.00	1.00	0.85
Flt Protected	0.95	1.00		0.98	1.00	1.00
Satd. Flow (prot)	1770	1583		1834	1863	1583
Flt Permitted	0.95	1.00		0.70	1.00	1.00
Satd. Flow (perm)	1770	1583		1304	1863	1583
Peak-hour factor, PHF	0.52	0.52	0.56	0.86	0.86	0.65
Adj. Flow (vph)	450	231	227	499	358	369
RTOR Reduction (vph)	0	163	0	0	0	140
Lane Group Flow (vph)	450	68	0	726	358	229
Turn Type	Prot	Perm	Perm	NA	NA	Perm
Protected Phases	4			2	6	
Permitted Phases		4	2			6
Actuated Green, G (s)	30.3	30.3		64.1	64.1	64.1
Effective Green, g (s)	30.3	30.3		64.1	64.1	64.1
Actuated g/C Ratio	0.29	0.29		0.62	0.62	0.62
Clearance Time (s)	4.5	4.5		4.5	4.5	4.5
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0
Lane Grp Cap (vph)	518	463		808	1154	981
v/s Ratio Prot	c0.25				0.19	
v/s Ratio Perm		0.04		c0.56		0.14
v/c Ratio	0.87	0.15		0.90	0.31	0.23
Uniform Delay, d1	34.7	27.0		16.9	9.2	8.7
Progression Factor	1.00	1.00		1.00	1.00	1.00
Incremental Delay, d2	14.4	0.1		12.7	0.2	0.1
Delay (s)	49.0	27.1		29.6	9.4	8.9
Level of Service	D	C		C	A	A
Approach Delay (s)	41.6			29.6	9.1	
Approach LOS	D			C	A	

Intersection Summary

HCM 2000 Control Delay	26.4	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.89		
Actuated Cycle Length (s)	103.4	Sum of lost time (s)	9.0
Intersection Capacity Utilization	70.0%	ICU Level of Service	C
Analysis Period (min)	15		

c Critical Lane Group

HCM Unsignalized Intersection Capacity Analysis

3: Univeter Rd & Indian Knoll Elementary School Drwy (S)

Build AM
10/30/2016



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	17	8	22	528	385	30
Future Volume (Veh/h)	17	8	22	528	385	30
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.57	0.88	0.36	0.87	0.70	0.44
Hourly flow rate (vph)	30	9	61	607	550	68
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)	6					
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)						477
pX, platoon unblocked	0.92	0.92	0.92			
vC, conflicting volume	1279	550	618			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1260	466	540			
tC, single (s)	6.9	6.7	4.6			
tC, 2 stage (s)						
tF (s)	4.0	3.8	2.7			
p0 queue free %	76	98	92			
cM capacity (veh/h)	127	468	759			
Direction, Lane #	EB 1	NB 1	SB 1	SB 2		
Volume Total	39	668	550	68		
Volume Left	30	61	0	0		
Volume Right	9	0	0	68		
cSH	165	759	1700	1700		
Volume to Capacity	0.24	0.08	0.32	0.04		
Queue Length 95th (ft)	22	7	0	0		
Control Delay (s)	35.2	2.1	0.0	0.0		
Lane LOS	E	A				
Approach Delay (s)	35.2	2.1	0.0			
Approach LOS	E					
Intersection Summary						
Average Delay			2.1			
Intersection Capacity Utilization			55.6%	ICU Level of Service	B	
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
4: Univeter Rd & Site Drwy/Providence Dr

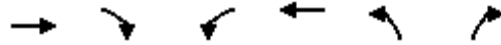
Build AM
10/30/2016



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕	↗		↕		↖	↖			↕	↗
Traffic Volume (veh/h)	86	0	46	1	0	0	15	479	0	0	369	29
Future Volume (Veh/h)	86	0	46	1	0	0	15	479	0	0	369	29
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.25	0.92	0.92	0.92	0.95	0.92	0.92	0.67	0.92
Hourly flow rate (vph)	93	0	50	4	0	0	16	504	0	0	551	32
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)			6									
Median type							None				None	
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	1087	1087	551	1112	1119	504	583			504		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	1087	1087	551	1112	1119	504	583			504		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	51	100	91	98	100	100	98			100		
cM capacity (veh/h)	191	213	534	167	203	568	991			1061		
Direction, Lane #	EB 1	WB 1	NB 1	NB 2	SB 1	SB 2						
Volume Total	143	4	16	504	551	32						
Volume Left	93	4	16	0	0	0						
Volume Right	50	0	0	0	0	32						
cSH	294	167	991	1700	1061	1700						
Volume to Capacity	0.49	0.02	0.02	0.30	0.00	0.02						
Queue Length 95th (ft)	63	2	1	0	0	0						
Control Delay (s)	30.7	27.1	8.7	0.0	0.0	0.0						
Lane LOS	D	D	A									
Approach Delay (s)	30.7	27.1	0.3		0.0							
Approach LOS	D	D										
Intersection Summary												
Average Delay			3.7									
Intersection Capacity Utilization			41.9%		ICU Level of Service					A		
Analysis Period (min)			15									

Queues

1: Univeter Rd & SR 140 (Hickory Flat Hwy)

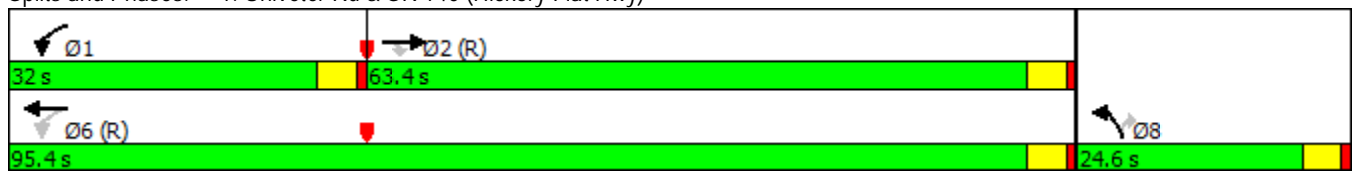


Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑	↑	↑	↑	↑
Traffic Volume (vph)	720	201	408	887	206	322
Future Volume (vph)	720	201	408	887	206	322
Lane Group Flow (vph)	791	221	434	997	222	366
Turn Type	NA	Perm	pm+pt	NA	Prot	Perm
Protected Phases	2		1	6	8	
Permitted Phases		2	6			8
Detector Phase	2	2	1	6	8	8
Switch Phase						
Minimum Initial (s)	15.0	15.0	4.0	15.0	6.0	6.0
Minimum Split (s)	27.5	27.5	9.5	22.5	24.5	24.5
Total Split (s)	63.4	63.4	32.0	95.4	24.6	24.6
Total Split (%)	52.8%	52.8%	26.7%	79.5%	20.5%	20.5%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag	Lag	Lag	Lead			
Lead-Lag Optimize?						
Recall Mode	C-Min	C-Min	None	C-Min	None	None
v/c Ratio	0.82	0.24	0.86	0.69	0.82	0.66
Control Delay	33.6	4.7	42.9	10.3	72.9	10.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	33.6	4.7	42.9	10.3	72.9	10.9
Queue Length 50th (ft)	526	16	217	344	166	0
Queue Length 95th (ft)	#778	58	#386	472	#277	78
Internal Link Dist (ft)	513			686	548	
Turn Bay Length (ft)		250	165			150
Base Capacity (vph)	968	910	524	1438	296	569
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.82	0.24	0.83	0.69	0.75	0.64

Intersection Summary

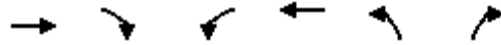
Cycle Length: 120
 Actuated Cycle Length: 120
 Offset: 0 (0%), Referenced to phase 2:EBT and 6:WBTL, Start of Green
 Natural Cycle: 90
 Control Type: Actuated-Coordinated
 # 95th percentile volume exceeds capacity, queue may be longer.
 Queue shown is maximum after two cycles.

Splits and Phases: 1: Univeter Rd & SR 140 (Hickory Flat Hwy)



HCM Signalized Intersection Capacity Analysis
 1: Univeter Rd & SR 140 (Hickory Flat Hwy)

Build PM
 10/30/2016



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑	↑	↑	↑	↑
Traffic Volume (vph)	720	201	408	887	206	322
Future Volume (vph)	720	201	408	887	206	322
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5	4.5	4.5	4.5	4.5	4.5
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	1.00	0.85	1.00	1.00	1.00	0.85
Flt Protected	1.00	1.00	0.95	1.00	0.95	1.00
Satd. Flow (prot)	1863	1583	1770	1863	1770	1583
Flt Permitted	1.00	1.00	0.12	1.00	0.95	1.00
Satd. Flow (perm)	1863	1583	220	1863	1770	1583
Peak-hour factor, PHF	0.91	0.91	0.94	0.89	0.93	0.88
Adj. Flow (vph)	791	221	434	997	222	366
RTOR Reduction (vph)	0	87	0	0	0	310
Lane Group Flow (vph)	791	134	434	997	222	56
Turn Type	NA	Perm	pm+pt	NA	Prot	Perm
Protected Phases	2		1	6	8	
Permitted Phases		2	6			8
Actuated Green, G (s)	62.3	62.3	92.6	92.6	18.4	18.4
Effective Green, g (s)	62.3	62.3	92.6	92.6	18.4	18.4
Actuated g/C Ratio	0.52	0.52	0.77	0.77	0.15	0.15
Clearance Time (s)	4.5	4.5	4.5	4.5	4.5	4.5
Vehicle Extension (s)	5.0	5.0	3.0	5.0	3.0	3.0
Lane Grp Cap (vph)	967	821	503	1437	271	242
v/s Ratio Prot	0.42		c0.19	0.54	c0.13	
v/s Ratio Perm		0.08	c0.48			0.04
v/c Ratio	0.82	0.16	0.86	0.69	0.82	0.23
Uniform Delay, d1	24.1	15.2	31.1	6.7	49.2	44.6
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2	7.7	0.4	14.2	2.8	17.3	0.5
Delay (s)	31.8	15.6	45.3	9.5	66.5	45.1
Level of Service	C	B	D	A	E	D
Approach Delay (s)	28.2			20.4	53.2	
Approach LOS	C			C	D	

Intersection Summary

HCM 2000 Control Delay	29.4	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.88		
Actuated Cycle Length (s)	120.0	Sum of lost time (s)	13.5
Intersection Capacity Utilization	83.2%	ICU Level of Service	E
Analysis Period (min)	15		

c Critical Lane Group

HCM Unsignalized Intersection Capacity Analysis

2: Univeter Rd & Indian Knoll Elementary School Drwy (N)

Build PM
10/30/2016



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	3	4	1	495	600	0
Future Volume (Veh/h)	3	4	1	495	600	0
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.25	0.50	0.25	0.98	0.91	0.92
Hourly flow rate (vph)	12	8	4	505	659	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1172	659	659			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1172	659	659			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	94	98	100			
cM capacity (veh/h)	212	464	929			
Direction, Lane #	EB 1	EB 2	NB 1	SB 1	SB 2	
Volume Total	12	8	509	659	0	
Volume Left	12	0	4	0	0	
Volume Right	0	8	0	0	0	
cSH	212	464	929	1700	1700	
Volume to Capacity	0.06	0.02	0.00	0.39	0.00	
Queue Length 95th (ft)	4	1	0	0	0	
Control Delay (s)	23.0	12.9	0.1	0.0	0.0	
Lane LOS	C	B	A			
Approach Delay (s)	19.0		0.1	0.0		
Approach LOS	C					
Intersection Summary						
Average Delay			0.4			
Intersection Capacity Utilization			41.6%	ICU Level of Service		A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
 3: Univeter Rd & Indian Knoll Elementary School Drwy (S)

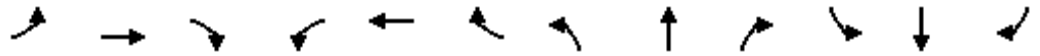
Build PM
 10/30/2016



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	41	16	19	449	557	51
Future Volume (Veh/h)	41	16	19	449	557	51
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.79	0.75	0.75	0.92	0.89	0.65
Hourly flow rate (vph)	52	21	25	488	626	78
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)	6					
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1164	626	704			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1164	626	704			
tC, single (s)	6.9	6.7	4.6			
tC, 2 stage (s)						
tF (s)	4.0	3.8	2.7			
p0 queue free %	69	95	96			
cM capacity (veh/h)	167	408	708			
Direction, Lane #	EB 1	NB 1	SB 1	SB 2		
Volume Total	73	513	626	78		
Volume Left	52	25	0	0		
Volume Right	21	0	0	78		
cSH	235	708	1700	1700		
Volume to Capacity	0.31	0.04	0.37	0.05		
Queue Length 95th (ft)	32	3	0	0		
Control Delay (s)	29.7	1.0	0.0	0.0		
Lane LOS	D	A				
Approach Delay (s)	29.7	1.0	0.0			
Approach LOS	D					
Intersection Summary						
Average Delay			2.1			
Intersection Capacity Utilization			49.0%	ICU Level of Service	A	
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
 4: Univeter Rd & Site Drwy/Providence Dr

Build PM
 10/30/2016



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕	↗		↔		↖	↗			↕	↗
Traffic Volume (veh/h)	55	0	29	3	0	0	50	411	2	0	469	94
Future Volume (Veh/h)	55	0	29	3	0	0	50	411	2	0	469	94
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.38	0.92	0.92	0.92	0.94	0.50	0.92	0.97	0.92
Hourly flow rate (vph)	60	0	32	8	0	0	54	437	4	0	484	102
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)			6									
Median type							None				None	
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	1029	1033	484	1047	1133	439	586			441		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	1029	1033	484	1047	1133	439	586			441		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	70	100	95	96	100	100	95			100		
cM capacity (veh/h)	203	220	583	187	192	618	989			1119		
Direction, Lane #	EB 1	WB 1	NB 1	NB 2	SB 1	SB 2						
Volume Total	92	8	54	441	484	102						
Volume Left	60	8	54	0	0	0						
Volume Right	32	0	0	4	0	102						
cSH	312	187	989	1700	1119	1700						
Volume to Capacity	0.30	0.04	0.05	0.26	0.00	0.06						
Queue Length 95th (ft)	30	3	4	0	0	0						
Control Delay (s)	23.6	25.1	8.9	0.0	0.0	0.0						
Lane LOS	C	D	A									
Approach Delay (s)	23.6	25.1	1.0		0.0							
Approach LOS	C	D										
Intersection Summary												
Average Delay			2.4									
Intersection Capacity Utilization			51.6%		ICU Level of Service					A		
Analysis Period (min)			15									

TRAFFIC VOLUME WORKSHEETS

16-130 Univeter Road Dev. TIS - Canton, Cherokee County, GA

Traffic Volumes
Future Conditions

A&R Engineering
November 2016

1. SR 140 @ Univeter Rd

A.M. Peak Hour

Condition	Northbound			Southbound			Eastbound			Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Existing:	202	0	360	0	0	0	0	502	158	292	487	0
Growth Factor (%):	4	4	4	4	4	4	4	4	4	4	4	4
Base Condition:	218	0	389	0	0	0	0	543	171	316	527	0
Total New Trips	40	0	46	0	0	0	0	0	13	15	0	0
Future Traffic Volumes:	258	0	435	0	0	0	0	543	184	331	527	0
			Tot			Tot			Tot			Tot
			562			0			660			779
			607			0			714			843
			86			0			13			15
			693			0			727			858

P.M. Peak Hour

Condition	Northbound			Southbound			Eastbound			Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Existing:	167	0	271	0	0	0	0	666	146	331	820	0
Growth Factor (%):	4	4	4	4	4	4	4	4	4	4	4	4
Base Condition:	181	0	293	0	0	0	0	720	158	358	887	0
Total New Trips	25	0	29	0	0	0	0	0	43	50	0	0
Future Traffic Volumes:	206	0	322	0	0	0	0	720	201	408	887	0
			Tot			Tot			812			1151
			438			0			878			1245
			474			0			43			50
			528			0			921			1295

16-130 Univeter Road Dev. TIS - Canton, Cherokee County, GA

Traffic Volumes
Future Conditions

A&R Engineering
November 2016

2. Univeter Rd @ School Drwy N

A.M. Peak Hour

Condition	Northbound			Southbound			Eastbound			Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Existing:	117	317	0	0	258	222	216	0	111	0	0	0
Growth Factor (%):	4	4	4	4	4	4	4	4	4	4	4	4
Base Condition:	127	343	0	0	279	240	234	0	120	0	0	0
Total New Trips	0	86	0	0	29	0	0	0	0	0	0	0
Future Traffic Volumes:	127	429	0	0	308	240	234	0	120	0	0	0

P.M. Peak Hour

Condition	Northbound			Southbound			Eastbound			Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Existing:	1	407	0	0	468	0	3	0	4	0	0	0
Growth Factor (%):	4	4	4	4	4	4	4	4	4	4	4	4
Base Condition:	1	440	0	0	506	0	3	0	4	0	0	0
Total New Trips	0	55	0	0	94	0	0	0	0	0	0	0
Future Traffic Volumes:	1	495	0	0	600	0	3	0	4	0	0	0

16-130 Univeter Road Dev. TIS - Canton, Cherokee County, GA
 Traffic Volumes
 Future Conditions

A&R Engineering
 November 2016

3. Univeter Rd @ School Drwy S

A.M. Peak Hour

Condition	Northbound			Southbound			Eastbound			Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Existing:	20	409	0	0	329	28	16	0	7	0	0	0
Growth Factor (%):	4	4	4	4	4	4	4	4	4	4	4	4
Base Condition:	22	442	0	0	356	30	17	0	8	0	0	0
Total New Trips	0	86	0	0	29	0	0	0	0	0	0	0
Future Traffic Volumes:	22	528	0	0	385	30	17	0	8	0	0	0
			Tot			Tot			Tot			Tot
			429			357			23			0
			464			386			25			0
			86			29			0			0
			550			415			25			0

P.M. Peak Hour

Condition	Northbound			Southbound			Eastbound			Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Existing:	18	364	0	0	428	47	38	0	15	0	0	0
Growth Factor (%):	4	4	4	4	4	4	4	4	4	4	4	4
Base Condition:	19	394	0	0	463	51	41	0	16	0	0	0
Total New Trips	0	55	0	0	94	0	0	0	0	0	0	0
Future Traffic Volumes:	19	449	0	0	557	51	41	0	16	0	0	0
			Tot			Tot			Tot			Tot
			382			475			53			0
			413			514			57			0
			55			94			0			0
			468			608			57			0

16-130 Univeter Road Dev. TIS - Canton, Cherokee County, GA

Traffic Volumes
Future Conditions

A&R Engineering
November 2016

4. Univeter Rd @ Providence Dr

A.M. Peak Hour

Condition	Northbound			Southbound			Eastbound			Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Existing:	0	443	0	0	341	0	0	0	0	0	0	0
Growth Factor (%):	4	4	4	4	4	4	4	4	4	4	4	4
Base Condition:	0	479	0	0	369	0	0	0	0	0	0	0
Total New Trips	15	0	0	0	0	29	86	0	46	0	0	0
Future Traffic Volumes:	15	479	0	0	369	29	86	0	46	0	0	0

P.M. Peak Hour

Condition	Northbound			Southbound			Eastbound			Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Existing:	0	380	2	0	434	0	0	0	0	0	0	0
Growth Factor (%):	4	4	4	4	4	4	4	4	4	4	4	4
Base Condition:	0	411	2	0	469	0	0	0	0	0	0	0
Total New Trips	50	0	0	0	0	94	55	0	29	84	0	0
Future Traffic Volumes:	50	411	2	0	469	94	55	0	29	84	0	0

Rezoning Case Impact Report

Jurisdiction		Rezoning Case Number		Applicant Name	
City of Holly Springs		MA-17-2016		Univeter Road Investments, LLC	
Acreage	Number of Lots	Current Zoning	Proposed Zoning	Housing Type	
79	237	R-80	PDR	Single Family Residential	
Estimated Student Impact ⁽¹⁾		Additional Capacity Needed		Additional Capacity Cost ⁽²⁾	
172 Students		8 Classroom(s)		\$234,545.45	
Annual Student Cost ⁽³⁾					
\$1,229,972.00					
Planning Commission Meeting Date		County Commission/City Council Meeting Date		Map and Parcel	
				15N19-143, 145, 147B, 167 & 179	
Property Description					
Univeter Road near Providence Rd, adjacent to Indian Knoll ES Property					

Affected Schools Capacity Information

Elementary School	ES Enrollment	ES Capacity	% Capacity
Indian Knoll ES	991	1193	83.07%
Middle School	MS Enrollment	MS Capacity	% Capacity
Dean Rusk MS	1479	1600	92.44%
High School	HS Enrollment	HS Capacity	% Capacity
Sequoyah HS	1848	1737	106.39%

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 prior to appearing before the Zoning Board. If the applicant cannot meet during that time period, we request that the Zoning Board put a condition on the zoning so they must meet with Mr. Hamilton prior to the City Council/County Commission Meeting.

The 2014 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 to student enrollment should be considered cumulative in nature. 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 2013 General Fund Operating Expenditure cost per pupil of \$7,151.00, and does not count for inflation.

Chairman
L. B. Ahrens, Jr.

County Manager
Jerry W. Cooper



Commissioners
Steve West, District 1
Raymond Gunnin, District 2
Brian Poole, District 3
K. Scott Gordon, District 4

CHEROKEE COUNTY BOARD OF COMMISSIONERS

1130 Bluffs Parkway • Canton, Georgia 30114
678-493-6000 • Fax 678-493-6013
www.cherokeega.com

November 4, 2016

VIA STANDARD MAIL AND E-MAIL

Honorable Timothy Downing
Mayor, City of Holly Springs
3237 Holly Springs Parkway
Holly Springs, Georgia 30115

VIA STANDARD MAIL AND E-MAIL

City Council
City of Holly Springs
3237 Holly Springs Parkway
Holly Springs, Georgia 30115

Re: Annexation and Rezoning Application: Tax Parcels: 15N19 143, 145, 147B,
167, and 179 (Annex/Rezone); 15N19 138 and 161B (Annex Only)
Location: Univeter Road

Dear Mr. Mayor and City Council Members:

At the direction of the Cherokee County Board of Commissioners and pursuant to a Motion passed unanimously on November 1, 2016, this correspondence serves to notify you of the County's adamant disapproval of the proposed annexation and rezoning. As we have expressed in the past, the County continues to be disappointed with the City's ongoing annexations and high density rezonings in areas of the County that are already considerably overburdened and that are inconsistent with the County's future land use map. This proposed annexation and rezoning drastically increases the County's concerns in this regard. Notably, Section 15.5 of the Holly Springs Community Agenda ("2006 – 2026 Comprehensive Plan") provides that the City "must attempt to cooperate" with Cherokee County to seek resolution of annexation agreements. As such, the County strongly urges the City to be cooperative and responsive to the County's concerns and those concerns of countless citizens in this area who oppose the annexation and rezoning by denying this proposal.

I. Cherokee County's Opposition to the Annexation and Rezoning

The County opposes this annexation and rezoning for a multitude of reasons, a few of which are highlighted below:

A. Increased Density: The rezoning and proposed development will significantly increase density from the current County zoning density. The subject property is shown as Country Estates on the Cherokee County Future Development Map. This Character Area calls for a maximum density of 0.5445. The proposed use has a density of 3.00, which amounts to an increase in density of nearly **six hundred percent**. As such, the proposed use and zoning district are not at all consistent with this Character Area.

B. Infrastructure Demands: The drastic increase in density will unavoidably impact County infrastructure. The applicant is proposing to access the project on Univeter Road. GDOT recorded a volume of 6,510 vehicles per day on Univeter Road, near Ellenwood Drive, in 2015. This annexation will add approximately 2,268 vehicles per day. If the property were to be developed as currently zoned by the County, the increase in vehicles per day would be closer to only 412. This suggests a traffic increase that is more than **five hundred percent** greater than it would otherwise be if the property were to be developed as currently zoned and as intended by the County.

C. Indian Knoll Elementary School: Although we do not speak for the Cherokee County School Board, the sheer increase in traffic flow will necessarily cause access to and from Indian Knoll Elementary School to become excessively burdensome. This is of particular concern with regard to traffic turning left out of the proposed development and left again into the Elementary School.

D. City Emergency Services: The geography of this proposed annexation would considerably burden the City's own delivery of emergency services to this area. For instance, in the event of a law enforcement emergency in this proposed annexation area, or even a routine police call, the City Police would have to travel several miles on unincorporated county roads outside of their jurisdiction in order to access this area.

E. Procedural Deficiencies: The County further expresses concern over the numerous procedural deficiencies with regard to the Applicant's annexation/rezoning application, as the application fails to provide adequate notice to the County and citizens. As the County has already pointed out to the City, the following technical errors have been identified with the annexation and rezoning Application:

- a. With regard to each of the individual property owner applications, we note the following deficiencies:

- i. Thirty-Seven Acres, LLC (Sam Cloud) Application – missing tax plat;
 - ii. Pinyan Application – missing campaign contribution statement and the deed for the one acre parcel (no evidence of ownership conveyance to applicant);
 - iii. McCoy Application – missing campaign contribution statement and plat; also missing second property owner’s signature (for Robert McCoy);
 - iv. McArthur Application – missing campaign contribution statement; and
 - v. Peacock Application – missing certain contact information.
- b. The certification of citizenship form is missing for all applicants except for the Peacocks and Sam Cloud;
 - c. No City hearing dates have been identified in the application materials;
 - d. Not all of the rezoning applications are dated; and
 - e. Lastly, it is our understanding that:
 - i. Notice signs have not been posted for the Bray property rezoning or the McArthur property rezoning;
 - ii. Only one of the parcels for the Pinyan property has a sign; and
 - iii. The rezoning signs indicate a previous hearing date, which had been postponed.

II. Demand

The City of Holly Springs and Cherokee County share the common goal of protecting the interests of our citizens and taxpayers. In this manner, the County feels it is in the best interest of the community and strongly urges the City to deny this annexation. Similarly, citizen opposition to this annexation/rezoning is clear and the County urges you to consider their concerns.

If, however, the City chooses to disregard the concerns of the County and the citizens, and is unwilling to deny the annexation and requested rezoning, then the County requests the City at least implement the below conditions of rezoning as a minimum effort at ameliorating the negative impacts of this proposed annexation/rezoning. If the proposed development were in the unincorporated County, the County would have the ability to condition any potential rezoning to ensure that the impacts of land use are mitigated with appropriate requirements imposed upon the developer. If the application should be approved, despite repeated requests for denial, the County demands that the City at least impose the following conditions:

1. Limit the proposed use to a maximum density of 80 units on the 79 acres for rezoning; (as would be far more consistent with the County’s Future Development

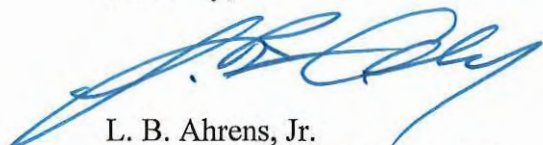
Map that designates the area as Country Estates with a character area that calls for a maximum density of 0.5445);

2. Require direct connectivity from the proposed development to Indian Knoll Elementary School;
3. Require a 10-foot undisturbed buffer against the R-80 zoning district and a 15-foot undisturbed buffer against the AG zoning district; and
4. Since Univeter Road is County maintained, the applicant must have its entrance plans approved by the County Engineering Department for conformance with County development regulations. Therefore – as a minimum – the City should require the applicant install a deceleration lane at the development entrance onto Univeter Road and, due to the traffic volume on Univeter Road, require the applicant to improve the proposed development entrance onto Univeter Road to include left-turn lanes for both the proposed development and Providence Road (located directly across from the proposed site entrance) from Univeter Road. This is what would be required if this project were being developed in unincorporated Cherokee County. Additionally, if the density issues are not addressed as requested above such that more than 150 lots are proposed, a second entrance to the neighborhood would be required (based on emergency access concerns, any necessary second entrance should be full access).

It is our understanding that the planning commission will hold its public hearing on November 10, 2016, and will be on the City Council agenda December 19, 2016. We ask that Nancy Moon please forward this communication to all planning commission and city council members.

Thank you in advance for your cooperation and attention to this matter. I look forward to receiving your response as soon as reasonably possible.

Sincerely,



L. B. Ahrens, Jr.
Chairman, Board of Commissioners

cc: Holly Springs Planning Commission (via email)
Robert H. Logan, City Manager, City of Holly Springs (via email)
Nancy Moon, Holly Springs Community Development Director (via email)

Cherokee County Board of Commissioners (via email.)
Jerry Cooper, County Manager, Cherokee County (via email.)
Christy Black, County Clerk, Cherokee County Board of Commissioners (via email.)
Jeff Watkins, Director, Cherokee County Planning and Land Use (via email)
Margaret Stallings, Planner, Cherokee County (via email)
Geoff Morton, Public Works Agency Director, Cherokee County (via email)
Angela E. Davis, Esq. (via email)
Jeffrey J. Costolnick, Esq. (via email)
Bobby Dyer, Dyer & Rusbridge, City Attorney (via email)

From: [REDACTED]
Subject: Annexation of land on Univeter Road
Date: Thursday, February 09, 2017 5:16:34 PM

I have never been against people selling their property for the very best price . I am sure selling to a developer is the best price available now.

I have a real problem in the method used to get into Holly Springs in order to get the zoning the developer wants. I think we all know that the method proposed really stretches the intent of the law concerning contiguous property annexed into Holly Springs. How can police and fire serve this property cost effective. It is a long way by road.

Speaking of road, there is no way this road can handle anymore traffic. Sometimes it takes men20-30 minutes to get on Univeter Road. I have always thought it was the responsibility of the government to take care of the needs of the masses. Please take care of the improvement of the road before you consider adding more traffic. Which brings up an interesting subject, is Holly Springs going to improve the road since it will be their traffic that just adds to the existing problem?

Because of the road and the method proposed by the developer to annex, I urge you to use good judgement and turn this development down. I truly believe there will be plenty of property to annex that does abide by the spirit of the law and also will not impact such an unfit road.

Thank you for your consideration of my thoughts. I have lived in this rural area for 20 years. Most people have LARGE lots and lots of separation between houses. This development does not keep the country feel of this community. Please do not turn the entire county into paved streets and crowded houses. That just not fit in this area.

Maybe the developer can find land in a more suitable community and Holly Springs won't have to open a "kettle of worms".

Thank you,

Nancy Sams

Nancy L. Sams
2082 Trade Winds Drive
Canton, Georgia 30115
770-345-3676 (H)
[REDACTED]
770-345-1326 (F)
nancysams@windstream.net

UNIVETER ROAD ANNEXATION/REZONNING

A-09-2016/MA-17-2016

THIS APPLICATION SHOULD BE DENIED BASED ON THE FOLLOWING CRITERIA

- **SAFETY IMPACT**
 - **SETBACKS AND R/W** – None provided; will require additional property acquisition from adjacent property owners
 - **ENTRANCES/EXITS** - Too close together to provide acceleration/deceleration lanes. Also, proximity to Indian Knoll Elementary school entrance increases risk to school children and accidents
 - **ENCUMBERS FIRE, EMERGENCY SERVICES, AND POLICE** – Univeter Rd is main corridor from Highway 5 to Highway 140, only dispersal avenue for Sheriffs’ Department-Public Safety, Fire-Emergency Services
 - This area would only be connected to Holly Springs jurisdiction by an “annexed land bridge” increasing response times due to several miles of increased travel from Holly Springs City proper
 - Dense development inherently impedes emergency services within the development itself
 - **PUBLIC WORKS** – Complicates utility and other maintenance activities

- DEVELOPMENT FEASIBILITY IMPACT

- SITE PLAN ISSUES – Existing conceptual site plan contains many inaccuracies and omissions
 - Normally correctable, not possible with this plan due to steep gradients and existing stream shown on side of hill; when corrected, this will be in possible detention area
 - Gradients vary as much as 60 ft on eastern end and 90 ft on western end and are not a semi constant rise as the property is undulating and swirls in different directions
- SETBACKS AND R/W – None provided; will require additional property acquisition from adjacent property owners for acceleration/deceleration lanes, utilities, water, sewer, etc.
- SEWER AND WATER – No existing instrument in place to provide these services
- TOPOGRAPHY - Due to existing severe land gradients, almost all of this site will be disturbed to accomplish the construction; this will severely alter the existing land character affecting adjacent property owners
 - Will require complete deforestation
 - No hydrology plan - due to radical land reconfiguration, erosion and storm water runoff has not been addressed (increased drainage, flooding, sedimentation)
 - Actual detention areas are not well defined and indicate impact on adjacent property
 - Severe impact on existing waterways (streams, rivers, ponds)
 - No environmental impact study submitted - impact on natural habitat not considered
 - Increased pollution – air quality, light, noise, etc.

- COMMUNITY IMPACT

- DENSITY – 79 acres currently zoned R-80 and AG; minimum (1) dwelling per (2) acres
 - Annexed and re-zoned to PDR with 237/190 homes on 5,000/7,500 sq ft lot size does not align with existing land use plan or surrounding property
 - Submitted density figures are incorrect; actual density will be 5.9/3.3 homes per acre
 - This density will impact surrounding property values and not in a positive way
- CHEROKEE COUNTY SCHOOL SYSTEM – An increase in school enrollment will place an economic burden on the Cherokee County School System, taxpayers and the educational system itself
- ECCONOMIC – Increase in taxes for all Cherokee county citizens
 - Property, infrastructure improvements and maintenance, schools, services
- TRAFFIC – Increase in traffic will place a burden on all
 - Univeter Rd – 2015 GDOT figures currently show 6,510 vehicle trips daily
 - ITE calculations project an increase of 2,268/1,818 vehicle trips daily
 - Highway 140/Univeter Rd intersection – 2015 GDOT figures currently show 14,900 vehicle trips daily
 - Projected increase ?

- PROCEDURAL DEFICIENCIES

- THE APPLICATIONS ARE INCOMPLETE AND UNACCEPTABLE

- Holly Springs document outlining “Procedures for Applications” clearly states that an application must be complete and contain accurate information in order to be accepted
 - Missing traffic impact study
 - Missing hydrology study
 - Missing water review
 - Missing tax plat(s)/accurate survey plat(s)
 - Missing disclosure forms – **notarized** campaign contribution statement(s)
 - Missing deed(s) /deeds without proper conveyance of title
 - Missing property owner signatures and certain contact information
 - Missing **notarized** certification(s) of citizenship
 - Improper/questionable **notary** practices - **notary** stamp not concurrent with proper date/on **actual** date of signature
- Georgia Department of Community Affairs (DCA) states “There are no ‘gray areas’ in jurisdictional transfers. If there are any missing components in an annexation application, the document fails itself”
- ***This application “fails on its’ own” and should be denied***

From: Bill & Janice
To: mherman@hollyspringsga.us; jwwiegand@hollyspringsga.us; nmoon@hollyspringsga.us; kheeter@hollyspringsga.us; bmurphy@hollyspringsga.us; sshelton@hollyspringsga.us
Cc: t Downing@hollyspringsga.us
Subject: Request for Denial of Annexation & Rezoning of 99 Acres - Univeter Rd & Gay Thompson Rd
Date: Thursday, November 10, 2016 1:30:33 PM

We respectfully submit to you some of our concerns regarding the proposed Annexation & Rezoning of the Univeter Road Investments proposal:

- Proposed density of approx 240 houses incompatible with existing density of R-80.
- Proposed development & annexation is approx 100 acres; 80 acres on north side of Univeter Rd & 20 acres on south side of Univeter Rd. Developer is using 20 acres as a Land Bridge from Harmony on the Lakes to jump across Univeter Rd to create 240 house lots -PDR - for Holly Springs City Annexation.
- There are several Natural water springs (still flowing!) at back of 80 acres. Developer needs to fully address to public how this will be properly controlled as well as additional water runoff on to existing housing properties.
- Increased traffic by approx 33% on a daily basis. All of this flows onto Hwy 140 or Hwy 5. Both are inadequate to handle as is.
- Univeter Rd is & will continue to be a major corridor for Police, Fire, Medical & increasing Commercial traffic activity.
- New Northside Cherokee Hospital & additional medical facilities on Hwy 140 will create additional traffic & congestion concerns in the Univeter area. None of this has been considered regarding near future growth concerns. A human life could be adversely affected due to inadequate action regarding police, fire, or medical emergency.
- Only 1 entrance/exit is indicated. This totally inadequate for 240 houses or approx 1000 people. Why not an additional Brick Mill Rd entrance/exit?
- Who is the primary builder of the houses? Current developer has not properly described to the public the housing, subdivision amenities, road & traffic needs/improvements, traffic lights/ etc.
- Current developer could simply strip the land & resell property numerous times without ethical notification to all existing residences, schools, etc.

As a tax paying citizen & resident of Cherokee County for over 30 years, it is respectfully requested that all of the 99+ acres for rezoning & city annexation be denied as currently proposed. We are not against growth but it needs to be done in a controlled & ethical manner to benefit all county citizens. Thank you in advance for your consideration regarding this request.

Sent from my iPad

From: [REDACTED]
To: [REDACTED]
Subject: Request for Denial of Annexation & Rezoning of 99 Acres - Univeter Rd & Gay Thompson Rd
Date: Thursday, November 10, 2016 1:30:33 PM

We respectfully submit to you some of our concerns regarding the proposed Annexation & Rezoning of the Univeter Road Investments proposal:

- Proposed density of approx 240 houses incompatible with existing density of R-80.
- Proposed development & annexation is approx 100 acres; 80 acres on north side of Univeter Rd & 20 acres on south side of Univeter Rd. Developer is using 20 acres as a Land Bridge from Harmony on the Lakes to jump across Univeter Rd to create 240 house lots -PDR - for Holly Springs City Annexation.
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Sent from my iPad

From:

Subject:

Date:

Univeter Road/Holly Springs annexation

Monday, January 30, 2017 7:04:29 PM

I am a resident of the Indian Knoll community and live on Brick Mil Road. I am writing to express that I am against Holly Springs annexing in the property off of Univeter Road for the 200 home subdivision. It is nothing more than annexing land exclusively for the benefit of the developer and reeks of unfair politics. The density of homes that he is looking to put in does not fit in with the local area. It will create overcrowding in a newly opened elementary school. It will create large amounts of traffic on a road that is already too busy in the mornings and afternoons when school is in.

Please consider opposing this proposed annexation and let the developer create his subdivision based on county guidelines.

Thanks

David Lawson

From: [Brian Fitzgerald](mailto:Brian.Fitzgerald@hollyspringsga.us)
To: nmoon@hollyspringsga.us
Subject: FW:
Date: Tuesday, October 25, 2016 4:45:26 PM

From: Brian Fitzgerald [REDACTED]
Sent: Tuesday, October 25, 2016 3:49 PM
To: nancymoon@hollyspringsga.us
Subject:

Subject: City of Holly Springs Annexation (Univeter Road / Brick Mill Road)

To Whom It May Concern:

I am a resident of the area impacted by the proposed Univeter Road annexation. I have several concerns about the development that I would like to share with you.

The proposed development is greatly out of character for the surrounding properties and will adversely affect the local residents; both two and four footed. The creek and springs are a source of water for the wildlife in the area. A congested neighborhood will cause increased pollution, runoff and erosion.

My greater concerns are with the development as it is proposed. The land is now zoned for 2 acre home sites and the proposal calls for 5000 square foot home sites and 5' side setbacks. Table 7.01, (Planned Development District Dimensional Standards) of your Holly Springs Zoning Ordinance, 2016 edition, calls for 14,520 square foot lots and 15' side setbacks as a *minimum*. The requested variance from your own standard is unacceptable and should not be allowed. A 5' side setback doesn't allow sufficient space to access the back yards without trespassing on the neighbors' property. Wider side setbacks would allow for sufficient space to have small sheds brought into the rear of the properties.

I am a retired Fire Service Officer with 33 years of experience in an urban interface community similar to this area. As I studied the development, I have several life-safety concerns. Where are these owners and their guests going to park? The proposed street plan calls for eight cul-de-sacs with extremely narrow curb width due to the excessively narrow side setbacks. At the curb, there will not be sufficient space to park a single automobile. Typical use for these developments is to park a single car or no car in the garage and park a single car on the driveway. Other cars will have to park on the street, if allowed by the HOA. All the occupants of the cul-de-sac will have to park away from their house further down the access street. GA law 46-6-203 does not allow for parking within 15' of a fire hydrant, 20' of a crosswalk and 30' of a stop sign. All of these laws will limit street parking availability.

Why is this important? A medical emergency response is a minimum of an ambulance and a fire engine. Our closest fire station is an engine house and would likely arrive first. With car parking on the street causing congestion, the road will not allow the ambulance to stop close to any of the homes past the engine. A fire response is much worse. The supply hoses on the street will prevent all further traffic past the hydrant in use. The 12.5' spacing between structures would hamper firefighting efforts and increase the likelihood of a house fire propagating to a neighboring home.

All these reasons and more are why the Cherokee County Fire Department has recommended rejecting this proposal.

Traffic is already challenging in the area. The school bus traffic is heavy for 2-3 hours each school day. The buses and all other traffic merge in an area that has limited sight lines and curves in the road. The addition of a high density housing development in this region would have many negative consequences. According to the Institute of Transportation Engineer (ITE) trip generator, local traffic would be increased by 2,268 extra trips, every day. This mean's an additional 2,268 chances for accidents in a very small area, every single day! The majority of these accidents can be expected to happen on Univeter Road, at the nearby intersection of Highway 140 and Univeter Road, and in front of the elementary school which is located on Univeter Road.

I whole-heartedly request that you reject this proposal!

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Subject: FW:
Date: Tuesday, October 25, 2016 4:45:26 PM

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To: nancymoon@hollyspringsga.us
Subject:

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I whole-heartedly request that you reject this proposal!

February 7, 2017

To: City of Holly Springs Mayor, Planning and Zoning Commission, and City Council

Subject: Annexation/Rezoning Requests A-09-2016 and MA-17-2016

The proposed annexation of the land between Univeter Rd. & Brick Mill Rd. into Holly Springs and the concurrent request to rezone 79 acres from 2-acre lot-size (minimum) to add 190 homes on lots of roughly 7500 sq. ft. will have many negative impacts, AND NOT BENEFIT HOLLY SPRINGS RESIDENTS.

- The proposed development is FAR TOO DENSE FOR THIS AREA. The stated densities are not the *actual* densities; the application's claims that this undeveloped property does not include roads, amenities, and area required for water detention/runoff, utilities, etc. as a NET percentage of land use is VERY misleading. The claims of undeveloped property as a percentage of the total development area is much lower than the developer states. The site plan of 190 units is not 2.4 units per acre as stated, but rather, 3.3 units per acre which is a ***600% Increase***.
- This increased density is not compatible with the Land Use Plan. Nor does it coincide favorably with Holly Springs' Community Agenda/Land Use Intent use and criteria stated in the map amendment/rezoning application. This area is designated as "Country Estates" by Cherokee County (with a maximum density of 0.5445 units per acre) on its Future Development Map, the proposed project has a density of 3.0 Units per Acre (UPA).
- The Developer will have to provide own right of way for required deceleration lanes. The Developer may *NOT* USE EXISTING COUNTY RIGHT-OF-WAY to accomplish the legal requirements for entrance to the proposed subdivision, and interface with Univeter Road/surrounding properties' driveways and roadways. The Developer will have to acquire more property from neighboring property owners to accomplish sufficient right-of-way for a deceleration lane, etc. **No easements have been provided by neighboring property owners.**
- Erosion and storm water runoff problems from radical reconfiguration of this site's terrain in order to force 5,000 sq. ft. or 7,500 sq. ft. lots in an area that drains onto other property owners. Not to mention resulting in negative impacts to other local waterways
- Are "erosion-storm water apparatus" in practical locations? "Possible detention areas" is too vague a term to be convincing. Are there even any areas appropriate for such facilities? No **required** hydrology plan has been submitted by the developer, nor has there been any environmental impact study.
- There will be no mitigation to replace the deforestation that will take place to accomplish this density of development. The resulting soil erosion/storm water runoff problems and extensive deforestation due to the radical reconfiguration of this site's severe terrain in order to force this density upon the land, WILL TAKE PLACE.

- Adverse effects to local streams, rivers and ponds include increased drainage, sedimentation and flooding caused by the extreme alterations to the site's terrain **WILL ADVERSELY AFFECT SURROUNDING PROPERTY OWNERS.**
- Light pollution, noise pollution, air quality issues also will lead to surrounding property values' decline.
- GDOT figures for Univeter Rd. are **6510 current vehicle trips per day**. GDOT figures for traffic at the intersection past **Univeter Rd and Hwy 140 are 14,900 current vehicle trips per day.**
 - o Increased traffic of 1818 extra vehicle trips per day on Univeter Road which is currently generously graded at LOS D will create an extreme hindrance to Public Safety and Emergency Services delivery along *Univeter Rd (and dispersal to other areas of the county)*. ***Univeter Road IS Cherokee County's ONLY Critical Services Corridor*** (Hwy 5 to Hwy 140).
- ***INCREASED TRAFFIC ON ALREADY OVERBURDENED HWY 140!***
- School overcrowding/education quality decline. An estimated 172 new students introduced to school system would result in increased classroom size, which is directly correlated to lower student performance.
- Uncertain water "service delivery agreement" with Canton et. al, for this development. *NO existing sewer usage, despite developer's claims on application.*
- There **will be increased services needed** due to this development (which is incongruent with surrounding properties), resulting in **increased expenses to tax payers** in both Holly Springs, and Cherokee County.

It is painfully obvious that not much thought was put into this project. Even more heinous and disappointing is the apparent exploitation of some of the property owners in this annexation endeavor. I don't think that these property owners were informed of this development's severe impact to the area or their neighbors. There is nothing this developer can propose (i.e., a few less homes, another entrance, tennis courts, swimming pool, etc.) that would make this Holly Springs- Univeter Road annexation and rezoning development A-09-2016/MA-17-2016 proposal tolerable.

Holly Springs decision-makers, please do the right thing and deny this developer-driven annexation and rezoning request. You have a fundamental responsibility to the citizens of Holly Springs and, ultimately, to all residents of Cherokee to deny this annexation and rezoning application.

Sincerely,

Kathy Fitzgerald

From: [Dawn Paulson](mailto:nmoon@hollyspringsga.us)
To: nmoon@hollyspringsga.us
Subject: UNIVETER ROAD - HOLLY SPRINGS ANNEXATION
Date: Tuesday, November 01, 2016 8:54:29 AM

Dear Ms. Moon:

I am very concerned regarding the possible annexation of property in close proximity to where I reside off Univeter and Gay Thompson Road.

When my husband and I moved here back in 2012, we moved here with the thought that we could spend the rest of our lives living in the quiet peaceful property that we purchased, and all of the properties that reside around us.

I have an elderly parent which I take care of in Roswell (straight up Hwy 140), and that was another concern being able to get to her timely (thus another reason for moving here). In 2012 it took me no more than 20 minutes to get to her at any given time of day. Now, in November 2016, I need to "plan" my getting to and from her house, where I'm not "stuck" in traffic for sometimes up to an hour each way. I am grateful I am not one of the residents here who need to leave the house at 5 in the morning just to get to my job by 8 (or 9). It now takes me close to 1 hour to drive 18 miles from the corner of Hwy 140 and Univeter, to Cox Road in Roswell, if I need to be there by 9.

This is a GREAT concern for everyone who resides in this area. Traffic is not just one of them. If you polled most of us in this area we moved here for the slowed down effect, compared to what is NOW Woodstock. I'm afraid it will affect our property values, but also disrupts the ecosystem of our wildlife, and our quality of life.

I ask you to look deep inside before making this decision. This is a careless decision to carry on and go forward with disrupting our way of life here. It seems to me that Holly Springs' only concern is how much money can we gain from this? Choose carefully and with the concern of how will this affect the citizens of this county. Money is not everything...

Jeff and Dawn Paulson
2073 Trade Winds Drive; Canton, GA 30115
(404) 713-7236
(404) 713-7235

From: [REDACTED]
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Date: Tuesday, November 01, 2016 8:54:29 AM

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Jeff and Dawn Paulson
2073 Trade Winds Drive; Canton, GA 30115

[REDACTED]

From: Jo Anne Eggleston
To: nmoon@hollyspringsga.us
Subject: Fwd: Univeter Road Annexation and Rezoning
Date: Thursday, December 01, 2016 3:11:42 PM

Ms. Moon,

I have sent this letter to all Planning and Zoning members (not just Mr. Wiegand) in hopes of hearing from them personally. This is just for you to be aware of and to please assure that they all received it. Hopefully someone will contact me. Otherwise I'll keep trying to talk to someone by all methods available to me regarding this Univeter Road Lee Lusk rezoning and the Holly Springs annexation requests.

I would appreciate confirmation from you that you have received this email. Thanks very much!

Jo Anne Eggleston

----- Forwarded message -----

From: **Jo Anne Eggleston** [REDACTED]
Date: Thu, Dec 1, 2016 at 11:39 AM
Subject: Univeter Road Annexation and Rezoning
To: jwiegand@hollysprings.us

Mr. Wiegand,

I am a concerned citizen with regard to the proposed annexation and rezoning by Lee Lusk on Univeter Road. I live on Brick Mill Road and this would be a big impact for my neighborhood.

I would like to hear from you personally as to how you and the other planning and zoning members feel about this. Are you willing to recommend approval or are you going to deny this request at the December 8 meeting? Would you recommend denial based on density?

I am aware that Lee Lusk has submitted a new site plan with a little less density but still way more than the we would want to have. This area of Cherokee County is rural R-80 zoning and that proposed subdivision does not belong here.

Please let me know how you personally feel about this and what the other members might think. I will attempt of course to email them individually also.

Thank you so much for your time.

Jo Anne Eggleston

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Thank you so much for your time.

Jo Anne Eggleston

From: [Julie Richards](mailto:Julie.Richards@hollyspringsga.us)
To: smiller@hollyspringsga.us; nmoon@hollyspringsga.us; rjohnston@cherokeetribune.com; editor@ledgernews.com
Subject: Univeter Rd Annexation and Rezoning
Date: Friday, February 10, 2017 12:39:58 AM

To whomever it may concern,

Let me be clear from the start. I do NOT live in Holly Springs nor do I wish to! I live in the country. A place I chose where you don't have houses on top of you. You have space between you and your neighbor, farms, pastures, and large wooded areas full of wildlife. If I wanted to live in a high density area, Holly Springs would definitely be the place since you seem to love those developments.

I recently started attending planning and zoning hearings in Holly Springs and Cherokee County because numerous surrounding areas were being considered for development.

Tonight the Holly Springs Planning and Zoning Commission approved the request for the for the high density development Univeter annexation and rezoning. I knew going into this process that members of the community weren't going to be able to stop this, as Holly Springs approves nearly everything, but I was very proud of the members of the community that spoke up against this request. They made very valid points and several really did their homework! But of course the commission really didn't care what they had to say, as they are not Holly Springs residents, right? Or at least that's what it seemed like. I did want to share comments and responses from the commission that caught my attention.

Mike Herman gave this great little speech about how most of us probably didn't know how the process worked and in the future we needed to keep an open objective mind. Well Mike, since this won't negatively affect you and you already live in a high density neighborhood, of course you can keep an objective mind. However, for those of us living in the immediate area, its VERY personal and will impact us a great deal. So we do apologize for not having a objective point of view. He also replied to the traffic concerns stating that no one plans ahead for traffic and traffic has to happen before anything gets done. A) Clearly they've never heard of the saying "be apart of the solution, not the problem" B) We already have traffic and nothing is being done C) Why do we have to be like everyone else? Change has to start somewhere, right?

Other things I've noticed about these Holly Springs Annexations are that the City reaps the benefits (money) without having to deal with the hardships. The commission made the statement that Univeter was a county road and Hwy 140 is a state road so we needed to call those respective offices. i.e. The traffic issues are not their problem to deal with. Seems Holly Springs doesn't mind adding to someone else problem. Don't get me started on these so called traffic studies. Every hearing that I've witnessed had a traffic study in an extremely high traffic area and it "passed" stating the area could handle the anticipated traffic following the development. I call B.S. on this! Anyone who has ever driven in this county knows that traffic is horrendous but particularly on Hwy 140 where there are numerous new subdivision going up. I personally travel 140 on my commute to work and I leave my house at 6:20AM because if I leave any later my hour commute turns into 2 hours. So tell me exactly how the area can handle more traffic?

I will give the Holly Springs Planning and Zoning Commission credit as last Fall they did deny approval for a large apartment complex on Holly Spring Pkwy, however, it was ultimately approved by the city council. They stated that if Holly Springs did not approve it then Cherokee County would and Holly Springs would lose out on road improvements that the developer offered. In a Cherokee County Planning hearing last Fall, they were against approval of a high density development(Stringer Farms) but stated that if they didn't approve it then Holly Springs would and they were tired of Holly Spring taking over the Hickory Flat area. I know this is perfect world thinking and a bit outside the box, but shouldn't our cities and the county be working together for the betterment of our community and not against each other??

I know development is inevitable. Though I'm still against it, I do understand that people need to sell their land. However, I am supremely unhappy about the high density developments in the country atmosphere. Don't kid yourselves with the improved number of 2 units per acre. That would only be truly accurate if all 79+- acres were going to be lots. Between open space, buffer, green space, and amenities it will end up being more like 3-4

houses per acre!

On a personal note, I'm now trapped. The developer and his attorney claim that their subdivision will increase property values of the surrounding area. I'm afraid that isn't the case for me. I'm located between Indian Knoll Elementary and the soon to be subdivision. Had I been approached by the developer, I would have sold out just because no one will want to buy my place once there are 150 home on my back door step. I was not approached because there is another piece of land to one side of mine that the developer couldn't get so there is no real reason to ask for mine. You will be able to see the subdivision from my place as that other property is very narrow and I feel confident this will most definitely reduce the value of my place. So see, now I can't even move farther out to get away from this nonsense. I'm stuck here. I was once miles from the City of Holly Springs, but sadly, soon I'll be a stone's throw away.

Julie Richards
Univeter Rd

From: [REDACTED]
Subject: OPPOSED to Univeter Rd annexation and rezoning
Date: Thursday, February 09, 2017 12:25:18 PM

I am strongly opposed to the annexation and rezoning of property located on Univeter Rd.

Besides concerns such as increased traffic, I am concerned about the high density of the proposed subdivision. It may look good on paper but in a few years it will be an eyesore. Look at Harmony On The Lakes. The lots there are so small that cars parked in driveways block pedestrian traffic on the sidewalks. And it will continue to look more low-rent as the years go by.

Cherokee County is known for its non-congested living. The proposed area should remain mainly wooded with minimum one acre lots, similar to Trade Winds Dr which is just down the street.

I urge you to deny annexation and rezoning of these properties.

Thank you,
William Brasuk

From: [REDACTED] on behalf of [Phil Young](#)
To: t Downing@hollyspringsga.us; mzenchuk@hollyspringsga.us; kbarnett@hollyspringsga.us; dphillips@hollyspringsga.us; jsmith@hollyspringsga.us; Kyle Whitaker; mherman@hollyspringsga.us; jwiegand@hollyspringsga.us; nmoon@hollyspringsga.us; kheeter@hollyspringsga.us; bmurphy@hollyspringsga.us; sshelton@hollyspringsga.us
Subject: Univeter Road/ Holly Springs Annexation
Date: Thursday, November 10, 2016 11:43:36 AM

Mr. Mayor, City Council, and Planning Commission:

It is with utmost respect for you all that I offer this letter and ask for your consideration in this matter.

Just over five months ago my wife and I moved into our dream home on three acres just off of Gay Thompson road in Canton. We loved everything about the area but we were especially thrilled to be in an area where houses were not “built on top of one other.” In the last couple of weeks we began to see signs on Univeter Road announcing a hearing concerning the rezoning of land on both sides of the road. As we inquired about the rezoning we were informed that the land in question (between Indian Knoll Elementary school and Gay Thompson Drive) could possibly be annexed by the City of Holly Springs and developed into a neighborhood containing 237 homes, therefore going from R80 (one house per 2 acre lot) to lots with roughly 5,000 square feet (or around 17 + houses per 2 acres). It is our opinion that the density of this type of housing would be completely out of place for the location it is being considered.

To say that I care about my community and the city of Holly Springs would be an understatement to say the least. I love this town! I grew up in Canton/ Cherokee County and I have chosen to plant my life in here by pastoring a church in the middle of this town, I serve alongside others in the city, I volunteer for community events here, and God willing I plan to stay here for the rest of my life. With that being said I am burdened by the fact that the city of Holly Springs is expanding its corridors in such an aggressive manner and is allowing developers to build neighborhoods that are so congested with houses built so close together that the rooflines almost blend together.

I say all of that to say this. A new neighborhood is not the issue here. My wife and I would welcome new neighbors and reasonable housing with open arms, but the neighborhood being proposed does not in any way mirror or resemble the footprint of other neighborhoods in the area. The critical mass of houses that is being considered in no way resembles the Indian Knoll/ Univeter area and housing developments already in place. My wife and I moved there, just over five months ago to find a community that was tailored to who we are. I believe this is the same sentiment that so many others envisioned when they moved to that area as well. I believe the people of Indian Knoll would gladly welcome new neighbors and a new neighborhood, but the proposal being made, just as several others built in the city limits in the last two to three years, is not a fit as it relates to where they are being developed.

I am very grateful for the time and consideration you are giving in reading this letter. I also want to say that I thank God for the leadership of this city and the friendships that I developed with many of its leaders. I trust that the decision that you make in this and other matters concerning the city of Holly Springs and its future will be what each of you sincerely feel is best for the city and the communities that surround it.

Blessings,

Phillip Young

678-764-4379

From:

█

Subject:

Univeter Road/ Holly Springs Annexation

Date:

Thursday, November 10, 2016 11:43:36 AM

Mr. Mayor, City Council, and Planning Commission:

It is with utmost respect for you all that I offer this letter and ask for your consideration in this matter.

Just over five months ago my wife and I moved into our dream home on three acres just off of Gay Thompson road in Canton. We loved everything about the area but we were especially thrilled to be in an area where houses were not "built on top of one other." In the last couple of weeks we began to see signs on Univeter Road announcing a hearing concerning the rezoning of land on both sides of the road. As we inquired about the rezoning we were informed that the land in question (between Indian Knoll Elementary school and Gay Thompson Drive) could possibly be annexed by the City of Holly Springs and developed into a neighborhood containing 237 homes, therefore going from R80 (one house per 2 acre lot) to lots with roughly 5,000 square feet (or around 17 + houses per 2 acres). It is our opinion that the density of this type of housing would be completely out of place for the location it is being considered.

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Blessings,

Phillip Young



From: [Erin Honea](#)
To: [Rob Logan](#); [Nancy Moon](#)
Subject: FW: Citizen Request Center
Date: Friday, October 21, 2016 10:44:39 AM

I have responded-just passing this along.

Erin

From: admin@hollyspringsga.us [mailto:admin@hollyspringsga.us] **On Behalf Of** noreply@hollyspringsga.net
Sent: Tuesday, October 18, 2016 3:16 PM
To: admin@hollyspringsga.us
Subject: Citizen Request Center

Name = Phyllis Byers

Email = 

Phone = 770-894-7249

Issues = My name is Phyllis Byers, & I live off of Brick Mill Road. I understand that your HS wants to annex the land between Brick Mill Road & IKES to put a 250-house S/D. Our roads simply cannot handle 250 plus vehicles & neither can our schools. Our S/D lots are one acre/more as are the properties on Brick Mill & Rose Ridge. We don't need any more large S/D.

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Respond Me = Email

From: [Susan Dreschel](#)
To: nmoon@hollyspringsga.us
Subject: Opposition to the annexation - East Brick Mill/Univeter Road
Date: Thursday, December 01, 2016 9:07:51 PM

To the Holly Springs City Council:

We are property owners within the city of Holly Springs, although we do not currently reside in the city limits. We are strongly opposed to the proposed annexation under consideration by the city of Holly Springs for the property along Univeter Road and Highway 140. This proposal is not consistent with the area, and we believe it will impose all of the hardships associated with high density developments on an area not prepared to handle the traffic, as well as the additional burden on the schools in this area (Indian Knoll ES, Dean Rusk MS and Sequoyah HS).

We respectfully request that you vote NO to this development/annexation.

Richard and Susan Dreschel

From: [REDACTED]
Subject: Opposition to the annexation - East Brick Mill/Univeter Road
Date: Thursday, December 01, 2016 9:07:51 PM

To the Holly Springs City Council:

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We respectfully request that you vote NO to this development/annexation.

Richard and Susan Dreschel

The Practical Reality of Annexation/Rezone requests A-09-2016 and MA-17-2016

Project Imposes an Aggressive Material Increase in Burden, as it relates to:

- Increased Density not congruent with Land Use Plan and is not possible, as stated in the application.
 - Does not coincide favorably with Holly Springs' Community Agenda/Land Use Intent use and criteria stated in map amendment/rezoning application, pages 2 and 3.
 - Currently designated "Country Estates" by Cherokee County (Maximum density of 0.5445 Units/Acre) on its Future Development Map, the proposed project has a density of 3.0 Units per Acre (UPA).
A 600% Increase.
- Infrastructure Demands too high, as proposed
 - 2015 GDOT Traffic Volume of 6,510 vehicle trips/day on Univeter. Proposed development is calculated to increase this figure by 35%, to 8,778 vehicle trips per day. If developed a 0.5445 units per acre, as per the current zoning, this increase would be 6.3%. 8,778 total vehicle trips is a **burden increase of 500%** over present day growth plans.
- Education system and effect of congestion on Indian Knoll Elementary
 - 172 new students introduced to school system, each at a cost of \$ 9,872/year = **Increased burden of \$1,697,984** annually, to the Cherokee County School system. Conservatively speaking, let's consider the NET burden to be a more realistic \$1,000,000 per year. A significant portion of students are likely to already be supported by the school system, and not pose ADDITIONAL burden to the system.
 - **Traffic increase will become "excessively burdensome"**, especially for residents of proposed development who turn left out of the proposed development, and then left again, into the school. Coupled with morning rush hour, this section of our Critical Service Corridor becomes a severe bottleneck.
 - **Increased classroom size** is directly correlated to **lower performance of students.**
- City Emergency Services
 - Holly Springs Emergency Service Teams' ability to satisfactorily respond to calls in the proposed development is bleak. **Dispatched units would have travel several miles out of Jurisdiction** to reach a distress call in this development because this property is far removed from the overarching boundaries of Holly Springs City limits.
- Procedural Deficiencies & Technical Errors
 - Missing tax plat(s)/accurate survey plat(s)
 - Missing disclosure forms (campaign contribution statement(s))
 - Missing deed(s) /deeds without proper conveyance of title
 - Missing property owner signatures and certain contact information
 - Missing certification(s) of citizenship (must ALSO be notarized)
 - Improper—questionable notary practices (no notary stamp concurrent with proper date/on ACTUAL date of signature.

February 6th, 2017

Holly Springs Residents' & Surrounding Communities Practical Concerns

The Applications are incomplete and unacceptable, if applied to Holly Springs' own document outlining "Procedures for Applications". This document clearly states that an application must be complete, and contain accurate information in order to be accepted. Given the above outline of such inadequacies, The City of Holly Springs must by default, **reject the application**. Further supporting this fact, the Georgia Department of Community Affairs (DCA), has said "There are no 'gray areas' in jurisdictional transfers. If there are any missing components in an annexation application, the document fails itself". The application has gone further in the process for approval, than it should have been allowed to by State, County, and City of Holly Springs requirements. It must be denied in current form.

All procedures aside, looking at the situation from an analytical standpoint should be sufficient to deny advancement of the application. As can be inferred by the preceding data, it is preferable to current residents for zoning to remain as R80 and AG because this is in accordance with the character of the area. People desire the low density associated with agricultural, rural living. We live here for the land. We are a conservative group as a whole, and prefer to take slow, steady, conservative approaches to that which we apply ourselves. We do so, so that our risks have a chance to be properly calculated. One resident pointed out "When multiple homes are on 1 acre, tax appraisal values do increase and so do surrounding properties', which means higher taxes. Tax appraisal numbers do not automatically increase market value unless development is a very good value. This dense development is not a good value and will affect all our real property values in a negative way. There will be increased services required, resulting in increased expenses to the taxpayers. All Holly Springs residents are also residents of Cherokee County and will pay for this development's impact one way, or the other." This is the reason residents on Univeter, Brick Mill, Hickory Rd., Harmony on the Lakes, **Holly Springs Residents**, et al. are standing up in objection.

Many, many residents of the area share the sentiment that this is simply not a good location for a Holly Springs Annexation or Development of this type. I have yet to meet any Holly Spring resident in favor of this Annexation.

Moreover, real Density of the project is not going to be the 3.1 or 2.4 Units per Acre, as communicated by the developer. Mathematically speaking, an Acre equals 43,560 square feet. Developer Lee Lusk states that of the 79 acres to be developed, a 237-unit development will use 46.9 Acres to be built upon and a 190-unit development will use 57.7 acres to be built upon. Some exploration into simple arithmetic exposes the reality of these calculations and explains why the application again, fails itself. The density to make the math work, almost doubles the number of units per acre.

The reality behind the numbers

SITE NOTES
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
REPRESENTED ZONING - RD-5
TOTAL AREA: 79.0 ACRES
MINIMUM LOT SIZE - 5,000 SF.
LOTS DEPICTED - 237 UNITS (3.0 U/A)
MINIMUM LOT WIDTH - 50'
MINIMUM LOT DEPTH - 100'
TOTAL OPEN SPACE - 32.1 ACRES (40%)

SITE NOTES
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
REPRESENTED ZONING - PDR
TOTAL AREA: 79.0 ACRES
MINIMUM LOT SIZE - 7,500 SF.
LOTS DEPICTED - 190 UNITS (2.40 U/A)
MINIMUM LOT WIDTH - 60'
MINIMUM LOT DEPTH - 125'
TOTAL OPEN SPACE - 21.3 ACRES (27.0%)

February 6th, 2017

Keep in mind that the developers calculations do not take into account (with the so-called open space), how much land is required for setbacks, runoff retention/drainage, roads, utilities, sidewalks, extra right-of-way on Univeter required to legally accommodate subdivision entrances, deceleration lanes, and interface with existing driveways and roadways (Providence Drive and Providence Way).

My point is, the project is not a good idea. 4 Bed/bath homes on multiple acres are priced \$350,000 and far higher in the immediate area of the site plan. Increased market value of comps in the area will directly increase the value of surrounding properties. Increased tax appraisal values are inevitable in any growth scenario, but with an increasing market value, the increased tax burden is offset, potentially to a net gain. What this means is that taxes will go up either way and instead of putting in high density development without increasing market values, sell higher priced homes. Homes in the proposed development will likely sell in the \$200,000 to \$300,000 range. The increased volume at this selling price does not raise real market values of comps because comps are selling in a similar range. This is why higher priced homes on larger lots provide the best outcome for everyone involved. They're in character, they increase home values, and are overall the best option for a growth scenario.

The site plans state nickel Creek LLC, as the applicant. The Application states Univeter Rd. Investments LLC as the applicant. **WHO REALLY IS THE APPLICANT?** In short, the developer's application does not hold up on substance.

Sincerely,

Joshua Lee

Lesley Brodbeck
2683 Univeter Road, Canton, GA 30115

2.8.2017

Nancy Moon,
Holly Springs Municipal Complex
3235 Holly Springs Parkway

Dear Nancy Moon,

I am writing to you in opposition of the Univeter Road Annexation and Rezoning. The utmost concern to me and my family is the rezoning component of this proposition. After reading several letters from the community covering a variety of important issues with this proposal, I felt it important that you also hear a few of my thoughts and concerns on this very important matter.

The purpose of my appeal to you is to invoke your sense of reason and moral obligation to the community as a whole. Consider the reasons why people move to Cherokee County and north of Woodstock. Some of these include the great schools, friendly people, and the beauty of the surroundings. One reason is certainly NOT to have more subdivisions that level the landscape, but instead to enjoy more of the country surroundings in our beautiful community. Our landscape is that of rolling hills. The developers seeking to rezone the R80 zoned property to PDR will drastically alter the plan written for future development in this community, including the topography, which is precisely why they are requesting annexation to Holly Springs. The City of Holly Springs has gained a reputation for allowing whatever type of zoning and construction that will increase its tax revenue most.

Development in this area is inevitable. However, I ask you to consider the homeowners that want to stay here. Those who are selling their properties to the developers for this proposed development have little or no long term stake in the area. Their reasons to sell are certainly valid and logical, as a means to support their families, which is of course, of utmost importance. However, do not let a developer tell you that the only possible use for this land is to turn it into a PDR subdivision. Keep the zoning as R-80 and allow for responsible

development of this property. There is a market for this here! We bought our home and 10 acres 4 years ago with the intention on staying and raising our three children here. We studied the Future Development Map to be sure that we were moving into an area of Cherokee County that would maintain its beauty and country estate feel. We felt assured that our new community here would not change into the flattened, crowded areas we moved away from. Allowing development of the property to be zoned anything other than its current R-80 zoning is doing a disservice to the residents of this community.

I'm asking you to consider this application put forth by the developers as NOT in the best interest of this community or for its future. You have the ability to say "No" and stand in support of the vast majority of this community who want this area to develop in a responsible way. We are looking to maintain the beauty of the landscape, develop with the least amount of impact to the land and its surrounding properties, and work for the betterment of the community and its residents. Please do not let the issue at hand be about the amount of revenue you can take in by allowing the density proposed, but about the quality of life for the residents of the community here.

Sincerely,

Lesley Brodbeck

February 3, 2017

To: City of Holly Springs Planning and Zoning Commission, Mayor and City Council

From:

Ursula Cox, Univeter-Brick Mill Road Community (678-314-4340)
563 McCollum Road
Canton, GA 30115

Holly Springs' "**PROCEDURES FOR APPLICATIONS**" clearly state that an application must be complete and contain accurate information, in order to be accepted. According to Georgia Department of Community Affairs (DCA), "There are no 'grey areas' in jurisdictional transfers. If there are any missing components in an annexation application, the document fails itself". In light of this fact, why is Holly Springs continuing to process this applicant's annexation and rezoning application(s)?

There is nothing (i.e. less density, more entrances, amenities, etc...) that can legitimize the Holly Springs-Univeter Road annexation and rezoning development A-09-2016/MA-17-2016.

The proposed annexation of the land between Univeter Rd. & Brick Mill Rd. into Holly Springs and request to rezone 79 acres from 2 acre lot-size (minimum) to add 237/190 etc. homes on lots of roughly 5000 sqft./7500 sqft etc. will have many negative impacts, AND NOT BENEFIT HOLLY SPRINGS RESIDENTS.

There is a causal link between this project's development and:

- The proposed development is FAR MORE DENSE than the application states, which is VERY misleading. The stated densities are not the actual densities; the application's claims that this undeveloped property does not include roads, amenities, and area required for water detention/runoff, utilities, etc. as a NET percentage of land use. The claims of undeveloped property as a percentage of the total development area is much lower than the developer states. Site plan 237 units is not 3 units per acre, but rather 5.9. Site plan 190 units is not 2.4 units per acre, but rather, 3.3.
- Developer will have to provide own right of way for required deceleration lanes. The Developer may **NOT USE EXISTING COUNTY RIGHT-OF-WAY** to accomplish the legal requirements for entrance to the proposed subdivision, and interface with Univeter Road/Surrounding properties' driveways and roadways (i.e. Providence Rd / Providence Way). Developer will have to acquire more property from neighboring property owners to accomplish sufficient right-of-way for a deceleration lane, etc. **No easements have been provided by neighboring property owners.**
- Erosion and storm water runoff problems from radical reconfiguration of this site's terrain in order to force 5,000 sq. ft. or 7,500 sq. ft. lots in an area that drains onto other property owners. Not to mention resulting in negative impacts to other local waterways
- Are "erosion-storm water apparatus" in practical locations? "Possible detention areas" are vague. And are there even any areas appropriate for such facilities? No **required** hydrology plan has been submitted by developer, nor has there been any environmental impact study.
- There will be no sufficient mitigation to replace the deforestation that will take place to accomplish this density of development. The resulting soil erosion/storm water runoff problems and extensive

February 3, 2017

deforestation due to the necessary radical reconfiguration of this site's severe terrain in order to force this density upon the land, WILL TAKE PLACE.

- Adverse effects to local streams, rivers and ponds include increased drainage, sedimentation and flooding caused by the extreme alterations to the site's terrain. **ADVERSE EFFECTS TO SURROUNDING PROPERTY OWNERS**
- Light pollution, noise pollution, air quality issues also will lead to surrounding property values' decline.
- GDOT figures for Univeter Rd. are **6510 current vehicle trips per day**. GDOT figures for traffic at the intersection past **Univeter Rd and Hwy 140 are 14,900 current vehicle trips per day**.
 - Increased traffic of 2268/1818 extra vehicle trips per day on Univeter Road that is presently generously graded at LOS D. Creating hindrance of Public Safety and Emergency Services delivery along *Univeter Rd (and dispersal to other areas of the county)*. **Univeter Road IS Cherokee County's Critical Services Corridor** (Hwy 5 to Hwy 140).
- **INCREASED TRAFFIC ON ALREADY OVERBURDENED HWY 140!**
- School overcrowding/education quality decline
- Uncertain water "service delivery agreement" with Canton et. al, for this development. *NO existing sewer usage, despite developer's claims on application.*
- There **will be increased services needed** due to this development (which is incongruent with surrounding properties), resulting in **increased expenses to tax payers** in both Holly Springs, and Cherokee County.

It is painfully obvious that not much thought was put into this project. Even more heinous and disappointing is the apparent exploitation of some of the property owners in this annexation chain. I don't think that these property owners were informed of this development's severe impact.

Holly Springs decision-makers, please do the right thing and deny this developer driven annexation and rezoning. Make your decision for merit-based reasons. You have a fundamental responsibility to the citizens of Holly Springs and, ultimately, to all residents of Cherokee to deny this annexation and rezoning.

Thank you for your diligence in this matter. I will have succinct supporting materials for your scrutiny at the public hearing February 9th.

Ursula A. Cox



COUNCIL AGENDA REPORT

FROM: Nancy Moon

CC: City Clerk
Public Information

SUBJECT: Discussion of the following:

A-11-2016, applicant requests annexation for property located on Univeter Road and McArthur Drive, tax parcel 183 of tax plat 15N19, Cherokee County, GA

MA-18-2016, applicant requests rezoning of property located on Univeter Road and McArthur Drive, tax parcel 183 of tax plat 15N19 from R-80, Estate Residential (County) to R-20, Single Family Residential

DATE: February 27, 2017

COUNCIL MEETING DATE: March 6, 2017

RECOMMENDATION

STAFF ANALYSIS

Applicant, Chris Riddle, has requested annexation and rezoning of approximately 2.757+/- acres. The property is located on Univeter Road, specifically, tax parcel 15N19 183. The applicant plans to split the lot into 5 parcels for residential development. Two parcels would be accessible off of Univeter Road and the remaining three parcels would be accessible off of McArthur Drive. McArthur Drive is a road that has been maintained by the county to the end of this property and per the definition of street the parcels would be considered to have access off of a public road.

The project would have to comply with the design guidelines of the East Residential District, as outlined in Article 19, Design Guidelines for Model Zoning Districts. The guidelines specify the incorporation of glass, brick, stone, architectural block, stucco and wood into the facades.

With regards to annexation, the property would be considered contiguous to the property currently under consideration for annexation under application A-09-2016, specifically parcel 15N19 179. If A-09-2016 is not approved, this property would not be eligible for annexation.

Existing Land Use and Zoning Classification of Nearby Property

ADJACENT ZONING		ADJACENT DEVELOPMENT	
NORTH:	R-80(County)	NORTH:	SFR/Indian Knoll ES
SOUTH:	R-80(County)	EAST:	SFR/Undeveloped
EAST:	AG(County)	EAST:	SFR/Undeveloped
WEST:	R-80(County)	WEST:	SFR/Undeveloped

B. Zoning Proposal Review Standards; Study Required for Amendment

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

Surrounding development in the area includes single family residential, undeveloped, and institutional. Indian Knoll Elementary School is located on the North side of Univeter Road across from the proposed development. The immediate surrounding residential area consists of larger lot developments. Residential development in a manner consistent with this type of development would be suitable. However, this property is closer to the intersection of Hickory Flat Highway and Univeter Road which contains some commercial development.

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

The development of this property should not cause a substantial adverse effect on adjacent or nearby properties with regards to existing uses or usability. Surrounding development contains residential and institutional uses. The proposed development consists of only five lots.

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

The property, as currently zoned, would be allowed to develop with those uses associated with the R-80, Estate Residential district, consisting of a minimum lot size of 80,000 square feet.

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

This request should not cause an excessive or burdensome use on existing streets, transportation facilities, utilities, public safety, or schools.

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

The Future Development Map identifies this property with the character area of Traditional Neighborhood. 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.

As does the Future Development Map, the Future Land Use Map shows this area as developing with Traditional Neighborhood uses. The Traditional Neighborhood land use plan category corresponds directly with the Traditional Neighborhoods character area described above and generally as shown on the Future Development Map. Uses and characteristics are the same as those described for the Traditional Neighborhoods Character Area. This category provides for a variety of housing types but does not include manufactured homes or apartments. There is also a mixed-use overlay to this category, which provides for non-residential uses to be mixed with traditional neighborhood residential uses.

Cherokee County's Future Development shows this area as developing under the Country Estates designation. Areas within this character area are lands that are sparsely developed and sometimes contain agricultural production, or have been developed as "estate farms" or large-lot subdivisions. Horse farms and equestrian related developments dot the area landscape. The Country Estates Character Area seeks to provide a low-intensity residential community. The intent of this Character Area is to retain and conserve the low-intensity character in the area, support existing production-oriented agricultural activities such as major crop cultivation and animal production (including cattle, sheep, swine, and poultry broilers or eggs), encourage upscale executive housing to meet the identified gap in market demand, and encourage and accommodate the further development of large lot estates and "gentlemen's farms" that blend into the overall fabric of the area. The recommended density for this area is 0.5445 units per acre.

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

The proposed development, consisting of residential use, conforms with the future development map. Surrounding densities are, in general much larger than those projected for this application. However, the comprehensive plan does promote increased densities surrounding arterials and urban collectors.

- a) **Residential Uses. Use the character areas and the Future Land Use Map (FLUM) to guide residential growth, steering appropriate densities to suitable locations. (16.1, #3)**
 - b) **Density. Consider increased residential densities for property adjacent to arterials and urban collectors. As properties are distanced further from arterials, urban collectors, and more intense uses, residential densities should decrease. (16.1, #7) *However, the location of this is closer to the intersection of Hwy 140 and Univeter Road than A-09-2016.***
 - c) **Annexation. Consider municipal boundary expansion opportunities as unincorporated property owners petition for annexation. (16.1, #8)**
7. Whether an impact is expected on the environment, including, but not limited to, drainage, soil erosion, and sedimentation, flooding, air quality, and water quality and quantity?

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

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

The addition of five residential lots to this area is consistent with the growth in the general area.

B. Cherokee County

A letter from Cherokee County, dated November 17, 2016, was received and is attached to this packet. The county expressed disapproval of the annexation and rezoning referencing increased density and inconsistency with the county's future development map.

C. Summary

The proposed zoning and use of the property for residential growth is compatible with the surrounding area. While the density is somewhat greater than that of the area, it is close to a commercial node and only consists of five lots.

D. Planning Commission Recommendation

Planning Commission conducted a public hearing on Thursday, February 9, 2017. Issues were raised concerning traffic and access to Univeter Road. Planning Commission recommended **APPROVAL** (4-1) to rezone the property to **R-20 Residential**, with the staff stipulations.

E. Staff Recommendation

Should A-09-2016 be denied, Staff recommends **DENIAL** of this application to annex and rezone the property to R-20, Single Family Residential based on the fact that the property will not be contiguous to any city property.

Should A-09-2016 be approved, Staff recommends **APPROVAL** to annex and rezone the property to R-20, Single Family Residential with the following stipulations:

1. Access to Univeter Road and McArthur Drive shall be subject to approval of the Cherokee County engineer and the Holly Springs engineer.
2. Architectural features shall conform to the design guidelines of the East Residential District, Article 19, Design Guidelines for Model Zoning Districts, of the Holly Springs Zoning Ordinance.

CONCURRENCES

City Staff/Engineer

FISCAL IMPACT

N/A

ALTERNATIVES

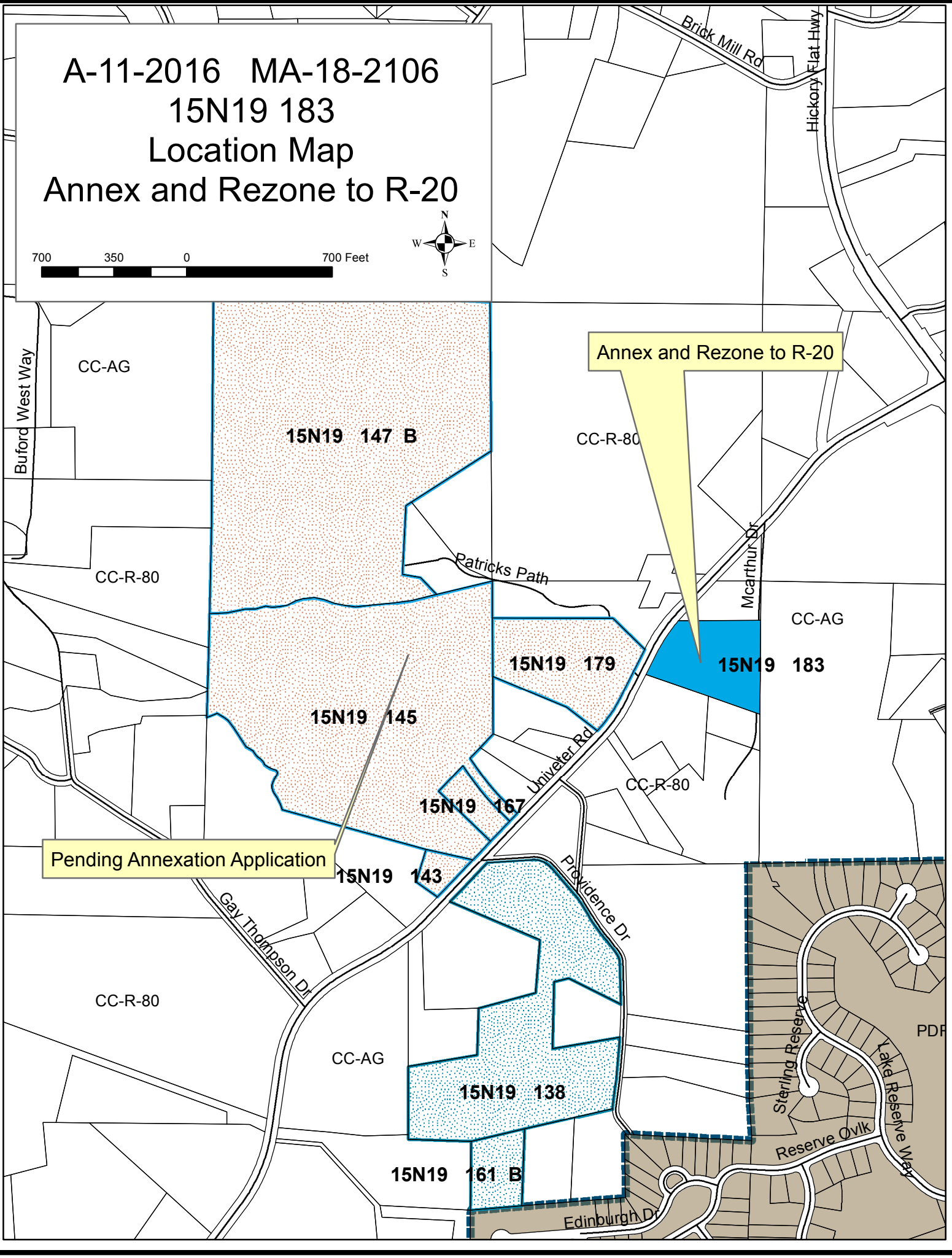
Denial

ATTACHMENTS

Application
Location Map

A-11-2016 MA-18-2106
15N19 183
Location Map
Annex and Rezone to R-20

700 350 0 700 Feet



Annex and Rezone to R-20

Pending Annexation Application

15N19 147 B

CC-R-80

CC-AG

CC-R-80

Patricks Path

McArthur Dr

CC-AG

15N19 179

15N19 183

15N19 145

Univeler Rd

CC-R-80

15N19 167

Pending Annexation Application

15N19 143

Providence Dr

CC-R-80

CC-AG

15N19 138

15N19 161 B

Edinburgh Dr

Gay Thompson Dr

Buford West Way

Sterling Reserve

Reserve Ovik

Lake Reserve Way

PDF

FIELD WORK: DC/JH/EP/TM
 DRAWN BY: CAP
 JOB NO. 3628
 FILE NO. 3628

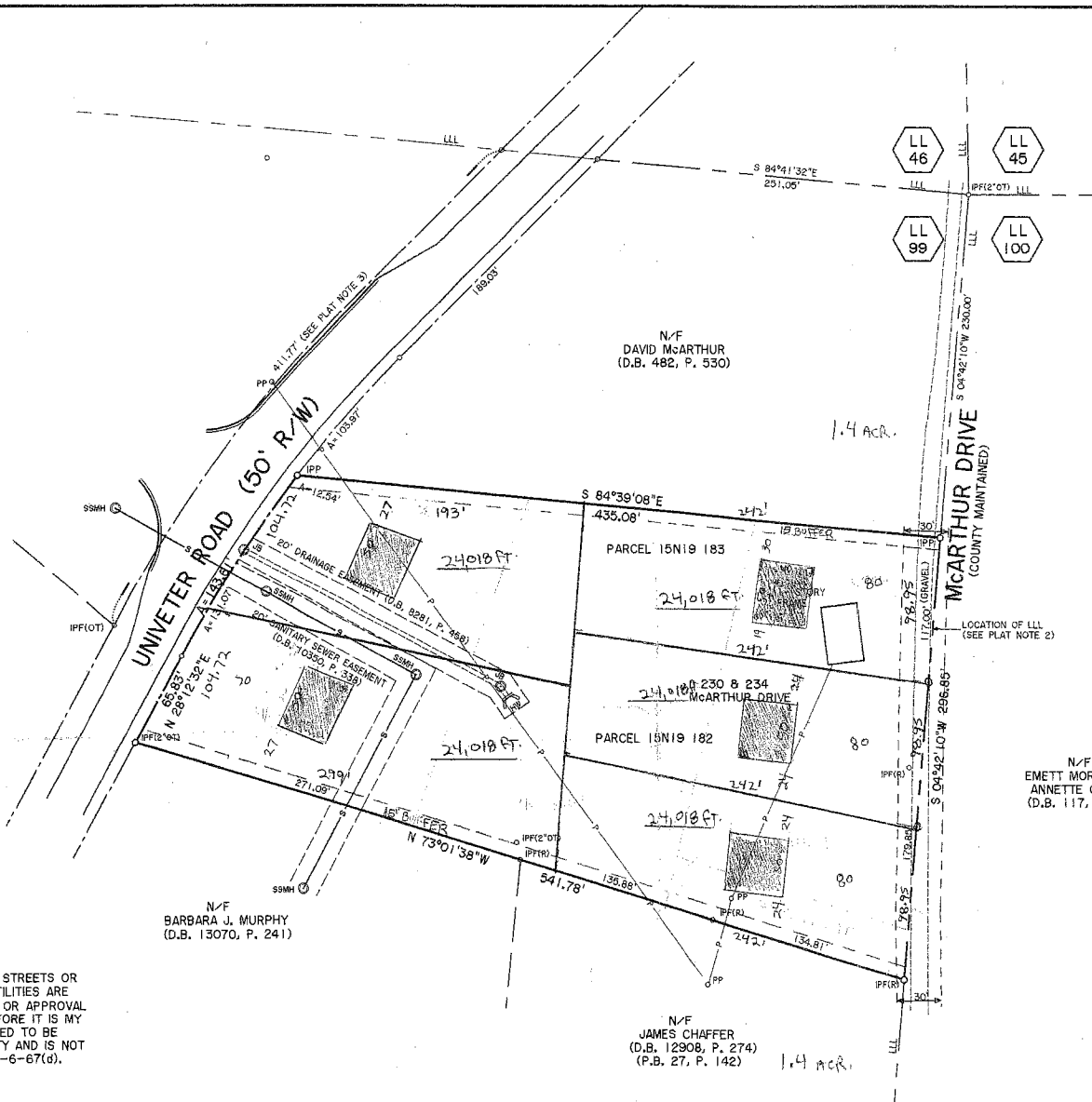
Ld1: 34, 19809°N
 Lon: 84.45717°W

TAX PARCELS: 15N19 182 & 183

"F.I.R.M. FEDERAL INSURANCE RATE
 MAP" COMMUNITY NO. 130424, PAGE
 254 D, DATED 9/29/06 SHOWS THIS
 PROPERTY NOT TO BE IN AN AREA
 HAVING SPECIAL FLOOD HAZARDS.

DWG. NO. 15-3628-34C

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



- NOTES:
- 1.) ALL MATTERS OF TITLE ARE EXCEPTED.
 - 2.) REFERENCE PLAT: SURVEY FOR W.A. McCANN; PREPARED BY JERRY THACKER & ASSOCIATES; DATED 12-18-84; JOB NO. 84-8018-258E.
 - 3.) REFERENCE PLAT: SURVEY FOR CHARLES BARBER; PREPARED BY LEE & CHADWICK, INC.; DATED JUNE 08, 1986; RECORDED IN PLAT BOOK 39, PAGE 146.

AS OF THE DATE OF THIS PLAT NO NEW STREETS OR ROADS ARE TO BE CREATED, NO NEW UTILITIES ARE PLANNED AND NO NEW SANITARY SEWER OR APPROVAL OF A SEPTIC TANK IS REQUIRED, THEREFORE IT IS MY OPINION THAT THIS PLAT IS NOT REQUIRED TO BE APPROVED BY ANY GOVERNING AUTHORITY AND IS NOT SUBJECT TO GEORGIA CODE SECTION 15-6-67(d).

AREA = 2.757 ACRES

SURVEY FOR:

CHRIS RIDDLE

PART OF:
 LAND LOT 99
 15th DISTRICT, 2nd SECTION
 CHEROKEE COUNTY, GEORGIA
 SCALE: 1" = 60'
 FIELD WORK: NOVEMBER 10, 2015
 PREPARED: NOVEMBER 12, 2015

REVISED: SEPTEMBER 1, 2016 (NAME CHANGE & ESMT.)

CHEROKEE SURVEYING CO., INC.
 P. O. BOX 329
 CANTON, GEORGIA 30169
 2623 MARIETTA HIGHWAY
 CANTON, GEORGIA 30114
 TEL 770 479 5940
 FAX 770 479 0127
 email: cherokeesurveying@windstream.net

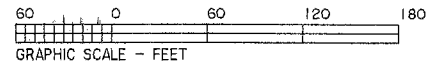
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 11. -X- - FENCE LINE
 12. -P- - POWER LINE
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 14. CM - CONC. MON FOUND
 15. MH - MANHOLE
 16. CO - CLEANOUT
 17. WM - WATER METER

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THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 7,202 FEET AND AN ANGULAR ERROR OF 15" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQ. RULE.

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

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



A-11-2016



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: OCT. 9-2016

Applicant's Name: CHRIS RIDDLE

Corporation Name: _____

Mailing Address: 219 GAY THOMPSON DR. CANTON GA. 30115

Phone: 404-314-0076

Email: [REDACTED]

PROPERTY OWNER INFORMATION

Property Owner(s): CHRIS RIDDLE

Mailing Address: 219 GAY THOMPSON DR. CANTON GA. 30115

Phone: 404-314-0076

Email: [REDACTED]

PROPERTY INFORMATION

Tax Map #: 15N19 Parcel #: ~~182~~ 183

Land Lot(s)/District: 99 15TH DISTRICT, 2ND SECTION

Physical Address: 232 MCARTHUR DRIVE, CANTON, GA. 30115

Property Location Description: ACROSS STREET FROM INDIAN

KNOLL ELEMENTARY SCHOOL

Current Zoning: R-80

(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).

3 LOTS OFF OF MCARTHUR DRIVE, 2 LOTS
OFF OF UNIVETER ROAD. LOT FOOTAGE
24,018 FT. ± . ASKING FOR R-20 REZONING.

(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

CHRIS RIDDLE
Applicant Name (Please Print)

Corporation Name (Please Print)
Chris Riddle
Applicant Signature

Title (Please Print)
OCT. 9 - 2016
Date

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

CHRIS RIDDLE
Property Owner Name (Please Print)

Chris Riddle
Property Owner Signature

OCT. 9 - 2016
Date

Kelley Riddle
Property Owner Name (Please Print)

Kelley Riddle
Property Owner Signature

2-9-17
Date

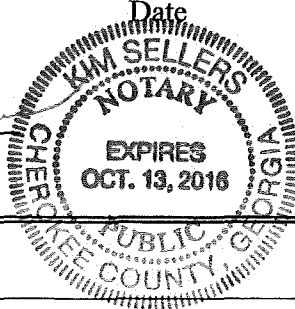
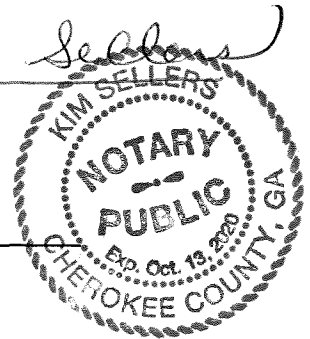
Property Owner Name (Please Print)

Property Owner Signature

Kim Sellers
Notary Public

Date

Kim Sellers
Notary (form must be notarized)



Received by: Nancy Man
City of Holly Springs, Georgia

Date: 10/14/2016

ATTACHMENT A

DISCLOSURE

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

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

_____ YES ✓ _____ NO

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

_____ YES ✓ _____ NO

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

_____ YES ✓ _____ NO

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

_____ YES ✓ _____ NO

OCT. 9 - 2016
DATE

CHRIS RIDDLE
APPLICANT NAME PRINTED

Chris Riddle
APPLICANT SIGNATURE

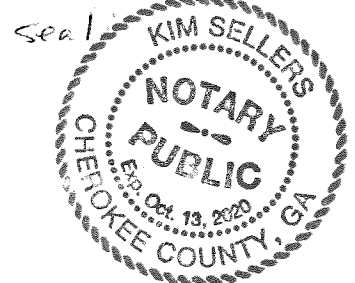
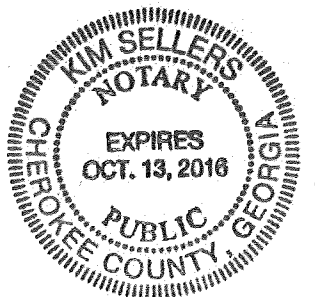
Kim Sellers
NOTARY

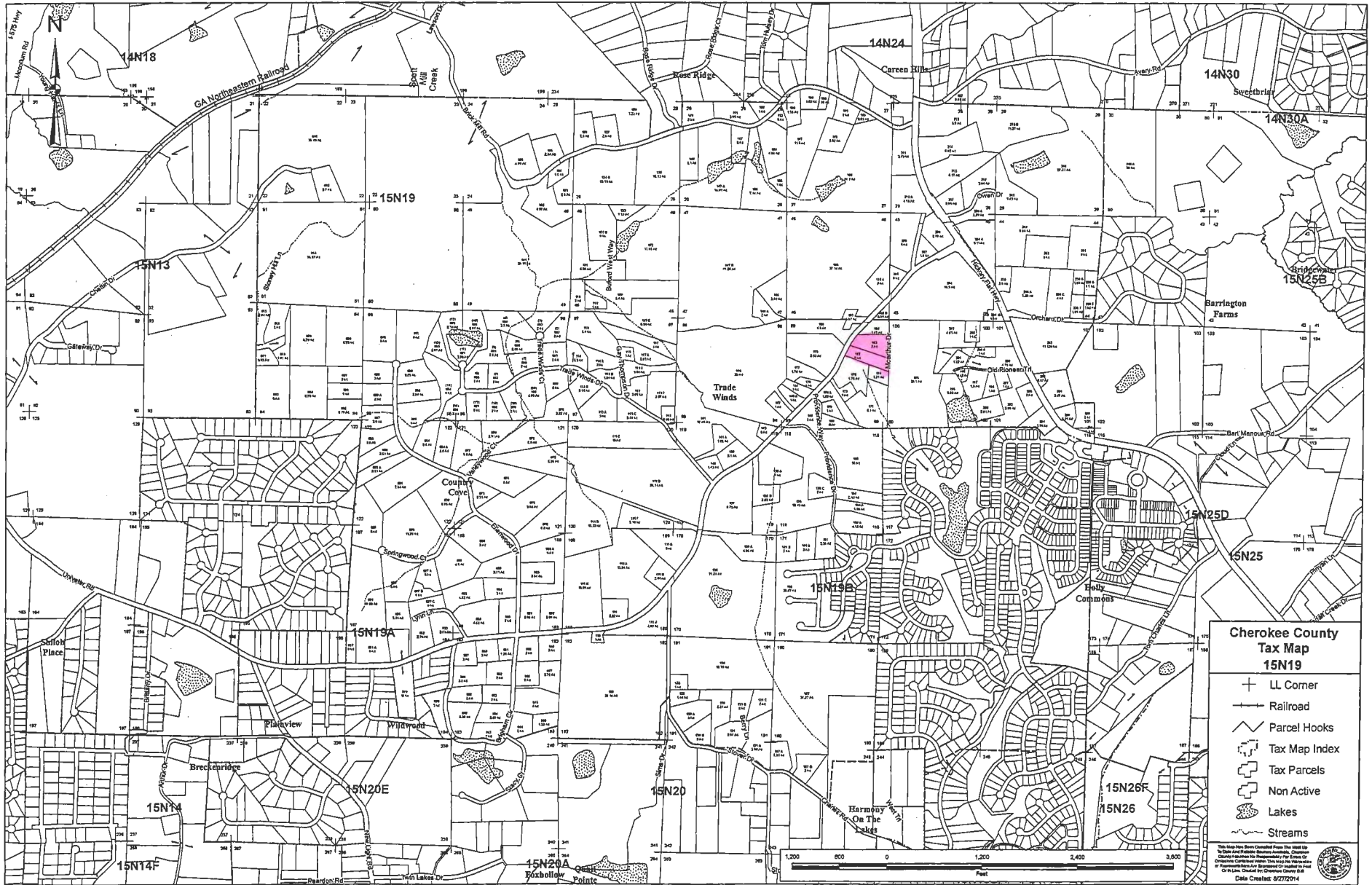
Kelley Riddle
Applicant Name

Kelley Riddle
applicant signature

Kim Sellers
Notary

Seal:





**Cherokee County
Tax Map
15N19**

- + LL Corner
- Railroad
- ~ Parcel Hooks
- Tax Map Index
- Tax Parcels
- Non Active
- Lakes
- Streams

This Map Has Been Created From The 2018 15N19 Tax Map And Existing Parcel Records. Cherokee County Assumes No Responsibility For Errors Or Omissions. Certified Copies Are Available For Purchase. Call The County Office For More Information. © 2018 Cherokee County GIS. Date Created: 6/27/2014



MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

Adopted by Mayor and Council on February 23, 2006

For Application Procedures, See p. 8



APPLICATION MA- 18-2016

APPLICATION CUP- _____

HEARING DATE _____

DATE OF APPLICATION _____

APPLICANT CHRIS RIDDLE
owner

OWNER _____
(If other than applicant)

ADDRESS 219 GAY THOMPSON DR.
CANTON, GA. 30115

ADDRESS _____

ZIP CODE 30115 PHONE 404-314-0076

ZIP CODE _____ PHONE _____

EMAIL [REDACTED]

SIGNATURE Chris Riddle

SIGNATURE _____

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

PRESENT ZONING DISTRICT(S) R-80

REQUESTED ZONING DISTRICT R-20

REQUESTED CONDITIONAL USE(S) _____

PROPERTY LOCATION/ADDRESS 232 McARTHUR DR. CANTON, GA. 30115
234

MAP NUMBER 15 N 19

PARCEL NUMBER(S) 183

LAND LOT(S) 99

DISTRICT(S) 15 SECTION(S) 2ND

ACREAGE 2.757 SEWAGE DISPOSAL TYPE SEWER UTILITIES AVAILABLE SANITARY/CAWSA

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST: 5 RESIDENTIAL HOMES

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

- WARRANTY DEED
- TAX DOCUMENTATION
- SURVEY PLAT BY REGISTERED SURVEYOR
- 10 COPIES OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR INDIVIDUAL FOLDED TO 8.5"x11" (SEE p.7 FOR REQUIREMENTS)
- CAMPAIGN CONTRIBUTION DISCLOSURE STATEMENT (ATTACHMENT A)
- FOR CONDITIONAL USE REQUESTS, COMPLIANCE WITH SECTION 5.4
- FOR CONDITIONAL USE REQUESTS, COMPLETE ATTACHMENT B
- FILING FEE\$ 500.00 RECEIPT# _____ CHECK# 2371

(APPLICANT DO NOT WRITE BELOW THIS LINE)

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

Application Information

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

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

(2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property? NO, IT IS SIMILAR TO ADJACENT PROPERTIES

(3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned? REZONING NEEDED FOR PROJECT TO BE ECONOMIC VIABLE

(4) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, public safety, or schools? NO, ONLY 5 RESIDENTIAL HOMES

(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)? YES, BOTH MAPS SHOW TRADITIONAL NEIGHBORHOOD DEVELOPMENT.

(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? YES, COMPLIES WITH POLICY ON RESIDENTIAL GROWTH.

(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?

NO IMPACT EXPECTED

(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? THERE IS ALREADY SEWER ON PROPERTY

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

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

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

Complete the following section, if applicable.

Residential

Minimum house size: 1200 sq. ft.

Exterior façade: SIDING, BRICK, ROCK ACCENTS

Maximum number of units: 5

Anticipated start date: DEC. 2016

Anticipated completion date: AUG. 2017

Commercial

Number of buildings: _____

Maximum square footage: _____ sq. ft.

Number of stories: _____

Total number of employees: _____

Exterior façade: _____

Anticipated start date: _____

Anticipated completion date: _____

ATTACHMENT A

DISCLOSURE

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

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_____ YES ✓ _____ NO

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_____ YES ✓ _____ NO

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

_____ YES ✓ _____ NO

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

_____ YES ✓ _____ NO

OCT. 9-2016
DATE

CHRIS RIDDLE
APPLICANT NAME PRINTED

Chris Riddle
APPLICANT SIGNATURE

Kim Sell
NOTARY

Seal:



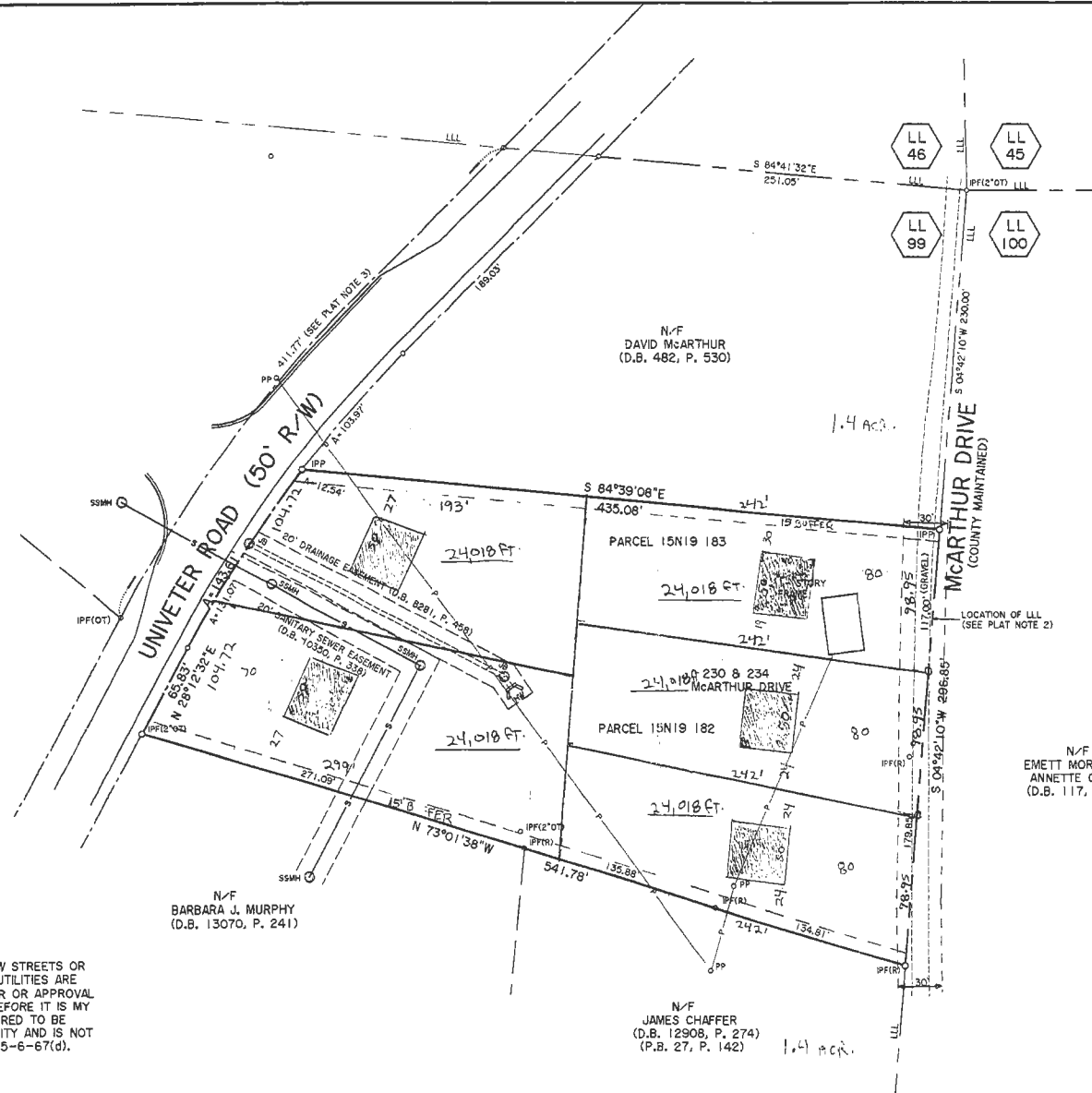
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AREA = 2.757 ACRES

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CHRIS RIDDLE

PART OF:
 LAND LOT 99
 15th DISTRICT, 2nd SECTION
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 SCALE: 1" = 60'
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REVISED: SEPTEMBER 1, 2016 (NAME CHANGE & ESMT.)

CHEROKEE SURVEYING CO., INC.

P. O. BOX 329
 CANTON, GEORGIA 30169
 2623 MARIETTA HIGHWAY
 CANTON, GEORGIA 30114
 TEL 770 479 5940
 FAX 770 479 0 27
 email: cherokeesurveying@windstream.net

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DWG. NO. 15-3628-34C

DWG. NO. 15-3628-34C

Chairman

L. B. Ahrens, Jr.

County Manager

Jerry W. Cooper



Commissioners

Steve West, District 1
Raymond Gunnin, District 2
Brian Poole, District 3
K. Scott Gordon, District 4

CHEROKEE COUNTY BOARD OF COMMISSIONERS

1130 Bluffs Parkway • Canton, Georgia 30114
678-493-6000 • Fax 678-493-6013
www.cherokeega.com

November 17, 2016

VIA STANDARD MAIL AND E-MAIL

Honorable Timothy Downing
Mayor, City of Holly Springs
3237 Holly Springs Parkway
Holly Springs, Georgia 30115

VIA STANDARD MAIL AND E-MAIL

City Council
City of Holly Springs
3237 Holly Springs Parkway
Holly Springs, Georgia 30115

Re: Annexation and Rezoning Application: Tax Parcel: 15N19 183
Location: Single parcel of 2.757 acres located between Univeter Road and McArthur Drive (across from Indian Knoll Elementary School)

Dear Mr. Mayor and City Council Members:

On behalf of the Cherokee County Board of Commissioners, this correspondence serves as acknowledgement of the above referenced annexation and rezoning notice we received from the City of Holly Springs (the "City") on October 21, 2016, and expression of the County's disapproval and concerns as to the proposed annexation and rezoning. At the outset, as the City knows, the relevant parcel currently lacks contiguity, and therefore, would constitute an illegal annexation. Beyond that, County staff has noted the following concerns and deficiencies associated with the proposed annexation and rezoning, which lead the Board of Commissioners to request that the City deny the proposed annexation and rezoning request.

- A. **Increased Density and Conflict with Cherokee County Future Development Map:** The property is shown as Country Estates on the Cherokee County Future Development Map. The proposed use and zoning district are not consistent with this character area. Importantly, this character area provides for a maximum density of 0.5445 units per acre. The proposed project has a density of 1.81 units per acre – a substantial increase in density.
- B. **Performance Standards:** If this project were to be developed in the County, the County would require a 10-foot undisturbed buffer along the R-80 border and a 15-foot undisturbed buffer against the AG zoning district.
- C. **Engineering:** The County will review the lots along Univeter Road for residential driveway permits and will require a shared driveway for the two lots fronting Univeter Road in order to

reduce curb cuts. McArthur Drive is a one-lane gravel roadway maintained by Cherokee County, but for which there is no recorded County right-of-way along McArthur Drive. Instead, the right-of-way is prescriptive. If this parcel were being developed under the County's jurisdiction, the County would request that the applicant deed the necessary right-of-way along the McArthur Drive frontage (25 feet from centerline) to the County. In addition, the County would require the applicant to pave McArthur Drive from the furthest driveway out to Univeter Road at a minimum of 18-foot wide of pavement.

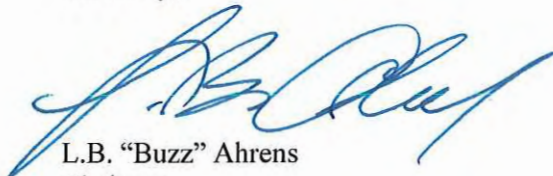
- D. Stormwater: The survey/site plan submitted by the applicant shows a drainage easement with a storm drainage outfall pipe crossing the two lots fronting on Univeter Road and draining onto the three lots fronting on McArthur Drive. The Engineering Department advises the applicant to plat a 20-foot wide drainage easement, centered on the storm drainage outfall ditch, across the affected parcels, so that potential builders and buyers are aware of and plan for the storm water runoff that crosses this property.

The County urges the City to deny this annexation and rezoning application. Indeed, the City is compelled to do so under the current state of contiguity. In the event that contiguity is established, the County still urges the City to deny the application due to the concerns stated above. If, however, the City chooses to disregard the concerns of the County and is unwilling to deny the annexation and requested rezoning, then the County requests the City at least implement the comments and conditions of rezoning noted above as a minimum effort at ameliorating the negative impacts of this proposed annexation/rezoning.

We ask that Nancy Moon please distribute this letter to all Planning Commission and City Council Members.

Thank you in advance for your cooperation and attention to this matter. I look forward to receiving your response as soon as reasonably possible.

Sincerely,



L.B. "Buzz" Ahrens
Chairman
Cherokee County Board of Commissioners

cc: Holly Springs Planning Commission (via email)
Nancy Moon, Holly Springs Community Development Director (via email.)
Cherokee County Board of Commissioners (via email.)
Jerry Cooper, County Manager, Cherokee County (via email.)
Christy Black, County Clerk, Cherokee County Board of Commissioners (via email.)
Jeff Watkins, Director, Cherokee County Planning and Land Use (via email)
Margaret Stallings, Planner, Cherokee County (via email)
Geoff Morton, Public Works Agency Director, Cherokee County (via email)
Angela E. Davis, Esq. (via email)
Jeffrey J. Costolnick, Esq. (via email)

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 March 20, 2017 and attached to this ordinance, presented for public hearing at the February 9, 2017 Holly Springs Planning Commission meeting, recommended for approval by the Holly Springs Planning Commission meeting at its February 9, 2017 meeting, and reviewed by Holly Springs City Council at its March 6, 2017 Work Session, be adopted in its entirety.

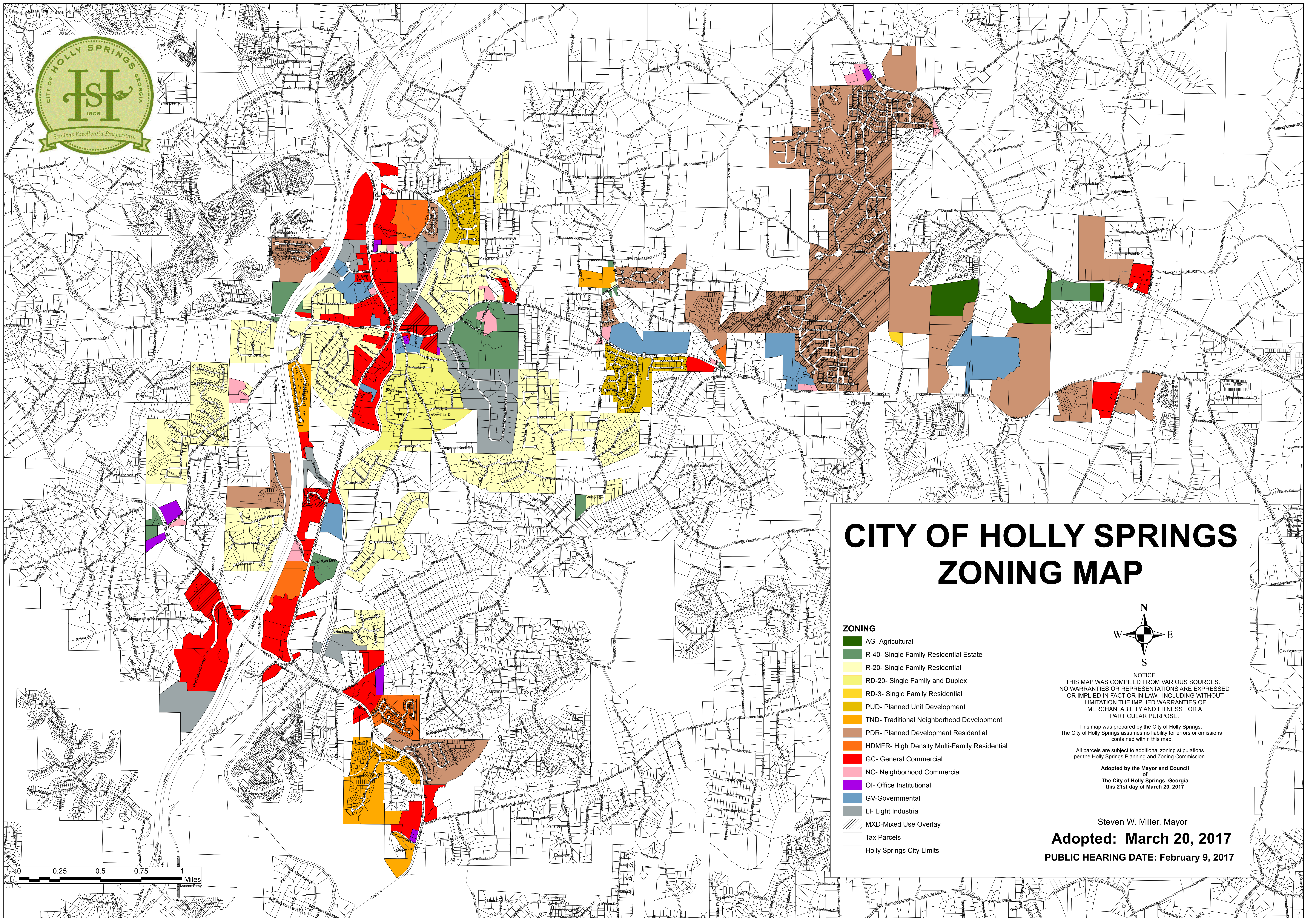
Section 2. If any Section, sub-section, sentence, clause, phrase or any portion of this Ordinance be declared invalid or unconstitutional by any court or competent jurisdiction or if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared 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 20th day of March, 2017.

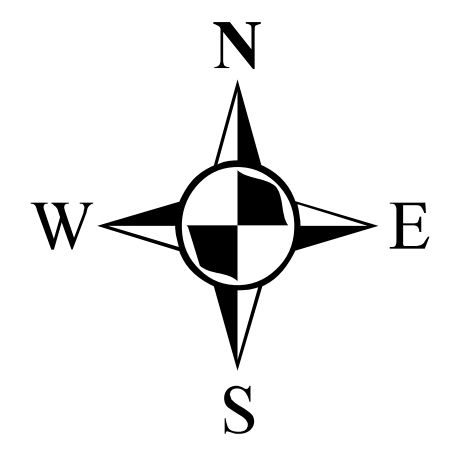
Steven W. Miller, Mayor

Karen Norred, City Clerk
Seal:



CITY OF HOLLY SPRINGS ZONING MAP

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



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 Planning and Zoning Commission.

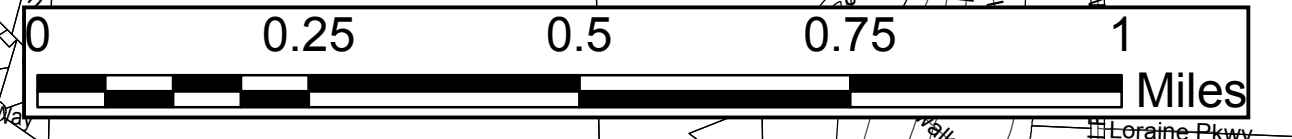
Adopted by the Mayor and Council

The City of Holly Springs, Georgia
this 21st day of March 20, 2017

Steven W. Miller, Mayor

Adopted: March 20, 2017

PUBLIC HEARING DATE: February 9, 2017



**INTERGOVERNMENTAL AGREEMENT FOR
THE USE OF GIS DATA**

STATE OF GEORGIA
COUNTY OF CHEROKEE

“GIS Data”

This INTERGOVERNMENTAL AGREEMENT FOR THE USE OF GIS DATA (hereinafter “Agreement”) is entered into this ____ day of _____, 2017 by and between CHEROKEE COUNTY, GEORGIA, a political subdivision of the State of Georgia, acting by and through its governing authority, the Cherokee County Board of Commissioners (hereinafter “County”), and the CITY OF HOLLY SPRINGS, GEORGIA, a municipal corporation, acting by and through its governing authority, the Mayor and City of Holly Springs City Council (hereinafter “Licensee”), with both said entities existing under the laws of the State of Georgia (with each entity collectively being referred as “the Parties”).

WHEREAS, County has developed a geographic information system (“hereinafter referred to as “GIS”), which is composed of hardware, operating systems, applications software, a proprietary mapping database, and other miscellaneous derived databases; and

WHEREAS, Licensee wishes to obtain access to GIS Data, as defined herein, or portions thereof for its own use; and

WHEREAS, O.C.G.A. § 50-29-2 authorizes County to enter into license agreements to protect the security and integrity of the GIS, to limit County’s liability for providing the services and products, to restrict the duplication and resale of the services and products provided, and to ensure that the public is fairly and reasonably compensated for the records or information or access provided; and

WHEREAS, County is willing to make said GIS Data available to Licensee subject to the terms and conditions of O.C.G.A. § 50-29-2, as well as those terms and conditions set forth herein;

NOW THEREFORE, for and in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Licensee agrees to accept and County agrees to grant a license to use GIS

Data, as defined herein, in accordance with the terms and conditions of this Agreement. The parties hereto intend to be legally bound hereby, covenant and agree as follows:

1.0 Definitions

- 1.1 GIS Data is defined broadly as the electronic database used to produce County maps, the related attribute data for the maps, and any digital aerial imagery.

2.0 Grant of License

- 2.1 Upon this Agreement's execution, County grants Licensee, subject to the provisions of this Agreement, a nonexclusive license to use its GIS Data solely for internal use by the Licensee. This is a limited use license, which may not be transferred, sold, assigned, leased, or sub-licensed.
- 2.2 This Agreement does not constitute a sale of any title or interest in any GIS Data. County reserves all rights to the GIS Data not expressly granted to Licensee by this Agreement.
- 2.3 Licensee expressly acknowledges that County is the sole owner of all intellectual property rights and all proprietary interests in the GIS Data, and in any modification thereof, derived work, or work-in-progress thereto. This includes, but is not limited to, all written materials, logos, trademarks, trade names, copyrights, patent applications, patents and/or trade secrets.
- 2.4 GIS Data will be provided or translated and delivered in the format(s) agreed to by the Parties, based on the proprietary software licensed to County and used in conjunction with County's GIS. Licensee represents and warrants that Licensee has the right to receive the licensed GIS Data in the named format(s).

3.0 Licensee Responsibilities

- 3.1 Licensee, at its own expense, shall provide all necessary hardware, software and equipment needed to access and use the GIS Data.
- 3.2 Licensee shall take reasonable precautions to protect the security and integrity of the GIS Data and to prevent unauthorized access, use, or duplication of the GIS Data or any part thereof by third parties. Reasonable precautions include those Licensee takes to protect its proprietary software, hardware, or information. *See O.C.G.A. § 50-29-2(c) (1).*

- 3.3 Licensee acknowledges and agrees that GIS Data is developed and maintained solely for County government functions. Licensee bears sole responsibility for use and interpretation of the GIS Data. County does not provide GIS Data interpretation services or application software support.

4.0 Permitted Uses

- 4.1 Licensee may install the GIS Data on any computer(s) in its organization, as needed.
- 4.2 GIS Data is licensed solely for the internal use of the Licensee.
- 4.3 Licensee has authority to duplicate the GIS Data only for purposes of back-up and/or recovery. Licensee has the responsibility to protect from loss or damage all items including, but not limited to, any materials, data, applications, tapes, hardware and software programs that have been delivered to Licensee by, or on behalf of, County under this Agreement. Once delivery is complete, the replacement of any lost, damaged, or destroyed items shall be at the sole expense of Licensee.
- 4.4 Map data may be plotted or represented at various scales other than the original source of the data. In that case, Licensee is responsible for adhering to standard industry mapping practices, which specify that data utilized in a map or analysis, separately or in combination with other data, will be produced at the largest scale common to all data sets.

5.0 Prohibited Uses

- 5.1 Licensee shall not disclose, publish, sell, assign, lease, sublicense, market, distribute, loan, offer, or transfer the GIS Data, or any portion thereof, to third parties except as may be specifically authorized in a written addendum to this Agreement. Any unauthorized distribution of GIS Data, or any GIS Data derived products, is prohibited. Licensee shall not use the GIS Data to operate a service bureau, nor shall Licensee engage in any processing of the GIS Data for other persons or entities. Licensee shall not use the GIS Data in any manner or for any purpose not expressly authorized by this Agreement.
- 5.2 Licensee shall not alter, augment, or remove any copyright notice contained in or on the GIS Data.

- 5.3 Licensee shall not duplicate, in whole or in part, GIS Data or GIS Data derived products for purposes of resale. *See O.C.G.A. § 50-29-2(c) (3)*. Licensee is authorized to make copies of the GIS Data solely for backup or archival purposes, as may be necessary. *See Section 4.3*.
- 5.4 Licensee shall have no additional interests, licenses, or rights to the GIS Data other than those expressly set forth herein or in a written addendum to this Agreement.

6.0 Acknowledgments and Data Quality

- 6.1 Licensee acknowledges that the GIS Data is complex and that it may contain some nonconformities, defects, or errors. GIS Data is dynamic, and the data elements are periodically updated to represent best available information. Work derived from outdated GIS databases could be incomplete and contain errors. For this reason, the period of this license is limited and the use of updated data is recommended. Licensee is solely responsible for obtaining updated data. GIS Data is complete only in the sense that it compiles best available information, and is not the result of comprehensive site specific field surveys. County does not warrant that the GIS Data will meet Licensee's needs or expectations, or that all nonconformities can or will be corrected. Licensee accepts the GIS Data "as is."
- 6.2 County gives no express or implied warranties, representations, conditions, indemnities of any kind, statutory or otherwise, with respect to GIS data content, accuracy, currency or completeness, or any warranties concerning the results to be obtained from queries or use of GIS data. This includes, but is not limited to, implied warranties of merchantability, quality, and fitness for a particular purpose or those implied warranties arising from a course of dealing or trade usage. All GIS data is expressly provided "as is" and with all faults.
- 6.3 Licensee is responsible for ensuring the accuracy, currency and other qualities of all products (including maps, reports, displays and analysis) produced from or in connection with the GIS Data.
- 6.4 Any authorized use of information derived or supplemented by use of the GIS Data (*see Section 5.1*) provided in press releases, reports, or publications shall acknowledge County as the source, and include the limitations contained in Section 6.2.

- 6.5 Licensee acknowledges and agrees that it shall have no remedy at law or in equity against County for providing inaccurate, incomplete or otherwise defective data.
- 6.6 No employee or agent of County is authorized to waive or modify this Section.

7.0 Limitation of County's Liability: Indemnity

- 7.1 County shall not be liable under any circumstances for any lost profits, lost savings, or any other consequential damages which may arise from any use of the GIS Data. County shall bear no liability if the GIS Data does not meet any particular purpose for which Licensee may use the GIS Data, nor shall County be liable under any circumstances for the installation of the GIS Data or for any results obtained from its use. County shall not be liable to Licensee under any circumstances for claims of any kind, including, but not limited to, claims for punitive or exemplary damages, claims for indirect, consequential, or specific damages, claims for damages to third party products, and/or any claims for damages relating to work interruptions, delays, errors, or omissions.
- 7.2 To the extent permitted by Georgia law, Licensee shall indemnify and hold harmless County against all loss, damages, claims, expenses or attorneys' fees which may be sustained or asserted against County arising from or connected with any breach by Licensee of any provision of this Agreement.

8.0 Licensee's Duties upon Expiration or Termination

- 8.1 Immediately upon expiration or termination of the License granted by this Agreement, Licensee shall delete from its computers, workstations, and other storage devices all copies of all or any portions of the GIS Data which are in its possession, custody, or control.

9.0 Term and Termination

- 9.1 The term of this License is perpetual and does not expire unless notice of termination is given in accordance with the terms of this Agreement.
- 9.2 Without limiting other remedies available in law or equity, in the event Licensee breaches its obligations under this Agreement, County shall have the right to terminate this Agreement immediately by furnishing Licensee written notice of the breach and notice of

its intent to terminate. Upon termination, Licensee shall immediately return all copies of its GIS Data to County.

10.0 Payment by Licensee

10.1 County shall grant the license at no charge to the Licensee.

11.0 Delivery

11.1 County shall make Licensee's copy of the GIS Data available to the Licensee not later than fifteen (15) working days following the effective date of this Agreement. Delivery is contingent upon advance payment or payment at the time the GIS Data is made available to Licensee, if necessary.

11.2 County shall in no event be liable for any damages or penalty for delay in delivery, or for failure to give notice of delay in delivery.

11.3 County shall be excused from performance hereunder during the time and to the extent it is prevented from obtaining or performing the service, by reason of act of God, fire, reduction or failure of power source, failure of the system's environment, commandeering of materials, products, plants or facilities by the state or federal government, or for any reason outside of County's control.

12.0 Independent Contractor

12.1 County is authorized by O.C.G.A. § 50-29-2 to enter into contracts for the distribution and sale of GIS Data, which is generally a public record. Accordingly, this Agreement in no way establishes or evidences a partnership or joint venture between the Parties. Further, this Agreement shall not be construed or interpreted as making Licensee, its agents and/or employees, the agents, employees or representatives of County and/or vice versa.

13.0 Miscellaneous

13.1 This Agreement and any attachments constitute the complete and exclusive agreement between County and Licensee relating to its subject matter. This Agreement supersedes

all prior and contemporaneous representations, correspondence, proposals, or agreements relating to its subject matter, whether oral or written.

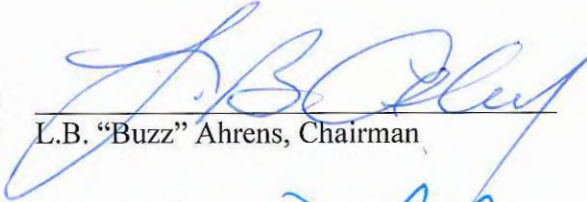
- 13.2 Neither this Agreement nor any of the rights granted by it may be assigned or transferred by Licensee. This restriction on assignments or transfers shall apply to assignments or transfers by operation of law, as well as by contract, merger, or consolidation. Any attempted assignment or transfer in derogation of this prohibition is void.
- 13.3 This Agreement shall be governed by the laws of the State of Georgia. The parties agree that the Superior Court of Cherokee County shall be the proper forum for resolving any dispute that may arise under this Agreement.
- 13.4 If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions of this Agreement shall continue to be valid and enforceable.
- 13.5 Licensee shall be responsible for payment of all taxes, fees, assessments, or levies on the items covered by this Agreement or arising out of or imposed by reason of the transactions contemplated by this Agreement.
- 13.6 Licensee agrees that County has the right to modify or discontinue the GIS Data License at any time whatsoever, without prior written notice to Licensee. In the event the GIS Data is modified or discontinued, County shall have no obligation to modify, replace, or make any refund with respect to any copy of the GIS Data previously delivered to Licensee.


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IN WITNESS WHEREOF, the Parties have caused their duly authorized officers to hereunto set their hands and affix their respective seals as of the day and year first above written.

APPROVED by the Cherokee County Board of Commissioners this 21st day of Feb, 2017.

Signed On Behalf of Cherokee County, Georgia:

By:  2/21/2017
L.B. "Buzz" Ahrens, Chairman Date

Attest:  2/21/2017
Christy Black, County Clerk Date



APPROVED by the City Council of Holly Springs this ___ day of _____, 2017.

Signed On Behalf of City of Holly Springs, Georgia:

By: _____
Steven W. Miller, Mayor Date

Attest: _____
Karen Norred, City Clerk Date