



Planning & Zoning Commission

2017 Members

**Chris Amos Adams Adrian Dekker
Jennifer English Mike Herman (C) John Wiegand (VC)**

February 9, 2017

AGENDA

I. CALL TO ORDER- 6:30 PM

II. ROLL CALL

III. PUBLIC HEARING RULES

IV. BUSINESS/PUBLIC HEARING

- (1) **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, Cherokee County, GA
- (2) **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, Single Family Residential (County) to PDR, Planned Development Residential
- (3) **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
- (4) **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, Single Family Residential (County) to R-20, Single Family Residential
- (5) **CUP-02-2016**, applicant requests a conditional use permit for a liquor store located on Sixes Road, tax parcels 006, 006A, 007A of tax plat 15N15
- (6) **CUP-03-2016**, applicant requests a conditional use permit for a multi-tenant building located on Sixes Road, tax parcels 006, 006A, 007A of tax plat 15N15
- (7) **ORD-02-2017**, proposed text amendment to the Holly Springs Zoning Ordinance, Article 18, Tree Preservation and Landscaping, to modify regulations
- (8) **ORD-03-2017**, proposed adoption of the Holly Springs Zoning Map
- (9) Approve/Deny January 12, 2017 Meeting Minutes

V. DISCUSSION

VI. ANNOUNCEMENTS FROM STAFF

VII. ITEMS FROM COMMISSION MEMBERS

VIII. ADJOURNMENT

Meeting Location:
3235 Holly springs Parkway



STAFF ANALYSIS

FROM: Nancy Moon

SUBJECT: **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 3, 2017

PLANNING COMMISSION MEETING DATE: February 9, 2017

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.

A letter from the CCWSA indicates that there is adequate water and sewer capacity (see attached letter).

- 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. 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.

E. Staff Recommendation

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

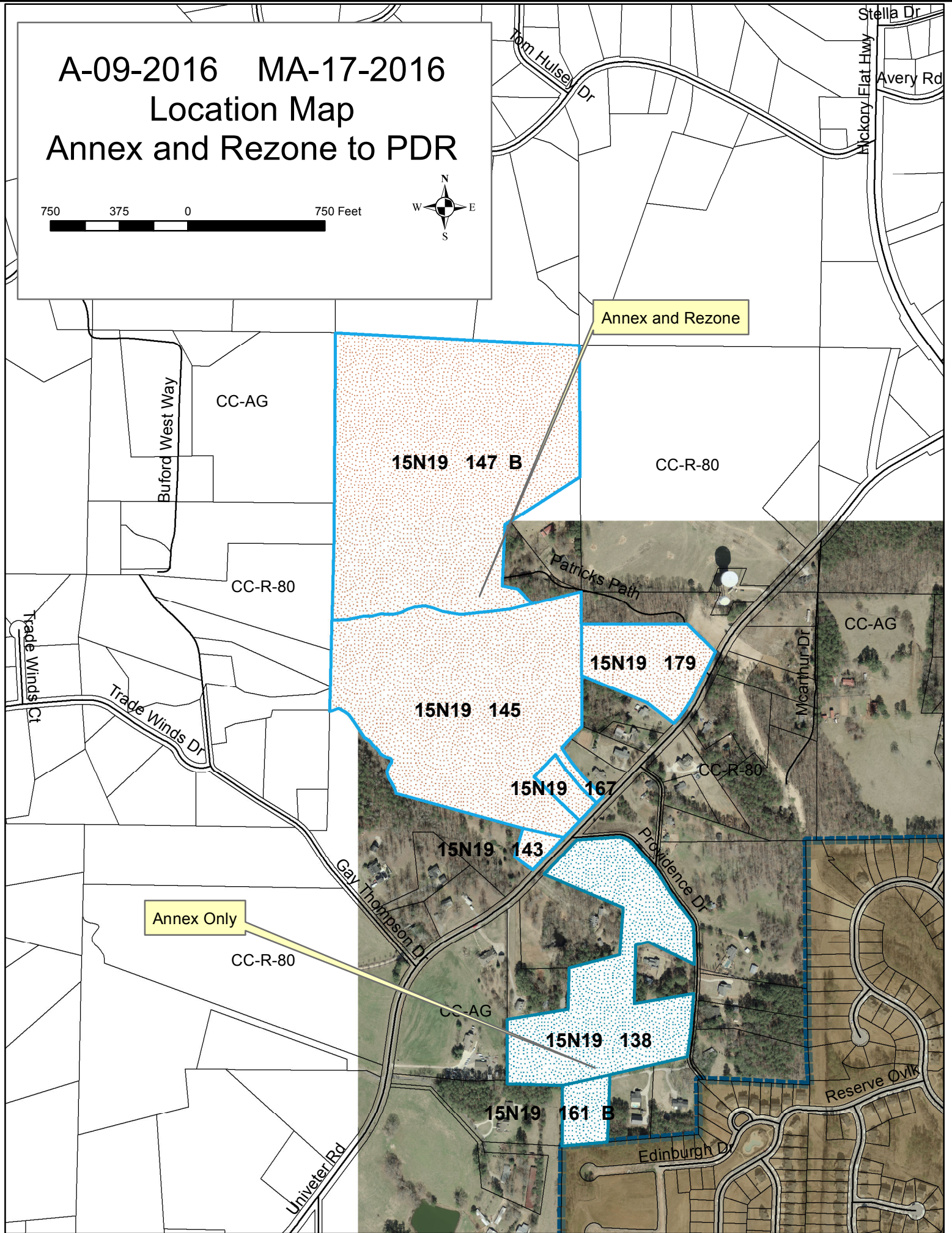
1. Owner /developer shall establish a mandatory homeowner's association for the project, and shall submit all restrictive covenants and homeowner's documents for review by the Community Development Director prior to final plat approval.
2. Owner/developer shall coordinate with the Community Development 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.

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

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

750 375 0 750 Feet



McCoey



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 McCoey
(If other than applicant)

ADDRESS 510 Gilmer Ferry Rd
Ball Ground GA 30187

ADDRESS 3341 Univeter Rd
Canton GA

ZIP CODE 301

ZIP CODE 30115 PHONE _____

EMAIL _____

SIGNATURE _____

SIGNATURE Linda L. McCoey

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, 48

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

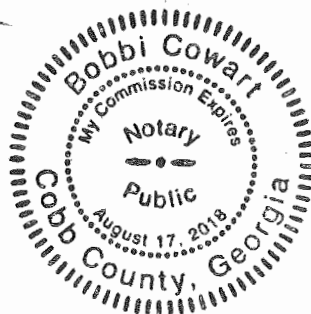
2-2-2017
DATE

Linda L. McCoy
APPLICANT NAME PRINTED
LINDA L. MCCOY

Linda L. McCoy
APPLICANT SIGNATURE

Bobbi Cowart
NOTARY

Seal:





City of Holly Springs

SYSTEMATIC ALIEN VERIFICATION FOR ENTITLEMENTS (SAVE)

Affidavit of Compliance with O.C.G.A. 50-36-1 "Verification of Lawful Presence within the United States."

O.C.G.A. 50-36-1 requires that applicants applying for such things as licenses for public benefits complete a signed and sworn affidavit verifying the applicant's lawful presence in the United States. Therefore, the applicant must answer the following questions:

The applicant is a U. S. citizen or legal permanent resident at least eighteen (18) years old.

✓ YES NO or IF NOT:

The applicant is a qualified alien or nonimmigrant under the federal Immigration and Nationality Act, Title 8 U.S.C., as amended, at least eighteen (18) years old, and is lawfully present in the United States. *A photo static copy of the applicant's alien card issued by the Department of Homeland Security or other federal immigration agency must be included with this document.**

O.C.G.A. 50-36-1 states that "Any person who knowingly and willfully makes a false, fictitious, or fraudulent statement of representation in an affidavit executed pursuant to this Code section shall be guilty of a violation of Code Section 16-10-20."

I declare, under penalty of law, that this affidavit has been completed by me and is true and correct.

Linda L. McCoy
Signature

2-2-2017
Date

Title

Legal Company Name

Company Address

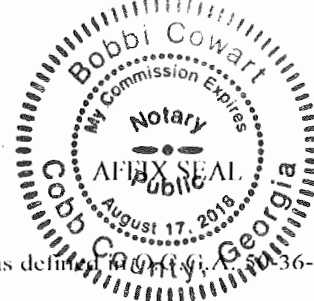
(Must be signed by applicant. If the applicant is a corporation, must be signed by an officer of the corporation. **A STAMPED SIGNATURE IS NOT ACCEPTABLE.**)

I hereby certify that Linda L. McCoy is personally known, or verified by me, that the applicant signed this application after stating to me his or her personal knowledge and understanding of all statements and, under oath actually administered by me, has sworn that the statements and answers contained in this affidavit are true.

SUBSCRIBED AND SWORN BEFORE ME ON THIS

2nd DAY OF February, 2017

Bobbi Cowart
Notary Public



*All applicants must attach a copy of a secure and verifiable document as defined in O.C.G.A. 50-36-2.

643

WARRANTY DEED

FORM 62

MILLER'S BOOK & OFFICE SUPPLY CO. ATLANTA



STATE OF GEORGIA,

226-643

FULTON

County.

THIS INDENTURE, made this 30th day of September

in the year of our Lord One Thousand Nine Hundred and seventy seven

Between M. M. Thomas, Inc., a corporation under the laws

of the State of Georgia and County of Fulton of the first part
and Robert Lee McCoy and Linda Lee McCoy

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

WITNESSETH: That the said part Y of the first part, for and in consideration of the sum of
TEN AND NO/100 (\$10.00) DOLLARS

in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has
granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said
parties of the second part, their heirs and assigns, all that tract and parcel of land
lying and being in

All that tract or parcel of land lying and being in Land Lots 98 and 119 of the 15th
District, 2nd Section of Cherokee County, Georgia, and being more particularly described
as follows:

BEGINNING at a wood stake set at a point on the northwest side of Univeter Road,
(having a 40 foot right-of-way) said point being the point of intersection of the
northwestern Right-of-Way of Univeter Road with the line common to Land Lots 98 and 119,
running thence south 44 degrees 14 minutes west along the northwestern right-of-way
of Univeter Road 251.1 feet to a wood stake set at a point; running thence north 54 degrees
39 minutes west 125 feet to an 8 inch pine tree; running thence north 16 degrees 51
minutes east 164.2 feet to an iron pin found; running thence south 77 degrees 34 minutes east
218.4 feet to an iron pin found; continuing thence along the same course 18.7 feet to the
wood stake at the point of beginning, containing 00.8 acres and containing one story
brick building according to survey for W. O. Bates by James E. Harry, R.L.S., dated
February 20, 1974.

Cherokee County, Georgia

Real Estate Transfer Tax

Paid \$ 20.00

Date 10-5-77

Debbie Fleming
Clerk of Superior Court

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

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

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

Signed, sealed and delivered in the presence of:

M. M. THOMAS, INC.

BY: M. M. Thomas, President (Seal)

Robert A. Nunn
Unofficial Witness

My Comm Exp 1-7-79

M. M. THOMAS, INC.
CORPORATION
SEAL (Seal)

Rec. 10-5-77



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- 17-2014

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 770-605-6551

ZIP CODE 30115 PHONE _____

EMAIL _____

15N19 145

SIGNATURE _____

SIGNATURE Ronald D. 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)
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- ___ FILING FEES \$ _____ RECEIPT# _____ CHECK# _____

(APPLICANT DO NOT WRITE BELOW THIS LINE)

PLANNING COMMISSION RECOMMENDATION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____ TABLED _____

CITY COUNCIL DECISION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____ TABLED _____

[illegible][illegible][illegible][illegible]

OF WILLIAM WHEATLEY, the sixth part... of the first part no. 4. November 1683.
bound and seal..... The day and year above written

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WM. J. B. [Signature]	W. J. B. [Signature]	(104)
[Signature]	[Signature]	(104)
WM. J. B. [Signature]	[Signature]	(104)

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

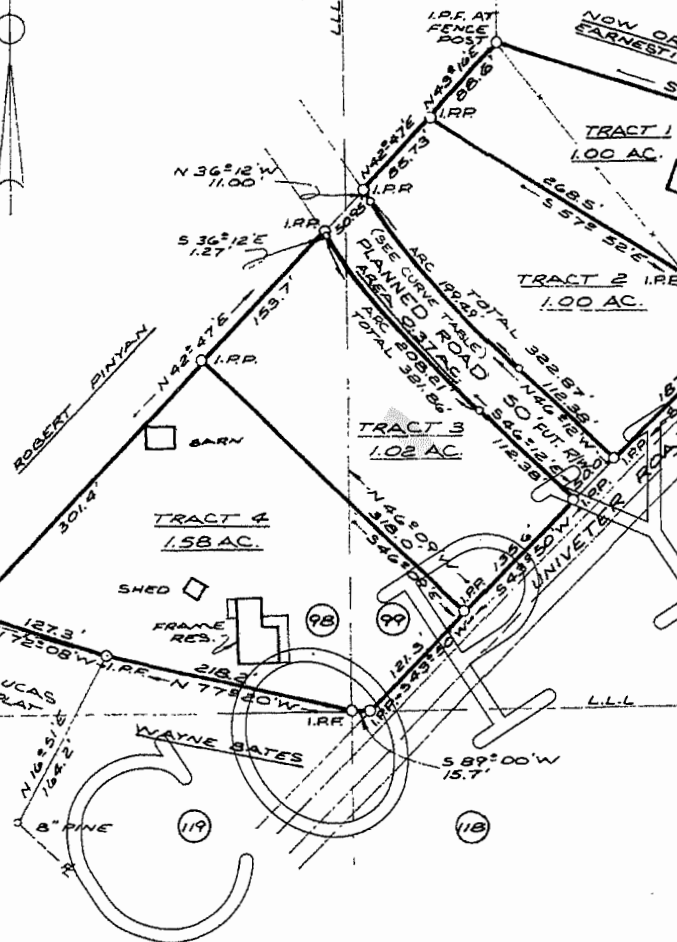
W. A. COLE
Clerk Superior Court of Cherokee County

CURVE TABLE

$R.I. = 2+39.57$
 $\Delta = 10^{\circ}00' R$
 $R = 1168.00'$
 $L.C. = 203.85'$
 $T = 102.19'$

(BOUNDARY LINE ADJOINING LUCAS
 LOCATED USING INFO. FROM PLAT
 BY JAMES HARRY DATED
 2-20-74.)

ERROR OF CLOSURE: 1' IN 23,000'



- protection of the land placed and
 has been reported in conformity with
 the minimum standards and require-
 ments of law.

R. Jerry Thacker
 Member Ga. Assoc. Reg. Land Surveyors

Plat Book 108 Pg 32
 Filed and Recorded 8/22/2012 3:36:33 PM
 28-2012-000174
 Patty Baker
 Clerk of Superior Court Cherokee Cty, GA

TOTAL AREA = 4.97 ACRES

APPROVED FOR RECORDING
 CHEROKEE COUNTY
 PLANNING AND ZONING

Vicki Taylor
 August 22, 2012

NOTES

- 1) I.R.P. = IRON PIN PLACED
- 2) I.R.F. = IRON PIN FOUND
- 3) L.L.L. = LAND LOT LINE

SUBDIVISION PLAT
 FOR

ROBERT PINYAN

LOCATED IN LAND LOTS 98 & 99
 15TH DISTRICT, 2ND SECTION
 CHEROKEE COUNTY, GEORGIA
 SCALE 1" = 100'
 DATE 7-7-75, REVISED 7-9-75
 BY JERRY THACKER & ASSOCIATES
 207 E MAIN STREET
 CANTON, GEORGIA 30114
 PHONE 479-4911
 CONSULTING CIVIL ENGINEERING
 AND LAND SURVEYING

75D104-20

Transfer Tax \$0.00
Patty Baker
Clerk of Superior Court Cherokee Cty, GA

After Recording Return To:

JAMES R. GARR Attorney
5213 Willow Creek Overlook
Woodstock, GA. 30188

EXECUTOR'S DEED

STATE OF GEORGIA
COUNTY OF CHEROKEE

THIS INDENTURE, made this 13th day of APRIL in the year of our Lord two thousand nine (2009), between

RUBY E. PINYAN AS EXECUTRIX UNDER THE LAST WILL AND
TESTAMENT OF ROBERT A. PINYAN AKA ROBERT ALLEN PINYAN
AKA ROBERT PINYAN, deceased

late of the State of Georgia, and County of Cherokee, of the First Part (hereinafter called "Grantor") and

RUBY E. PINYAN

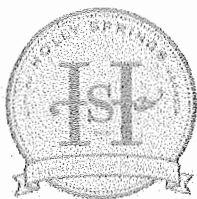
of the State of Georgia and County of Cherokee, of the Second Part (hereinafter called "Grantee"); the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits:

WITNESSETH: That the said grantor (acting under and by virtue of the power and authority contained in the said Will, the same having been duly probated and recorded in the Court of Probate of CHEROKEE County, Georgia, and all debts, including all Federal and State Estate taxes, having been paid in full), for and in consideration of the sum of \$10.00 DOLLARS and other good and valuable considerations, in hand paid, at and before the sealing and delivery of these presents (receipt of which is hereby acknowledged), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 98 AND 99 OF THE 15TH DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE THERETO.

THE ESTATE OF ROBERT PINYAN BEING ESTATE NUMBER 2009-ES-0088, AS FILED IN THE OFFICE OF THE CHEROKEE COUNTY PROBATE COURT.

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



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 Perry Rd, Ball Ground GA

Phone: 770-605-6551

Email: luciano@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: 2.9 acres off Univeter Rd

adjacent to Indian Kashi Elementary

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 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

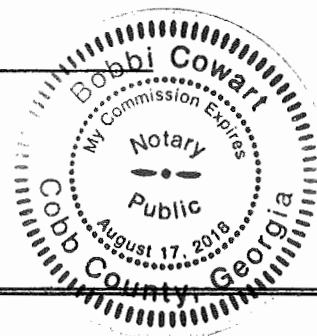
Date

Property Owner Name (Please Print)

Property Owner Signature

Date

Bobbi Cowart
Notary (form must be notarized)



Received by: Beech Bruce
City of Holly Springs, Georgia

Date: 9-22-16

DAVID L. CANNON
Attorney at Law
P. O. Box 1207
Canton, Georgia 30114

STATE OF GEORGIA, CHEROKEE COUNTY

THIS INDENTURE, Made this 18 day of April in the year of
our Lord One Thousand Nine Hundred and Eighty-eight
between Mildred Bryant

CHEROKEE COUNTY, GA.
REAL ESTATE TRANSFER TAX
PAID \$18.00

of the State of Georgia and County of Cherokee
first part, and Ernestine McArthur

DATE 4-22-88 of the
Annette Fleming
CLERK OF SUPERIOR COURT

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

WITNESSETH, That the said part Y of the first part, for and in consideration of the sum of Ten Dollars and other valuable considerations Dollars, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, he E granted, bargained, sold and conveyed, and by these presents do ES grant, bargain, sell and convey unto the said part Y of the second part her heirs and assigns, all that tract or parcel of land lying and being in

All that tract or parcel of land lying and being in the 15th District, 2nd Section, Cherokee County, Georgia being part of original Lot of Land No. 99, more particularly described as follows:

BEGINNING at an iron pin located on the Northwesterly right of way of Univeter Road (50' R/W) which iron pin is located a distance of 1307.7 feet along said right of way in a Northeasterly direction from the intersection of said right of way and the original South line of Land Lot 99 from said point of beginning; thence North 51° 38' West 210.4 feet to a point located on the Easterly side of a 10 foot wide access drive; thence in a Southeasterly direction along said Easterly side of said access drive 262 feet, more or less, to a point located on the Northwesterly right of way of Univeter Road; thence along said right of way North 24° 56' East 117.6 feet to an iron pin the POINT OF BEGINNING.

Said property being that property conveyed by Warranty Deed from Ernestine McArthur and Harold McArthur to Mildred Bryant dated January, 1985 and recorded in Deed Book 440, page 645 Cherokee County, Georgia Deed Records.

GEORGIA, CHEROKEE COUNTY, CLERK SUPERIOR COURT

Filed in office, this 22 day of April
19 88 at 11:10 P. M. Recorded in Book 704
Page 380 thru 25 day of April 19 88

Clerk

1/3 pd \$5.00
#7704

TO HAVE AND TO HOLD, The said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Ernestine McArthur the said part Y of the second part, her heirs and assigns forever in Fee Simple.

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

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

Signed, sealed and delivered in presence of:

David L. Cannon
Witness
Notary Public
4/18/88

Mildred Bryant (Seal)
Mildred Bryant (Seal)
(Seal)

Rec. 4-25-88

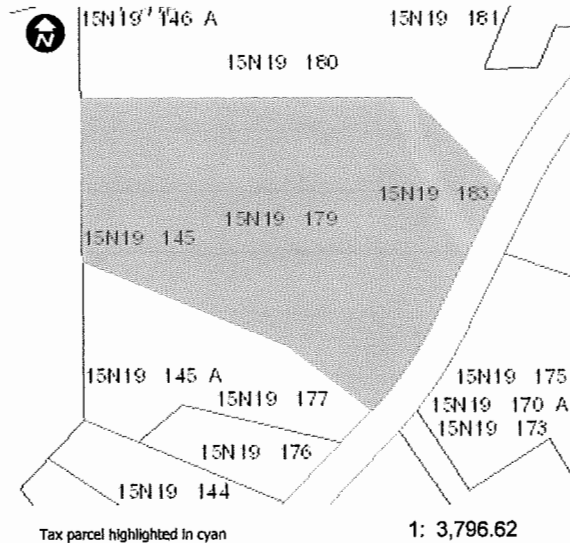
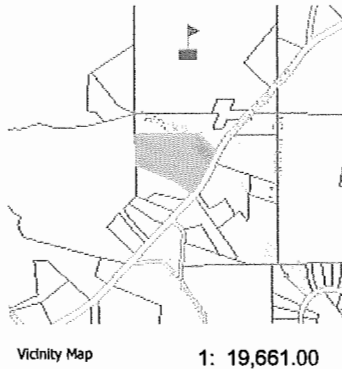
ANNETTE FLEMING
Clerk, Superior Court of

Geocortex Essentials Parcel Report

Cherokee County, GA

TIN: 15N19 179

Report generated 9/14/2016 6:52:51 PM



Tax Parcel Information

TIN: 15N19 179

PIN: 15-0099-0012

Owner: MCARTHUR, ERNESTINE

Billing Address: 3573 UNIVETER ROAD CANTON, GA 30115

Acreage: 5.93

Lot #: -

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

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

Market Value: \$124,900

Assessed Value: \$124,900

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



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)
2250 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]

SIGNATURE [Signature]

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

PRESENT ZONING DISTRICT(S) R-80

REQUESTED ZONING DISTRICT PDB

REQUESTED CONDITIONAL USE(S) N/A

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

(APPLICANT DO NOT WRITE BELOW THIS LINE)

PLANNING COMMISSION RECOMMENDATION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____ TABLED _____

CITY COUNCIL DECISION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____ TABLED _____



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)
2850 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)

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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

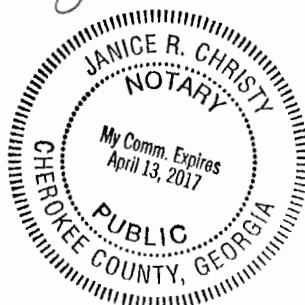
2/2/17
DATE

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:





City of Holly Springs

SYSTEMATIC ALIEN VERIFICATION FOR ENTITLEMENTS (SAVE)

Affidavit of Compliance with O.C.G.A. 50-36-1 "Verification of Lawful Presence within the United States."

O.C.G.A. 50-36-1 requires that applicants applying for such things as licenses for public benefits complete a signed and sworn affidavit verifying the applicant's lawful presence in the United States. Therefore, the applicant must answer the following questions:

The applicant is a U. S. citizen or legal permanent resident at least eighteen (18) years old.

☒ YES ☐ NO or IF NOT:

The applicant is a qualified alien or nonimmigrant under the federal Immigration and Nationality Act, Title 8 U.S.C., as amended, at least eighteen (18) years old, and is lawfully present in the United States. *A photo static copy of the applicant's alien card issued by the Department of Homeland Security or other federal immigration agency must be included with this document.**

O.C.G.A. 50-36-1 states that "Any person who knowingly and willfully makes a false, fictitious, or fraudulent statement of representation in an affidavit executed pursuant to this Code section shall be guilty of a violation of Code Section 16-10-20."

I declare, under penalty of law, that this affidavit has been completed by me and is true and correct.

Signature

Date

Title

Legal Company Name

Company Address

(Must be signed by applicant. If the applicant is a corporation, must be signed by an officer of the corporation. A **STAMPED SIGNATURE IS NOT ACCEPTABLE.**)

I hereby certify that John D. Peacock is personally known, or verified by me, that the applicant signed this application after stating to me his or her personal knowledge and understanding of all statements and, under oath actually administered by me, has sworn that the statements and answers contained in this affidavit are true.

SUBSCRIBED AND SWORN BEFORE ME ON THIS
2nd DAY OF February, 2017

Notary Public



*All applicants must attach a copy of a secure and verifiable document as defined in O.C.G.A. 50-36-2.

FILED 0004 308 PAGE 189 FILE 0018

- LEGEND:
- 1) 1" = 100' (SEE PLAT 111)
 - 2) 1" = 100' (SEE PLAT 111)
 - 3) 1" = 100' (SEE PLAT 111)
 - 4) 1" = 100' (SEE PLAT 111)
 - 5) 1" = 100' (SEE PLAT 111)
 - 6) 1" = 100' (SEE PLAT 111)
 - 7) 1" = 100' (SEE PLAT 111)
 - 8) 1" = 100' (SEE PLAT 111)
 - 9) 1" = 100' (SEE PLAT 111)
 - 10) 1" = 100' (SEE PLAT 111)
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- REFERENCE PLATS
- 1) BOUNDARY SURVEY FOR: JOHN E. SHAW, DATED 3-28-81, BY: WATTS-JONES & ASSOCIATES, JOB NO. 81-037-000.
 - 2) BOUNDARY SURVEY FOR: CHARLES J. STANLEY, DATED 6-23-98, BY: ADAMS, TUBS & ASSOCIATES, INC., JOB NO. 98-1393-000, RECORDED IN PLAT BOOK 43, PAGE 8.
 - 3) BOUNDARY SURVEY FOR: SUGAR J. CHILDS, DATED 6-23-98, BY: ADAMS, TUBS & ASSOCIATES, INC., JOB NO. 98-1393-000, RECORDED IN PLAT BOOK 43, PAGE 9.

- NOTES:
- 1) SOME UNDERGROUND UTILITIES AND UTILITY EASEMENTS, IF ANY, MAY NOT BE SHOWN.
 - 2) THIS PLAT IS SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS, BOTH RECORDED AND UNRECORDED.
 - 3) OTHER EASEMENT EASEMENTS, IF ANY, ARE NOT SHOWN.
 - 4) SOME EXISTING IMPROVEMENTS MAY NOT BE SHOWN.

- REFERENCE DEEDS:
- 1) DEED BOOK 87, PAGE 28.
 - 2) DEED BOOK 1253, PAGE 56.
 - 3)

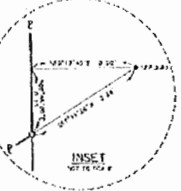
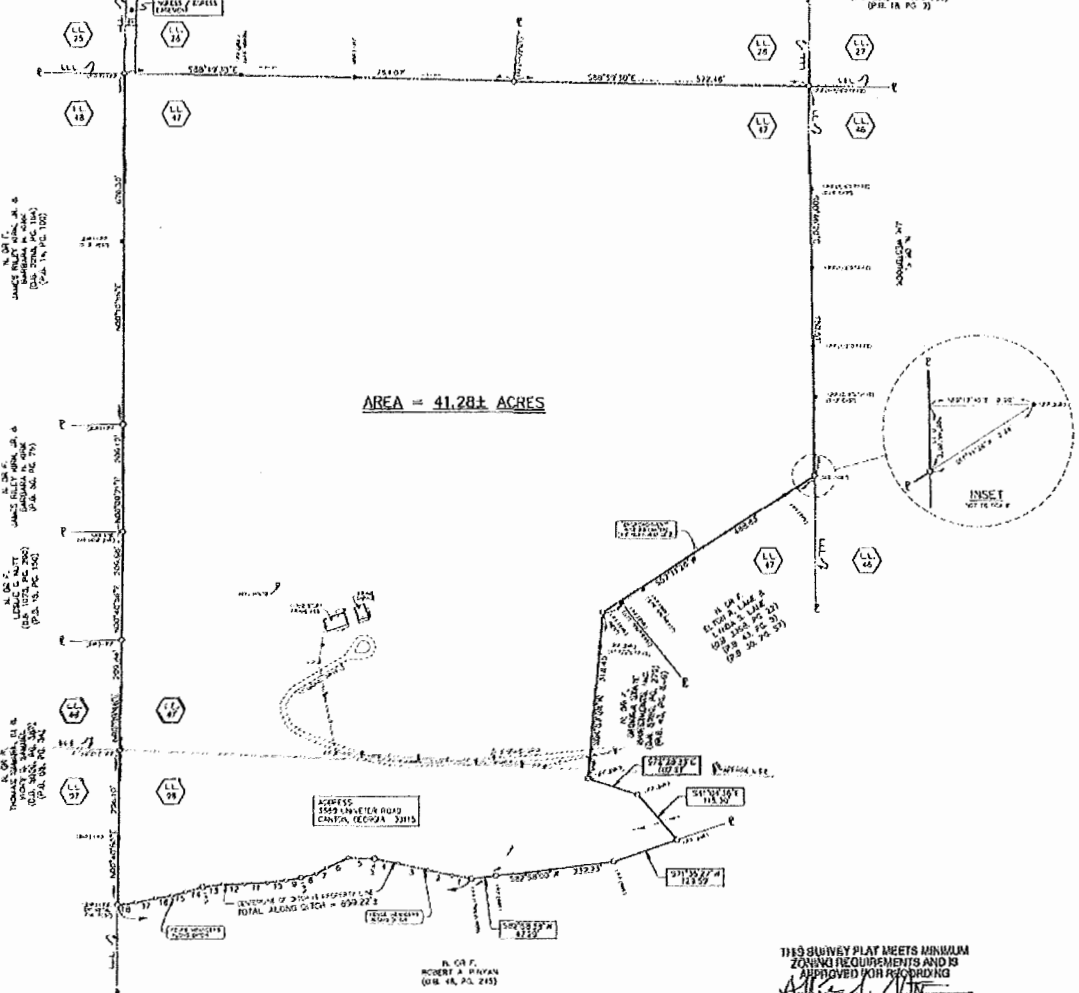
F.E.M.A. OFFICIAL FLOOD HAZARD MAP
COMPLIANCE NO. 110522 PAGE 2300
DATED 9-14-90
SHOWS THIS PROPERTY NOT TO BE IN AN
AREA HAVING SPECIAL FLOOD HAZARDS

R. CR. F.
MILLIE M. BROCKSHIRE
(JOB NO. 98-057)

R. CR. F.
JOHN R. PEACOCK
(JOB NO. 03-0149-100)

R. CR. F.
CHARLES J. STANLEY
(JOB NO. 98-1393-125)

R. CR. F.
JAMES E. LAMSON &
SHERIFF LAMSON
(JOB NO. 98-1393-180)
(JOB NO. 98-1393-180)



TRAVERSE TABLE

COURSE	BEARING	DISTANCE
1	N 10° 14' 35" E	36.50'
2	N 10° 14' 35" E	68.50'
3	N 72° 53' 37" E	58.27'
4	N 10° 14' 35" E	85.83'
5	N 87° 41' 44" E	51.75'
6	S 81° 02' 33" E	48.43'
7	S 51° 20' 45" E	22.94'
8	S 74° 47' 22" E	30.81'
9	S 90° 14' 20" E	29.13'
10	S 63° 18' 45" E	35.18'
11	S 83° 08' 15" E	44.29'
12	S 58° 08' 28" E	47.33'
13	S 53° 14' 29" E	37.90'
14	S 73° 05' 50" E	26.75'
15	S 76° 00' 53" E	27.58'
16	S 80° 21' 18" E	32.13'
17	S 77° 18' 17" E	33.51'
18	S 53° 11' 31" E	26.75'

THIS SURVEY PLAT MEETS MINIMUM
ZONING REQUIREMENTS AND IS
APPROVED FOR RECORDING
DATE 7/22/2005
JUNE 22, 2005

Filed in 7/13/2005 12:50:00 PM Office Clerk of Superior
Court Cherokee County, GA Plat BK 81 Page 189
Patty Baker

RECORDED JAN 24, 2006 - 20 EASEMENT, ACCESS
AND FLOOD HAZARD



ACCESS
CONSULTANTS
307 STANLEY DRIVE
WOODBRIDGE, GA 30180
TELEPHONE (770) 268-8700

THE FIELD DATA AND THE PLAT
WAS PREPARED BY JOHN D. PEACOCK
AND WAS CHECKED BY JOHN D. PEACOCK
ON 6/22/05. THE FIELD DATA
AND THE PLAT WAS PREPARED FOR
RECORDING AND WAS CHECKED BY
JOHN D. PEACOCK ON 6/22/05.

BOUNDARY SURVEY FOR
JOHN D. PEACOCK
LAND 1000' - 47' & 38"
DISTANCE - 13' - 50' - 2"
DATE - 6/22/05
PREPARED BY JOHN D. PEACOCK
DATE - 6/22/05
SCALE - 1" = 100' FT
JOB NO. 03-0149-100

DN PG

6704 345

2 1/2 14.00

Please return to:
James H. Turner, P.C.
Attorney at Law
4396 Earney Road
Woodstock, GA 30188
Re-Rec 2 1/2 14.00
33177

FILED IN OFFICE
CLERK OF SUPERIOR COURT
CHEROKEE COUNTY, GA

Re-Rec
04 JUL 16 AM 10:00

BOOK PAGE

Anne M. Reneau

CHEROKEE COUNTY, GA.
REAL ESTATE TRANSACTION

BOOK 825.60

DATE 11-17-2003

Anne M. Reneau
CLERK OF SUPERIOR COURT

WARRANTY DEED

State of Georgia
Cherokee County

THIS INDENTURE, made this 14th day of November, 2003 between **CHARLIE J. STANCIL**, of the State of Georgia and County of Cherokee of the first part, and **JOHN D. PEACOCK and LINDA H. PEACOCK AS TENANTS IN COMMON**, of the State of Georgia and County of Cherokee, as parties of the second part.

WITNESSETH: That the said party of the first part for and in consideration of the sum of One Dollar and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed unto the said parties of the second part their heirs and assigns, all that tract or parcel of land described as follows:

SEE THE ATTACHED EXHIBIT "A" FOR A COMPLETE AND ACCURATE DESCRIPTION OF THE SUBJECT PROPERTY. SAID EXHIBIT "A" IS INCORPORATED HEREIN BY REFERENCE THERETO.

This conveyance is made subject to all restrictive covenants and easements of record.

TO HAVE AND TO HOLD, the said bargained premises together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the other proper use, benefit and behoof of the said parties of the second part, their heirs and assigns, forever in Fee Simple Absolute.

AND THE SAID party of the first part, for his successors and assigns, will warrant and forever defend the right and title to the above described property, unto the said parties of the second part, their heirs and assigns, against the claims of all person claiming by, through or under grantor.

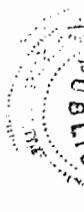
IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and affixed his seal the day and year above written.

Signed, sealed and delivered
in the presence of:

Witness

Sherrie B. Turner

Notary Public



SHERRIE B. TURNER
CHEROKEE COUNTY, GEORGIA
MY COMMISSION EXPIRES
MARCH 16, 2006

CHARLIE J. STANCIL

This Warranty Deed is being re-recorded after
the insertion of the Plat Book and Page numbers
on the Exhibit "A".

BK PG
6704 346

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lots 47 and 98 of the 15th District, 2nd Section of Cherokee County, Georgia and being 41.31 acres as shown on a survey for Charlie Stancil filed in Plat Book 55, Page 175; together with 1.99 acres as shown on a survey for Charlie J. Stancil filed in Plat Book 43, Page 8, Cherokee County, Georgia plat records.

LESS AND EXCEPT:

Tract 1, being 2.01 acres on a survey for Sandra J. Childers at Plat Book 43, Page 9, Cherokee County, Georgia records which are incorporated herein by reference and made a part hereof.

AND

All that tract or parcel of land lying and being in Land Lots 47 and 98 of 15th District, 2nd Section, Cherokee County, Georgia and being more particularly described as follows:

THE TRUE POINT OF BEGINNING is an iron pin found (1" O.T.) which is located at the common land lot corners of Land Lots 25, 26, 47 and 48; thence leaving the common land lot corners of Land Lots 25, 26, 47 and 48 and traveling along the common land lot line of Land Lots 26 and 47 the following courses and distances: South 88°49'30" East a distance of 754.07 feet to an iron pin found (1½" O.T.); thence traveling South 88°59'30" East a distance of 572.46 feet to an iron pin found (1¼" O.T. pipe) which is located at the common land lot corners of Land Lots 26, 27, 46 and 47; thence leaving the common land lot corners of Land Lots 26, 27, 46 and 47 and traveling along the common land lot line of Land Lots 46 and 47 South 00°46'20" East a distance of 750.51 feet to an iron pin set (#5 rebar); thence leaving the common land lot line of Land Lots 46 and 47 and traveling South 57°11'26" West a distance of 488.83 feet to an iron pin found (#4 rebar - bent); thence traveling South 04°57'08" West a distance of 318.45 feet to an iron pin found (#4 rebar); thence traveling South 72°28'39" East a distance of 102.01 feet to an iron pin found (#4 rebar); thence traveling South 41°04'36" East a distance of 115.30 feet to an iron pin found (#4 rebar); thence traveling South 71°25'27" West a distance of 129.59 feet to an iron pin found (#4 rebar); thence traveling South 82°58'00" West a distance of 232.23 feet to an iron pin found (#4 rebar); thence traveling South 82°58'38" West a distance of 47.29 feet to an iron pin found (1" solid rod); thence traveling along the centerline of a ditch the following courses and distances: thence traveling North 79°57'46" West a distance of 38.20 feet to a point; thence traveling North 78°14'35" West a distance of 46.59 feet to a point; thence traveling North 77°03'37" West a distance of 38.27 feet to a point; thence traveling North 78°24'12" West a distance of 45.63 feet to an iron pin set (#5 rebar); thence traveling North 87°41'44" West a distance of 51.78 feet to a point; thence traveling South 64°29'33" West a distance of 46.43 feet to a point; thence traveling South 61°20'45" West a distance of 22.94 feet to a point; thence traveling South 74°47'22" West a distance of 30.81 feet to an iron pin set (#5 rebar); thence traveling South 80°34'20" West a distance of 29.13 feet to a point; thence traveling South 83°16'46" West a distance of 36.44 feet to a point; thence traveling South 87°06'15" West a distance of 44.99 feet to a point; thence traveling South 88°06'24" West a distance of 41.33 feet to a point; thence traveling South 83°14'29" West a distance of 37.93 feet to an iron pin set (#5 rebar); thence traveling South 73°05'50" West a distance of 34.75 feet to a point; thence traveling South 76°00'53" West a distance of 27.58 feet to a point; thence traveling South 80°22'44" West a distance of 32.13 feet to a point; thence traveling South 77°46'17" West a distance of 39.51 feet to a point; thence traveling South 83°11'31" West a distance of 34.78 feet to an iron pin found (#4 rebar) which is located on the common land lot line of Land Lots 97 and 98; thence

BK PG

6704 347

traveling along the common land lot line of Land Lots 97 and 98 North $00^{\circ}40'50''$ East a distance of 296.10 feet to an iron pin found ($1\frac{1}{2}''$ O.T.) which is located at the common land lot corners of Land Lots 47, 48, 97 and 98; thence leaving the common land lot corners of Land Lots 47, 48, 97 and 98 and traveling along the common land lot line of Land Lots 47 and 48 the following courses and distances:

thence traveling North $00^{\circ}39'48''$ East a distance of 209.84 feet to an iron pin found (#4 rebar);

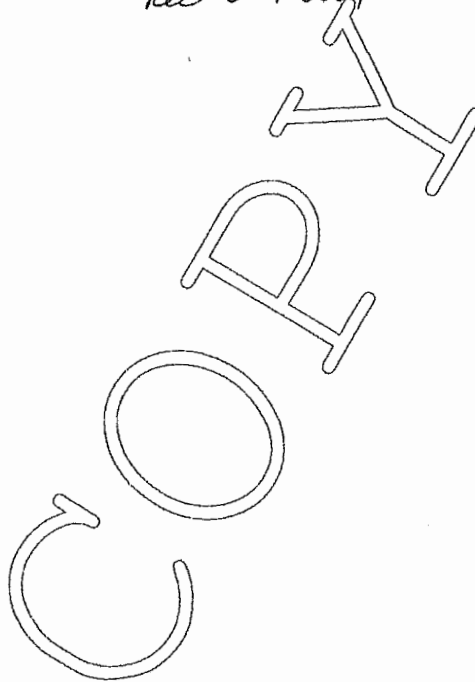
thence traveling North $00^{\circ}40'56''$ East a distance of 209.98 feet to an iron pin found (nail found at bent #4 rebar);

thence traveling North $00^{\circ}09'21''$ East a distance of 209.12 feet to an iron pin found (#5 rebar);

thence traveling North $00^{\circ}10'55''$ East a distance of 676.30 feet to an iron pin found ($1''$ O.T.) which is located at the common land lot corners of Land Lots 25, 26, 47 and 48 and which is THE TRUE POINT OF BEGINNING. Said parcel contains $41.28\pm$ acres. Specific reference is made to a boundary survey for John D. Peacock prepared by Access Consultants, Michael A. Hughes, R.L.S. #2569 and dated November 6, 2003 and recorded in Plat Book 76, Page 91, Cherokee County, Georgia plat records and incorporated herein by reference thereto.

CFS

Rev 2-4-2004





McArthur

**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. LLCOWNER Ernestine McArthur
(If other than applicant) _____ADDRESS 510 Gilmer Ferry Rd
Ball Ground, GAADDRESS 3573 Univeter Road
Canton GAZIP CODE 30107 PHONE 770-605-6551ZIP 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-80REQUESTED ZONING DISTRICT PDR

REQUESTED CONDITIONAL USE(S) _____

PROPERTY LOCATION/ADDRESS 3573 Univeter Rd Canton GAMAP NUMBER 15N-19PARCEL NUMBER(S) 179LAND LOT(S) 99DISTRICT(S) 15 SECTION(S) 2ACREAGE 5.9 SEWAGE DISPOSAL TYPE Public sewer UTILITIES AVAILABLE allDESCRIPTION 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:**

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____ TABLED _____

CITY COUNCIL DECISION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____ TABLED _____

DAVID L. CANNON
Attorney at Law
P. O. Box 1207
Canton, Georgia 30114

STATE OF GEORGIA, CHEROKEE COUNTY

THIS INDENTURE, Made this 18 day of April in the year of
our Lord One Thousand Nine Hundred and Eighty-eight
between Mildred Bryant

CHEROKEE COUNTY, GA.
REAL ESTATE TRANSFER TAX
PAID \$18.00

of the State of Georgia and County of Cherokee
first part, and Ernestine McArthur

Annette Fleming
CLERK OF SUPERIOR COURT

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

WITNESSETH, That the said part Y of the first part, for and in consideration of the sum of
Ten Dollars and other valuable considerations Dollars, in hand paid at and before the sealing
and delivery of these presents, the receipt whereof is hereby acknowledged, he is granted, bargained, sold and con-
veyed, and by these presents do is grant, bargain, sell and convey unto the said part Y of the second part
her heirs and assigns, all that tract or parcel of land lying and being in

All that tract or parcel of land lying and being in the 15th
District, 2nd Section, Cherokee County, Georgia being part of
original Lot of Land No. 99, more particularly described as follows:

BEGINNING at an iron pin located on the Northwestern right of way of
Univeter Road (50' R/W) which iron pin is located a distance of
1307.7 feet along said right of way in a Northeasterly direction from
the intersection of said right of way and the original South line of
Land Lot 99 from said point of beginning; thence North 51° 38' West
210.4 feet to a point located on the Easterly side of a 10 foot wide
access drive; thence in a Southeasterly direction along said Easterly
side of said access drive 262 feet, more or less, to a point located
on the Northwestern right of way of Univeter Road; thence along said
right of way North 24° 56' East 117.6 feet to an iron pin the POINT
OF BEGINNING.

Said property being that property conveyed by Warranty Deed from
Ernestine McArthur and Harold McArthur to Mildred Bryant dated
January, 1985 and recorded in Deed Book 440, page 645 Cherokee
County, Georgia Deed Records.

GEORGIA, CHEROKEE COUNTY, CLERK SUPERIOR COURT

Filed in office this 20 day of April

19 88 at 4:10 P. M. Recorded in Book 704

Page 380 thru 385 day of April 19 88

Annette Fleming Clerk

1/3 pd \$5.00
7704

TO HAVE AND TO HOLD, The said bargained premises, together with all and singular the rights, members and
appurtenances thereof, to the same being, belonging or in anywise appertaining to the only proper use, benefit and
behoof of Ernestine McArthur the said part Y of the second
part her heirs and assigns forever in Fee Simple.

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

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

Signed, sealed and delivered in presence of:

Mildred Bryant
Witness
Annette Fleming
Notary Public

Mildred Bryant (Seal.)
Annette Fleming (Seal.)
Annette Fleming (Seal.)

See 4-25-88

ANNETTE FLEMING
Clerk, Superior Court of Cherokee County

LEE & CHADWICK, INC.
LAND SURVEYING
P.O. BOX 1145
WOODSTOCK, GA 30188
928-5565

ALL MATTERS OF TITLE
ARE EXCEPTED.
THIS PLAT SUBJECT TO
ALL LEGAL EASEMENTS
AND RIGHT-OF-WAYS,
PUBLIC OR PRIVATE.

THIS PROPERTY IS NOT LOCATED IN A
FEDERAL FLOOD AREA AS INDICATED BY
FIA OFFICIAL FLOOD HAZARD MAPS.

SURVEY FOR
ERNESTINE
McARTHUR

LAND LOT- 99,
DISTRICT- 15, SECTION- 2,
CHEROKEE COUNTY, GA.
DATE: 4-21-88
SCALE: 1" = 100'
REF.: FB. 16, FB. 120

GA. CHEROKEE COUNTY
PLAT FILED FOR RECORD
4-22-88 AT 4:10 P.M.
RECORD IN PLAT
BOOK 35 PAGE 60
ANNETTE FLEMING
CLERK SUPERIOR COURT

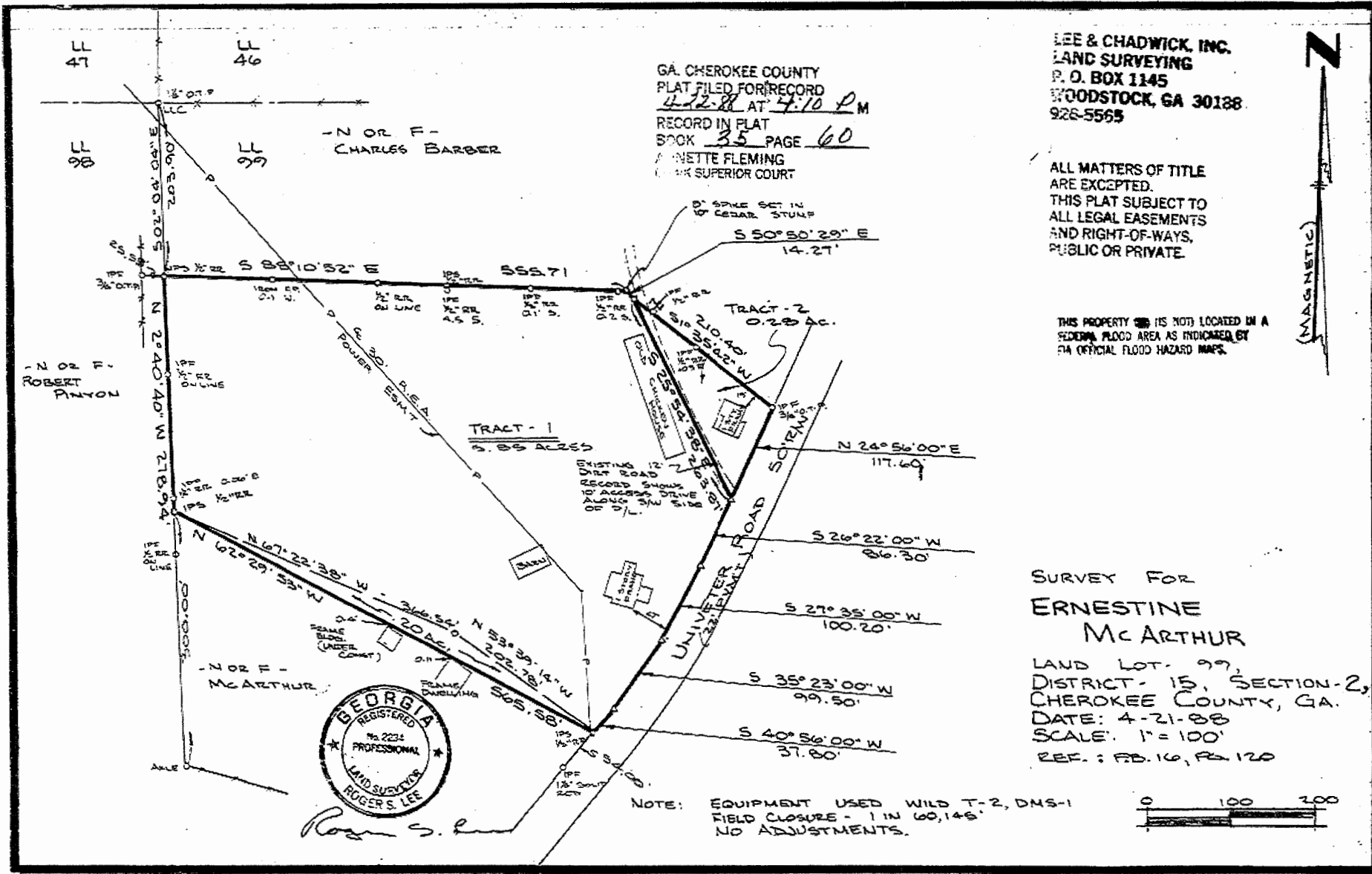
- N OR F -
CHARLES BARBER

- N OR F -
ROBERT DIXON

- N OR F -
McARTHUR



NOTE: EQUIPMENT USED WILD T-2, DMS-1
FIELD CLOSURE - 1 IN 60,148
NO ADJUSTMENTS.



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

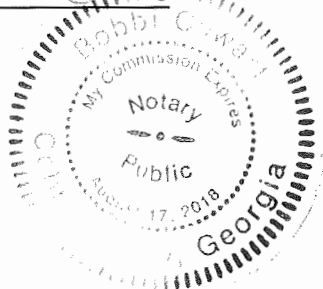
2/2/17
DATE

Ernestine McArthur
APPLICANT NAME PRINTED

Ernestine McArthur
APPLICANT SIGNATURE

Bobbi C. Ward
NOTARY

Seal:





City of Holly Springs

SYSTEMATIC ALIEN VERIFICATION FOR ENTITLEMENTS (SAVE)

Affidavit of Compliance with O.C.G.A. 50-36-1 "Verification of Lawful Presence within the United States."

O.C.G.A. 50-36-1 requires that applicants applying for such things as licenses for public benefits complete a signed and sworn affidavit verifying the applicant's lawful presence in the United States. Therefore, the applicant must answer the following questions:

The applicant is a U. S. citizen or legal permanent resident at least eighteen (18) years old.
☒ YES ☐ NO or IF NOT:

The applicant is a qualified alien or nonimmigrant under the federal Immigration and Nationality Act, Title 8 U.S.C., as amended, at least eighteen (18) years old, and is lawfully present in the United States. *A photo static copy of the applicant's alien card issued by the Department of Homeland Security or other federal immigration agency must be included with this document.**

O.C.G.A. 50-36-1 states that "Any person who knowingly and willfully makes a false, fictitious, or fraudulent statement of representation in an affidavit executed pursuant to this Code section shall be guilty of a violation of Code Section 16-10-20."

I declare, under penalty of law, that this affidavit has been completed by me and is true and correct.

Ernestine McArthur
 Signature Ernestine McArthur

2/2/17
 Date

 Title

 Legal Company Name

 Company Address

(Must be signed by applicant. If the applicant is a corporation, must be signed by an officer of the corporation. **A STAMPED SIGNATURE IS NOT ACCEPTABLE.**)

I hereby certify that Ernestine McArthur is personally known, or verified by me, that the applicant signed this application after stating to me his or her personal knowledge and understanding of all statements and, under oath actually administered by me, has sworn that the statements and answers contained in this affidavit are true.

SUBSCRIBED AND SWORN BEFORE ME ON THIS
2nd DAY OF February, 2017
Bobbi Cowart
 Notary Public



*All applicants must attach a copy of a secure and verifiable document as defined in



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 Ronald Pinyan & Linda Pinyan
(If other than applicant)

Investments, LLC

ADDRESS 510 Gilmer Ferry Rd

ADDRESS 3427 Univeter Rd

Ball Ground, GA

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-8D

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

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

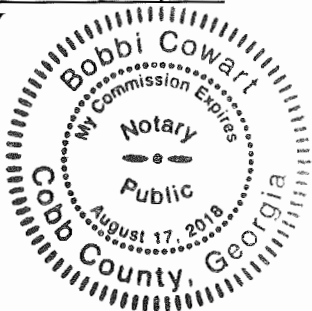
2-2-17
DATE

Linda H. Pinyan
APPLICANT NAME PRINTED

Linda H. Pinyan
APPLICANT SIGNATURE

Bobbi Cowart
NOTARY

Seal:



ATTACHMENT A

DISCLOSURE

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_____ YES ✓ _____ NO

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_____ 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

Ronald D. Pinyan
APPLICANT NAME PRINTED

Ronald D. Pinyan
APPLICANT SIGNATURE

Bobbi Cowart
NOTARY

Seal:





City of Holly Springs

SYSTEMATIC ALIEN VERIFICATION FOR ENTITLEMENTS (SAVE)

Affidavit of Compliance with O.C.G.A. 50-36-1 "Verification of Lawful Presence within the United States."

O.C.G.A. 50-36-1 requires that applicants applying for such things as licenses for public benefits complete a signed and sworn affidavit verifying the applicant's lawful presence in the United States. Therefore, the applicant must answer the following questions:

The applicant is a U. S. citizen or legal permanent resident at least eighteen (18) years old.

☒ YES ☐ NO or IF NOT:

The applicant is a qualified alien or nonimmigrant under the federal Immigration and Nationality Act, Title 8 U.S.C., as amended, at least eighteen (18) years old, and is lawfully present in the United States. *A photo static copy of the applicant's alien card issued by the Department of Homeland Security or other federal immigration agency must be included with this document.**

O.C.G.A. 50-36-1 states that "Any person who knowingly and willfully makes a false, fictitious, or fraudulent statement of representation in an affidavit executed pursuant to this Code section shall be guilty of a violation of Code Section 16-10-20."

I declare, under penalty of law, that this affidavit has been completed by me and is true and correct.

Linda H. Pinyan
Signature Linda H. Pinyan

2-2-17
Date

Title

Legal Company Name

Company Address

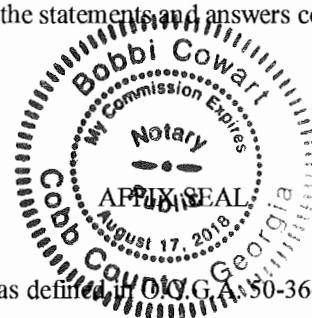
(Must be signed by applicant. If the applicant is a corporation, must be signed by an officer of the corporation. **A STAMPED SIGNATURE IS NOT ACCEPTABLE.**)

I hereby certify that Linda H. Pinyan is personally known, or verified by me, that the applicant signed this application after stating to me his or her personal knowledge and understanding of all statements and, under oath actually administered by me, has sworn that the statements and answers contained in this affidavit are true.

SUBSCRIBED AND SWORN BEFORE ME ON THIS

2nd DAY OF February, 2017

Bobbi Cowart
Notary Public



*All applicants must attach a copy of a secure and verifiable document as defined in O.C.G.A. 50-36-2.



City of Holly Springs

SYSTEMATIC ALIEN VERIFICATION FOR ENTITLEMENTS (SAVE)

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I declare, under penalty of law, that this affidavit has been completed by me and is true and correct.

Signature Ronald D. Pinyan

2-2-17
Date

Title

Legal Company Name

Company Address

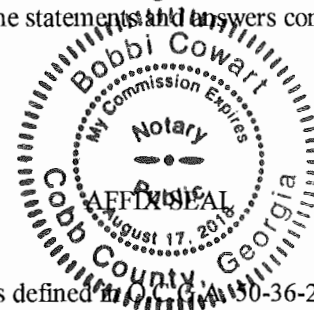
(Must be signed by applicant. If the applicant is a corporation, must be signed by an officer of the corporation. **A STAMPED SIGNATURE IS NOT ACCEPTABLE.**)

I hereby certify that Ronald D. Pinyan is personally known, or verified by me, that the applicant signed this application after stating to me his or her personal knowledge and understanding of all statements and, under oath actually administered by me, has sworn that the statements and answers contained in this affidavit are true.

SUBSCRIBED AND SWORN BEFORE ME ON THIS

2nd DAY OF February, 2017

Bobbi Cowart
Notary Public



*All applicants must attach a copy of a secure and verifiable document as defined in O.C.G.A. 50-36-2.

154

STATE OF GEORGIA, County of _____
and _____, this 15th day of _____, 1964, at _____, Georgia, in the
Year of Our Lord One Thousand Nine Hundred and _____, SEVENTY-FIVE, between
ROBERT RIVAN

of the State of _____ and County of _____ of the first part, and
RONALD H. RIVAN and LINDA H. RIVAN
of the State of _____ and County of _____ of the second part.

WITNESSETH: That the said part _____ of the first part, for and in consideration of the sum of
--TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS, hereinafter Dollars,
in hand paid, at and before the making and delivery of these presents, the receipt of which
is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents
do now grant, bargain, sell and convey unto the said part _____ of the second part, their
heirs and assigns, all that tract or parcel of land lying and being in Land Lots 98 and
99 of the 15th District and 2nd Section of Cherokee County,
Georgia, and being more particularly described as follows:

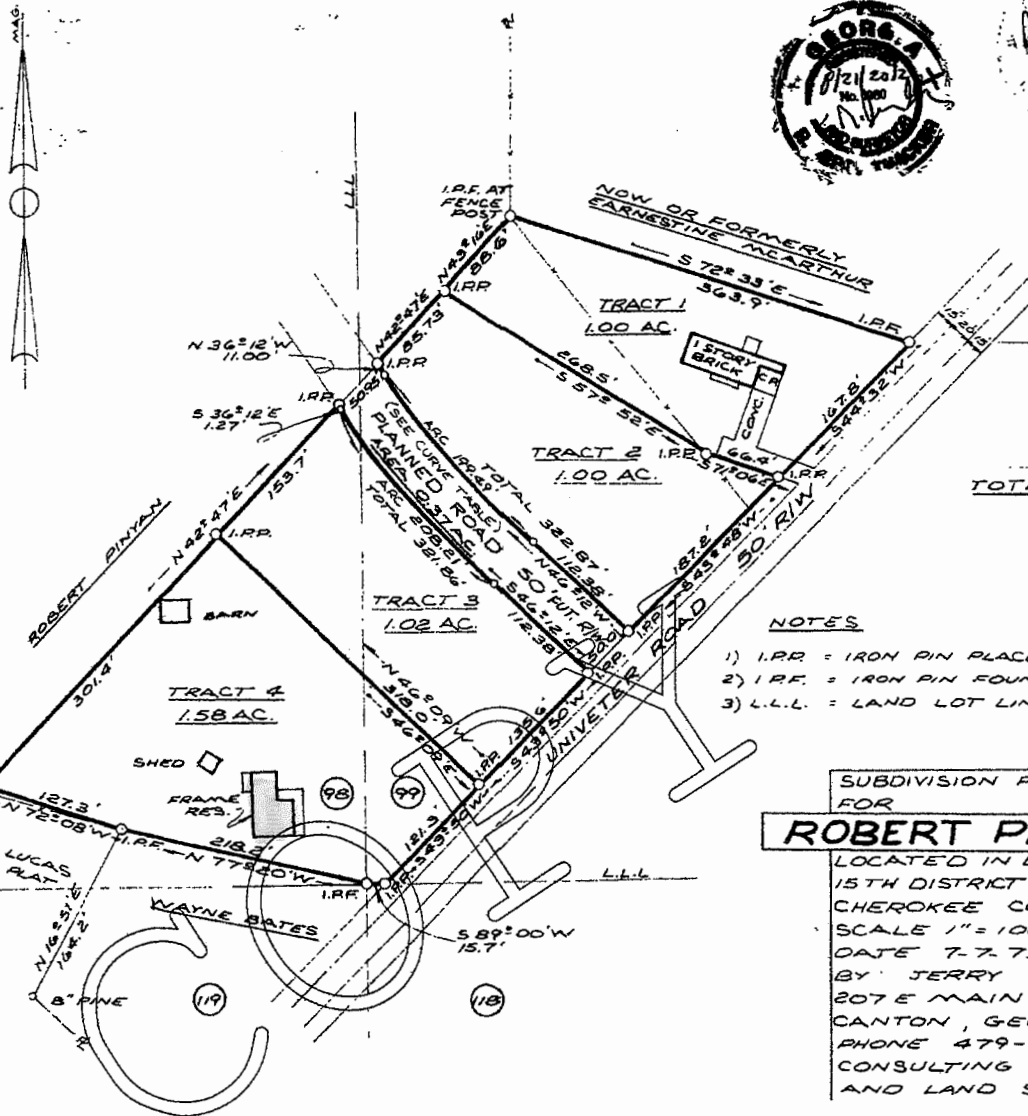
BEGINNING at an iron pin located on the Northwest right of way
of Univeter Road and in Land Lot 99, said iron pin being located a
distance of 121.3 feet as measured North 43° 50' East along the
Northwest right of way of Univeter Road from the point of inter-
section of the Northwest right of way of Univeter Road and the
South land lot line of Land Lot 99; thence North 46° 09' West a
distance of 318.0 feet to an iron pin; thence North 42° 47' East
a distance of 153.7 feet to an iron pin; thence South 36° 12'
East a distance of 1.27 feet; thence along an arc a distance of
208.11 feet to an iron pin; thence South 46° 12' East a distance
of 112.38 feet to an iron pin located on the Northwest right of
way of Univeter Road; thence South 43° 50' West a distance of
135.6 feet to an iron pin, the same being the point of beginning.

CURVE TABLE

$P.I. = 2+39.57$
 $\Delta = 10^{\circ}00' R$
 $R = 1168.00'$
 $L.C. = 223.85'$
 $T = 102.19'$

(BOUNDARY LINE ADJOINING LUCAS
 LOCATED USING INFO. FROM PLAT
 BY JAMES HARRY DATED
 2-20-75.)

ERROR OF CLOSURE: 1' IN 23,000'



- present plat is the land platted and
 has been prepared in conformity with
 the minimum standards and require-
 ments of law.

R. Jerry Thacker
 Member Co. Asst. Reg. Land Surveyors

Plat Book 108 Pg 32
 Filed and Recorded 8/22/2012 3:38:33 PM
 28-2012-000174
 Patty Baker
 Clerk of Superior Court Cherokee City, GA

TOTAL AREA = 4.97 ACRES

APPROVED FOR RECORDING
 CHEROKEE COUNTY
 PLANNING AND ZONING

Vicki Taylor
 August 22, 2012

NOTES

- 1) I.P.P. = IRON PIN PLACED
- 2) I.F.F. = IRON PIN FOUND
- 3) L.L.L. = LAND LOT LINE

SUBDIVISION PLAT
 FOR

ROBERT PINYAN

LOCATED IN LAND LOTS 98 & 99
 15TH DISTRICT, 2ND SECTION
 CHEROKEE COUNTY, GEORGIA
 SCALE 1" = 100'
 DATE 7-7-75, REVISED 7-9-75
 BY: JERRY THACKER & ASSOCIATES
 207 E MAIN STREET
 CANTON, GEORGIA 30114
 PHONE 479-4911
 CONSULTING CIVIL ENGINEERING
 AND LAND SURVEYING

750104-20

[illegible]

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

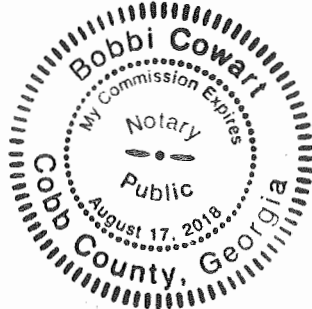
8/22/16
DATE

Univeter Road Investments, LLC
APPLICANT NAME PRINTED

[Signature]
APPLICANT SIGNATURE

Bobbi Cowart
NOTARY

Seal:





City of Holly Springs

SYSTEMATIC ALIEN VERIFICATION FOR ENTITLEMENTS (SAVE)

Affidavit of Compliance with O.C.G.A. 50-36-1 "Verification of Lawful Presence within the United States."

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O.C.G.A. 50-36-1 states that "Any person who knowingly and willfully makes a false, fictitious, or fraudulent statement of representation in an affidavit executed pursuant to this Code section shall be guilty of a violation of Code Section 16-10-20."

I declare, under penalty of law, that this affidavit has been completed by me and is true and correct.

Signature

Date

Managing Member

Univeter Road Investments, LLC

Legal Company Name

510 Gilmer Ferry Rd, Ball Ground, GA 30107

Company Address

(Must be signed by applicant. If the applicant is a corporation, must be signed by an officer of the corporation. **A STAMPED SIGNATURE IS NOT ACCEPTABLE.**)

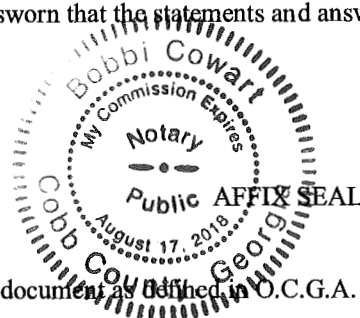
I hereby certify that Lee Lusk is personally known, or verified by me, that the applicant signed this application after stating to me his or her personal knowledge and understanding of all statements and, under oath actually administered by me, has sworn that the statements and answers contained in this affidavit are true.

SUBSCRIBED AND SWORN BEFORE ME ON THIS

22nd DAY OF August, 2016

Bobbi Cowart

Notary Public



*All applicants must attach a copy of a secure and verifiable document as defined in O.C.G.A. 50-36-2.



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: lee.lusk@univeter.com

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)

[Signature]
Applicant Signature

Managing member
Title (Please Print)

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 age/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

SYSTEMATIC ALIEN VERIFICATION FOR ENTITLEMENTS (SAVE)

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 YES NO or IF NOT:

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I declare, under penalty of law, that this affidavit has been completed by me and is true and correct.

Sam A Cloud
Signature

02-02-2017
Date

Title

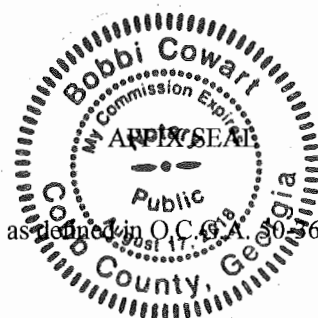
Legal Company Name

Company Address

(Must be signed by applicant. If the applicant is a corporation, must be signed by an officer of the corporation. A **STAMPED SIGNATURE IS NOT ACCEPTABLE.**)

I hereby certify that Sam A Cloud is personally known, or verified by me, that the applicant signed this application after stating to me his or her personal knowledge and understanding of all statements and, under oath actually administered by me, has sworn that the statements and answers contained in this affidavit are true.

SUBSCRIBED AND SWORN BEFORE ME ON THIS
2nd DAY OF February, 2017
Bobbi Cowart
Notary Public



*All applicants must attach a copy of a secure and verifiable document as required in O.C.G.A. 50-36-2.

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

Deed Book **10882** Pg **324**
Filed and Recorded 12/23/2009 2:06:05 PM

Transfer Tax \$0.00
Patty Baker
Clerk of Superior Court Cherokee Cty, GA

WARRANTY DEED
Deed Service Only / No Certification as to Title

State of Georgia
Cherokee County

THIS INDENTURE, made this 10th day of December, 2009 between **Sammy Astor Cloud a/k/a Sam Cloud a/k/a Sam A. Cloud a/k/a Sammy A. Cloud**, of the State of Georgia and County of Cherokee, as party of the first part, and **Thirty-Seven Acres, LLC, a Georgia limited liability company**, of the State of Georgia and County of Cherokee, as party of the second part.

WITNESSETH: That the said party of the first part for and in consideration of the sum of One Dollar and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed unto the said party of the second part its successors and assigns, all that tract or parcel of land described as follows:

See the attached Exhibit "A" which is incorporated herein by reference thereto.

This is the same property as was conveyed from Mary J. Cloud to Sammy Astor Cloud by Quitclaim Deed dated February 1, 1996 and recorded February 21, 1996 in Deed Book 2308, Page 187, Cherokee County, Georgia deed records and as was conveyed from Mary J. Cloud to Sam Cloud by Quitclaim Deed dated March 5, 2001 and recorded April 25, 2001 in Deed Book 4558, Page 122, aforesaid records.

and

All that tract and parcel of land lying and being located in Land Lot 118 of the 15th District, Second Section of Cherokee County, Georgia, and being better described as follows:

Beginning at the southwest corner of Land Lot 118 marked by an iron pin found, the same being the common corners of Land Lots 118, 119, 170 and 171, thence North 71°09'25" East a distance of 723.12 feet to point located on the west right of way of Providence Drive, having a 20 foot right of way, thence southerly along said right of way the following courses and distances, South 07°37'10" West a distance of 20.95 feet to a point, thence South 05°54'35" West a distance of 41.45 feet to a point; thence South 05°26'30" West a distance of 29.65 feet to an iron pin found, thence leaving said right of way, South 78°06'30" West a distance of 689.30 feet to the point of beginning.

This is the same property as was conveyed from Wally Cloud to Sammy Astor Cloud by Warranty Deed dated December 12, 1998, recorded March 30, 1999 in Deed Book 3574, Page 151, Cherokee County, Georgia deed records and subsequently corrected by Corrective Warranty Deed from Wally Cloud to Sammy Astor Cloud dated December 14, 2009, recorded December 15, 2009, in Deed Book 10874, Page 68, Cherokee County, Georgia deed records.

TO HAVE AND TO HOLD, the said bargained premises together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the other proper use, benefit and behoof of the said party of the second part, its heirs and assigns, forever in Fee Simple Absolute.

AND THE SAID party of the first part, for his successors and assigns, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, its heirs and assigns, against the claims of all person claiming by, through or under party of the first part.

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

Signed, sealed and delivered
in the presence of:

James B. Dean
Witness

[Signature]
Notary Public

Sammy Astor Cloud
Sammy Astor Cloud
a/k/a Sam Cloud
a/k/a Sam A. Cloud
a/k/a Sammy A. Cloud



Tract 4

All that tract or parcel of land lying and being in Land Lot 118 of the 15th District and 2nd Section of Cherokee County, Georgia and being more particularly described as follows:

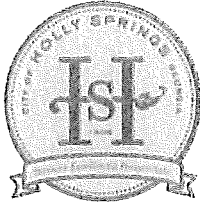
BEGINNING at a point on the North land lot line of Land Lot 118 said point being located North 89°30' East 88.0 feet from the Northwest corner of Land Lot 118, said point of beginning also being located at the intersection of the centerline of the West fork of Providence Road with the East right-of-way of Univeter Road; thence from said POINT OF BEGINNING the following courses and distances along the centerline of the West fork of Providence Road: South 88°55' East 76.8 feet, North 86°38' East 100.0 feet, and South 87°33' East 60.0 feet; thence following the centerline of the west fork of Providence Road South 17°24' East 599.3 feet to an iron pin; thence North 85°26' East 225.1 feet to a point in the centerline of Providence Road; thence in a Northerly and Northwesterly direction along the centerline of Providence Road and following the centerline of the East fork thereof a total distance of 602 feet, more or less, to the intersection of the East fork of Providence Road with the North land lot line of Land Lot 118; thence West along the North land lot line of Land Lot 118, 418 feet, more or less, to the POINT OF BEGINNING. Said tract being bounded on the West by other property of Sam A. Cloud, on the South by property of Wray Lacy, on the East by Providence Road, and on the North by the North land lot line of Land Lot 118. Said tract is a portion of the property described in a certain Warranty Deed from J. M. Lacy to J. W. Lacy dated October 13, 1919, and recorded in Deed Book NN, Page 397 of the Cherokee County Deed Records.

Tract 5

All that tract or parcel of land lying and being in the 15th District and 2nd Section, Cherokee County, Georgia, being part of original Land Lot No. 118 and being more particularly described as follows:

BEGINNING at the Northwest corner of the property of W. L. Lacy located on the West original line of said Land Lot No. 118 and which point is located 434 feet North of the original Southwest corner of said land lot; thence East along the property line of W. L. Lacy 690 feet to an oak tree located on the West side of Lacy Road; thence North along the West side of Lacy Road 360 feet to a point; thence a Westerly direction 698 feet, more or less, to the original West line of said Land Lot No. 118; thence South along said original line 360 feet to POINT OF BEGINNING. There being an iron pin set at all four corners above-mentioned.

gac



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: 9/13/16

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:

- 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

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

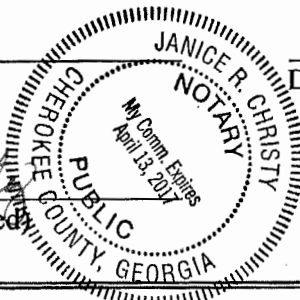
2.2.2017

Property Owner Name (Please Print)

Property Owner Signature

Date

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)

Linda H. Peacock
Property Owner Signature

9-14-16
Date

John D. Peacock
Property Owner Name (Please Print)

[Signature]
Property Owner Signature

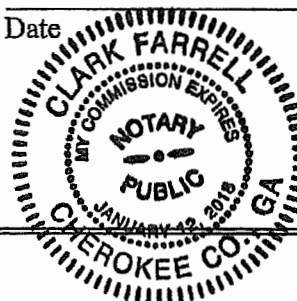
9-14-16
Date

Property Owner Name (Please Print)

Property Owner Signature

Date

[Signature] 9.14.16
Notary (form must be notarized)



Received by: Becky Bruce
City of Holly Springs, Georgia

Date: 9-22-16



City of Holly Springs

SYSTEMATIC ALIEN VERIFICATION FOR ENTITLEMENTS (SAVE)

Affidavit of Compliance with O.C.G.A. 50-36-1 "Verification of Lawful Presence within the United States."

O.C.G.A. 50-36-1 requires that applicants applying for such things as licenses for public benefits complete a signed and sworn affidavit verifying the applicant's lawful presence in the United States. Therefore, the applicant must answer the following questions:

The applicant is a U. S. citizen or legal permanent resident at least eighteen (18) years old.

☒ YES ☐ NO or IF NOT:

The applicant is a qualified alien or nonimmigrant under the federal Immigration and Nationality Act, Title 8 U.S.C., as amended, at least eighteen (18) years old, and is lawfully present in the United States. *A photo static copy of the applicant's alien card issued by the Department of Homeland Security or other federal immigration agency must be included with this document.**

O.C.G.A. 50-36-1 states that "Any person who knowingly and willfully makes a false, fictitious, or fraudulent statement of representation in an affidavit executed pursuant to this Code section shall be guilty of a violation of Code Section 16-10-20."

I declare, under penalty of law, that this affidavit has been completed by me and is true and correct.

Linda H. Peacock
Signature

9-14-16
Date

Title

Legal Company Name

Company Address

(Must be signed by applicant. If the applicant is a corporation, must be signed by an officer of the corporation. A **STAMPED SIGNATURE IS NOT ACCEPTABLE.**)

I hereby certify that LINDA PEACOCK is personally known, or verified by me, that the applicant signed this application after stating to me his or her personal knowledge and understanding of all statements and, under oath actually administered by me, has sworn that the statements and answers contained in this affidavit are true.

SUBSCRIBED AND SWORN BEFORE ME ON THIS
14 DAY OF SEPT, 2016

[Signature]
Notary Public



*All applicants must attach a copy of a secure and verifiable document as defined in O.C.G.A. 50-36-2.

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

Property Owner Name (Please Print)

Property Owner Signature

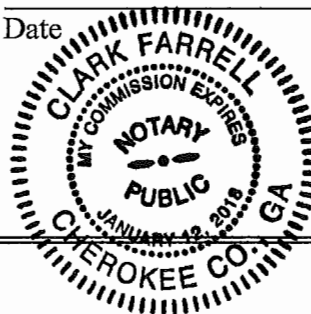
Date

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: 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-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:

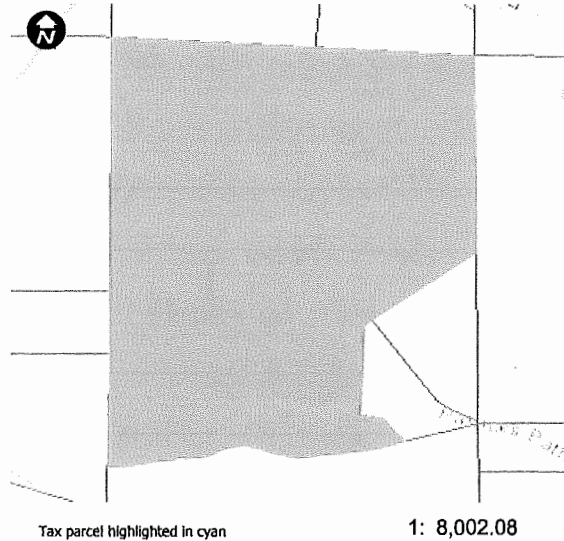
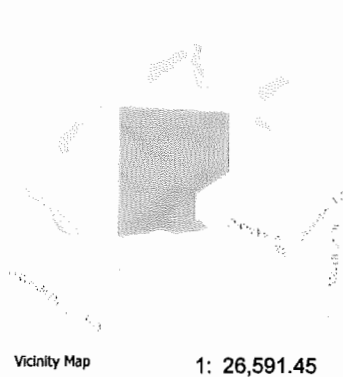
- D A copy of the most recent warranty deed or equivalent conveyance of ownership for the property to be annexed;
- D A copy of the Cherokee County Tax Plat, illustrating the property to be annexed;
- D Complete the Applicant & Property Owner(s) Signature Sections, following page;
- D Any additional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

Geocortex Essentials Parcel Report

Cherokee County, GA

TIN: 15N19 147 B

Report generated 9/14/2016 7:23:37 PM



Tax Parcel Information

TIN: 15N19 147 B

PIN: 15-0047-0001

Owner: PEACOCK, JOHN D. & PEACOCK, LINDA H.

Billing Address: 2250 BRICK MILL ROAD CANTON, GA 30115

Acreage: 41.28

Lot #: -

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

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

Market Value: \$417,100

Assessed Value: \$49,200

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

6704 345

2 1/2 14.00
Please return to:
James H. Turner, P.C.
Attorney at Law
4396 Earney Road
Woodstock, GA 30188

Re-Rec 2 1/2 14.00
33177

FILED IN OFFICE
CLERK OF SUPERIOR COURT
CHEROKEE COUNTY, GA
Re-Rec
04 JUL 16 AM 10:00
BOOK PAGE
Anne M. Reneau

CHEROKEE COUNTY, GA.
REAL ESTATE TRANSFER TAX
PAID 825.60 ✓
DATE 11-17-2003
Anne M. Reneau
CLERK OF SUPERIOR COURT

WARRANTY DEED

State of Georgia
Cherokee County

THIS INDENTURE, made this 14th day of November, 2003 between **CHARLIE J. STANCIL**, of the State of Georgia and County of Cherokee of the first part, and **JOHN D. PEACOCK and LINDA H. PEACOCK AS TENANTS IN COMMON**, of the State of Georgia and County of Cherokee, as parties of the second part.

WITNESSETH: That the said party of the first part for and in consideration of the sum of One Dollar and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed unto the said parties of the second part their heirs and assigns, all that tract or parcel of land described as follows:

SEE THE ATTACHED EXHIBIT "A" FOR A COMPLETE AND ACCURATE DESCRIPTION OF THE SUBJECT PROPERTY. SAID EXHIBIT "A" IS INCORPORATED HEREIN BY REFERENCE THERETO.

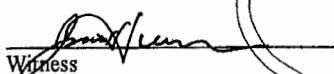
This conveyance is made subject to all restrictive covenants and easements of record.

TO HAVE AND TO HOLD, the said bargained premises together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the other proper use, benefit and behoof of the said parties of the second part, their heirs and assigns, forever in Fee Simple Absolute.

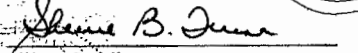
AND THE SAID party of the first part, for his successors and assigns, will warrant and forever defend the right and title to the above described property, unto the said parties of the second part, their heirs and assigns, against the claims of all person claiming by, through or under grantor.

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

Signed, sealed and delivered
in the presence of:


Witness


CHARLIE J. STANCIL


Notary Public
SHERRIE B. TURNER
CHEROKEE COUNTY, GEORGIA
MY COMMISSION EXPIRES
MARCH 16, 2006

This Warranty Deed is being re-recorded after the insertion of the Plat Book and Page numbers on the Exhibit "A".

BK PG
6704 346**EXHIBIT "A"**

All that tract or parcel of land lying and being in Land Lots 47 and 98 of the 15th District, 2nd Section of Cherokee County, Georgia and being 41.31 acres as shown on a survey for Charlie Stancil filed in Plat Book 55, Page 175; together with 1.99 acres as shown on a survey for Charlie J. Stancil filed in Plat Book 43, Page 8, Cherokee County, Georgia plat records.

LESS AND EXCEPT:

Tract 1, being 2.01 acres on a survey for Sandra J. Childers at Plat Book 43, Page 9, Cherokee County, Georgia records which are incorporated herein by reference and made a part hereof.

AND

All that tract or parcel of land lying and being in Land Lots 47 and 98 of 15th District, 2nd Section, Cherokee County, Georgia and being more particularly described as follows:

THE TRUE POINT OF BEGINNING is an iron pin found (1" O.T.) which is located at the common land lot corners of Land Lots 25, 26, 47 and 48; thence leaving the common land lot corners of Land Lots 25, 26, 47 and 48 and traveling along the common land lot line of Land Lots 26 and 47 the following courses and distances: South 88°49'30" East a distance of 754.07 feet to an iron pin found (1½" O.T.); thence traveling South 88°59'30" East a distance of 572.46 feet to an iron pin found (1¼" O.T. pipe) which is located at the common land lot corners of Land Lots 26, 27, 46 and 47; thence leaving the common land lot corners of Land Lots 26, 27, 46 and 47 and traveling along the common land lot line of Land Lots 46 and 47 South 00°46'20" East a distance of 750.51 feet to an iron pin set (#5 rebar); thence leaving the common land lot line of Land Lots 46 and 47 and traveling South 57°11'26" West a distance of 488.83 feet to an iron pin found (#4 rebar - bent); thence traveling South 04°57'08" West a distance of 318.45 feet to an iron pin found (#4 rebar); thence traveling South 72°28'39" East a distance of 102.01 feet to an iron pin found (#4 rebar); thence traveling South 41°04'36" East a distance of 115.30 feet to an iron pin found (#4 rebar); thence traveling South 71°25'27" West a distance of 129.59 feet to an iron pin found (#4 rebar); thence traveling South 82°58'00" West a distance of 232.23 feet to an iron pin found (#4 rebar); thence traveling South 82°58'38" West a distance of 47.29 feet to an iron pin found (1" solid rod); thence traveling along the centerline of a ditch the following courses and distances: thence traveling North 79°57'46" West a distance of 38.20 feet to a point; thence traveling North 78°14'35" West a distance of 46.59 feet to a point; thence traveling North 77°03'37" West a distance of 58.27 feet to a point; thence traveling North 78°24'12" West a distance of 45.63 feet to an iron pin set (#5 rebar); thence traveling North 87°41'44" West a distance of 51.78 feet to a point; thence traveling South 64°29'33" West a distance of 46.43 feet to a point; thence traveling South 61°20'45" West a distance of 22.94 feet to a point; thence traveling South 74°47'22" West a distance of 30.81 feet to an iron pin set (#5 rebar); thence traveling South 80°34'20" West a distance of 29.13 feet to a point; thence traveling South 83°16'46" West a distance of 36.44 feet to a point; thence traveling South 87°06'15" West a distance of 44.99 feet to a point; thence traveling South 88°06'24" West a distance of 41.33 feet to a point; thence traveling South 83°14'29" West a distance of 37.93 feet to an iron pin set (#5 rebar); thence traveling South 73°05'50" West a distance of 34.75 feet to a point; thence traveling South 76°00'53" West a distance of 27.58 feet to a point; thence traveling South 80°22'44" West a distance of 32.13 feet to a point; thence traveling South 77°46'17" West a distance of 39.51 feet to a point; thence traveling South 83°11'31" West a distance of 34.78 feet to an iron pin found (#4 rebar) which is located on the common land lot line of Land Lots 97 and 98; thence

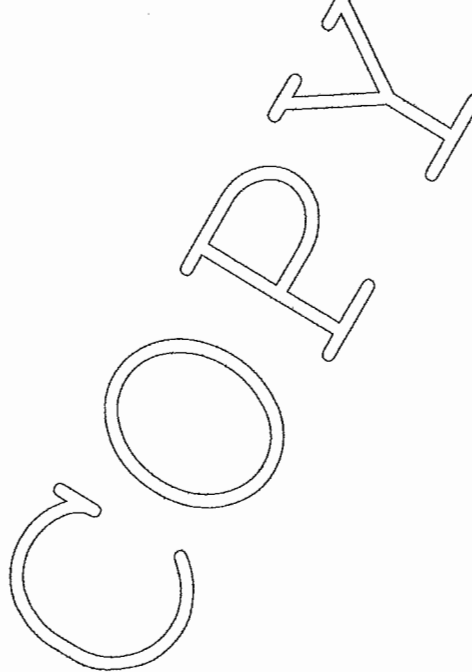
BK PG

6704 347

traveling along the common land lot line of Land Lots 97 and 98 North 00°40'50" East a distance of 296.10 feet to an iron pin found (1½" O.T.) which is located at the common land lot corners of Land Lots 47, 48, 97 and 98; thence leaving the common land lot corners of Land Lots 47, 48, 97 and 98 and traveling along the common land lot line of Land Lots 47 and 48 the following courses and distances:
thence traveling North 00°39'48" East a distance of 209.84 feet to an iron pin found (#4 rebar);
thence traveling North 00°40'56" East a distance of 209.98 feet to an iron pin found (nail found at bent #4 rebar);
thence traveling North 00°09'21" East a distance of 209.12 feet to an iron pin found (#5 rebar);
thence traveling North 00°10'55" East a distance of 676.30 feet to an iron pin found (1" O.T.) which is located at the common land lot corners of Land Lots 25, 26, 47 and 48 and which is THE TRUE POINT OF BEGINNING. Said parcel contains 41.28± acres. Specific reference is made to a boundary survey for John D. Peacock prepared by Access Consultants, Michael A. Hughes, R.L.S. #2569 and dated November 6, 2003 and recorded in Plat Book 76, Page 91, Cherokee County, Georgia plat records and incorporated herein by reference thereto.

CJS

Rev 2-4-2004





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 brick 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)

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.

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

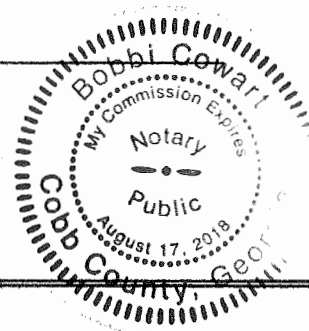
Date

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

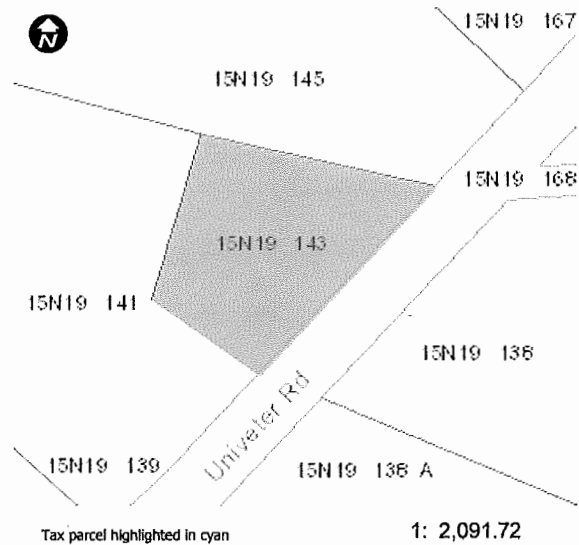
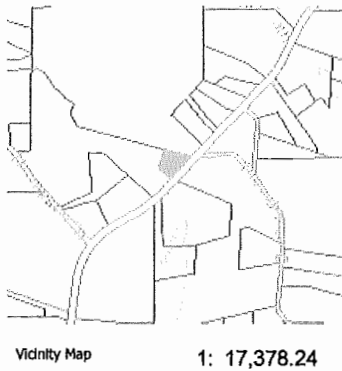
Date: 9-22-16

Geocortex Essentials Parcel Report

Cherokee County, GA

TIN: 15N19 143

Report generated 9/14/2016 7:19:56 PM



Tax Parcel Information

TIN: 15N19 143

PIN: 15-0119-0002

Owner: MCCOY, ROBERT LEE & LINDA LEE

Billing Address: 3341 UNIVETER ROAD CANTON, GA 30115

Acreage: 0.8

Lot #: -

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

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

Market Value: \$61,300

Assessed Value: \$61,300

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

WARRANTY DEED

FORM 62

MILLER'S BOOK & OFFICE SUPPLY CO. ATLANTA



STATE OF GEORGIA,

226-643

FULTON

County.

THIS INDENTURE, made this 30th day of September

in the year of our Lord One Thousand Nine Hundred and seventy seven

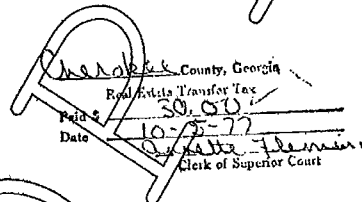
Between M. M. Thomas, Inc., a corporation under the laws

of the State of Georgia and County of Fulton of the first part
and Robert Lee McCoy and Linda Lee McCoy

of the State of Georgia and County of Fulton of the second part.

WITNESSETH: That the said part Y of the first part, for and in consideration of the sum of
TEN AND NO/100 (\$10.00) DOLLARSin hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has
granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said
parties of the second part, their heirs and assigns, all that tract and parcel of land
lying and being inAll that tract or parcel of land lying and being in Land Lots 98 and 119 of the 15th
District, 2nd Section of Cherokee County, Georgia, and being more particularly described
as follows:

BEGINNING at a wood stake set at a point on the northwest side of Univeter Road,
(having a 40 foot right-of-way) said point being the point of intersection of the
northwestern Right-of-Way of Univeter Road with the line common to Land Lots 98 and 119,
running thence south 44 degrees 14 minutes west along the northwestern right-of-way
of Univeter Road 251.1 feet to a wood stake set at a point; running thence north 54 degrees
39 minutes west 125 feet to an 8 inch pine tree; running thence north 16 degrees 51
minutes east 164.2 feet to an iron pin found; running thence south 77 degrees 34 minutes east
218.4 feet to an iron pin found; continuing thence along the same course 18.7 feet to the
wood stake at the point of beginning, containing 00.18 acres and containing one story
brick building according to survey for W. O. Bates by James E. Harry, R.L.S., dated
February 20, 1974.

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

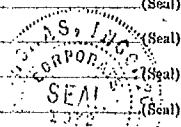
Signed, sealed and delivered in the presence of:

M. M. THOMAS, INC.

BY: M. M. Thomas, President (Seal)

Robert L. McCoy
Unofficial Witness

My Comm Exp 1-7-79



Rec. 10-5 77



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

Mailing Address: 474 Providence Rd Trust

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

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

9-16-16
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

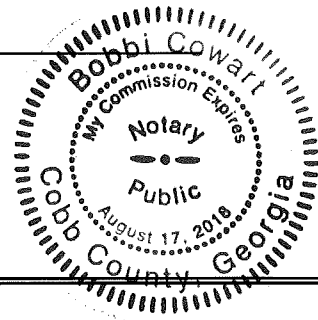
Date

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

SYSTEMATIC ALIEN VERIFICATION FOR ENTITLEMENTS (SAVE)

Affidavit of Compliance with O.C.G.A. 50-36-1 "Verification of Lawful Presence within the United States."

O.C.G.A. 50-36-1 requires that applicants applying for such things as licenses for public benefits complete a signed and sworn affidavit verifying the applicant's lawful presence in the United States. Therefore, the applicant must answer the following questions:

The applicant is a U. S. citizen or legal permanent resident at least eighteen (18) years old.

✓ YES NO or IF NOT:

The applicant is a qualified alien or nonimmigrant under the federal Immigration and Nationality Act, Title 8 U.S.C., as amended, at least eighteen (18) years old, and is lawfully present in the United States. *A photo static copy of the applicant's alien card issued by the Department of Homeland Security or other federal immigration agency must be included with this document.**

O.C.G.A. 50-36-1 states that "Any person who knowingly and willfully makes a false, fictitious, or fraudulent statement of representation in an affidavit executed pursuant to this Code section shall be guilty of a violation of Code Section 16-10-20."

I declare, under penalty of law, that this affidavit has been completed by me and is true and correct.

Signature

Joan S. Bray

Date

2/2/17

Title

Legal Company Name

Company Address

(Must be signed by applicant. If the applicant is a corporation, must be signed by an officer of the corporation. **A STAMPED SIGNATURE IS NOT ACCEPTABLE.**)

I hereby certify that Joan S Bray is personally known, or verified by me, that the applicant signed this application after stating to me his or her personal knowledge and understanding of all statements and, under oath actually administered by me, has sworn that the statements and answers contained in this affidavit are true.

SUBSCRIBED AND SWORN BEFORE ME ON THIS

2nd DAY OF February, 2017

Bobbi Cowart

Notary Public



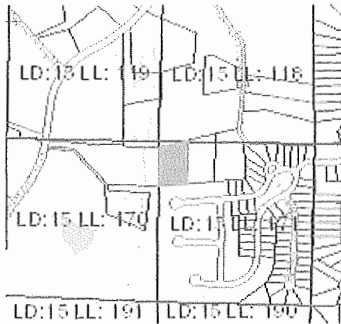
*All applicants must attach a copy of a secure and verifiable document as defined by O.C.G.A. § 50-36-2.

Geocortex Essentials Parcel Report

Cherokee County, GA

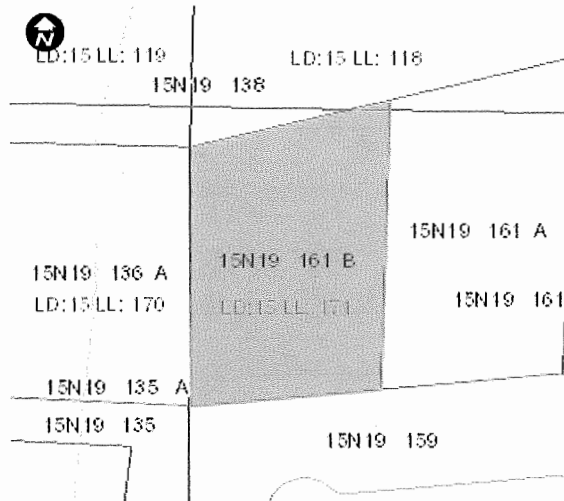
TIN: 15N19 161 B

Report generated 9/16/2016 8:29:51 PM



Vicinity Map

1: 18,498.60



Tax parcel highlighted in cyan

1: 2,810.44

Tax Parcel Information

TIN: 15N19 161 B

PIN: 15-0171-0005

Owner: BRAY, JOAN S., TRUSTEE: HARGOT REVOC TRUST

Billing Address: 474 PROVIDENCE DR CANTON, GA 30115

Acreage: 2

Lot #: -

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

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

Market Value: \$289,700

Assessed Value: \$289,700

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

Return to:
Joan Stella Bray
474 Providence Drive
Canton, GA 30115

WARRANTY DEED

STATE OF GEORGIA CHEROKEE COUNTY

THIS INDENTURE, made the 14th day of May, in the year **Two Thousand Fourteen** between **Joan S. Bray**, of the County of **CHEROKEE**, and State of Georgia, as party or parties of the first part, hereinafter call Grantor, and **Joan S. Bray, or her successor(s), as Trustee of the Hargot Revocable Trust** as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 118 AND 171, 15TH DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA, TRACT 3 CONTAINING 2.00 ACRES MORE OR LESS, AS PER PLAT RECORDED IN PLAT BOOK 61, PAGE 132, CHEROKEE COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION.

TOGETHER WITH 20 FOOT INGRESS/EGRESS EASEMENT AS REFERENCED ON AFORESAID PLAT.

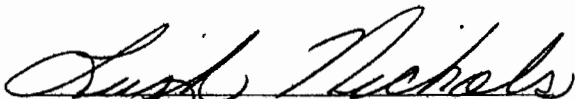
Subject to restrictive covenants and easements of record.

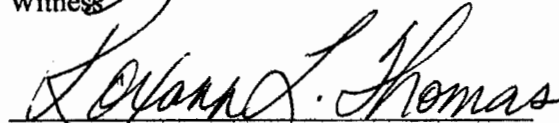
TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees, forever in **FEE SIMPLE**.

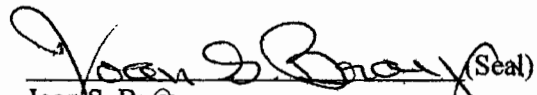
AND THE SAID Grantor will warrant and forever defend the right and title to the said described property unto the said Grantee against the claims of all persons whomever.

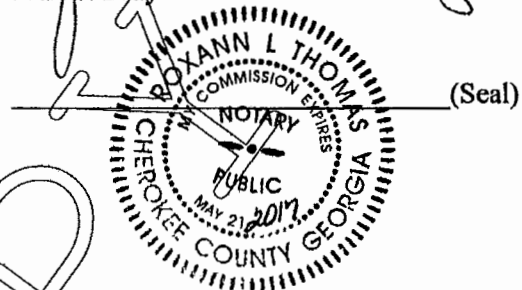
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

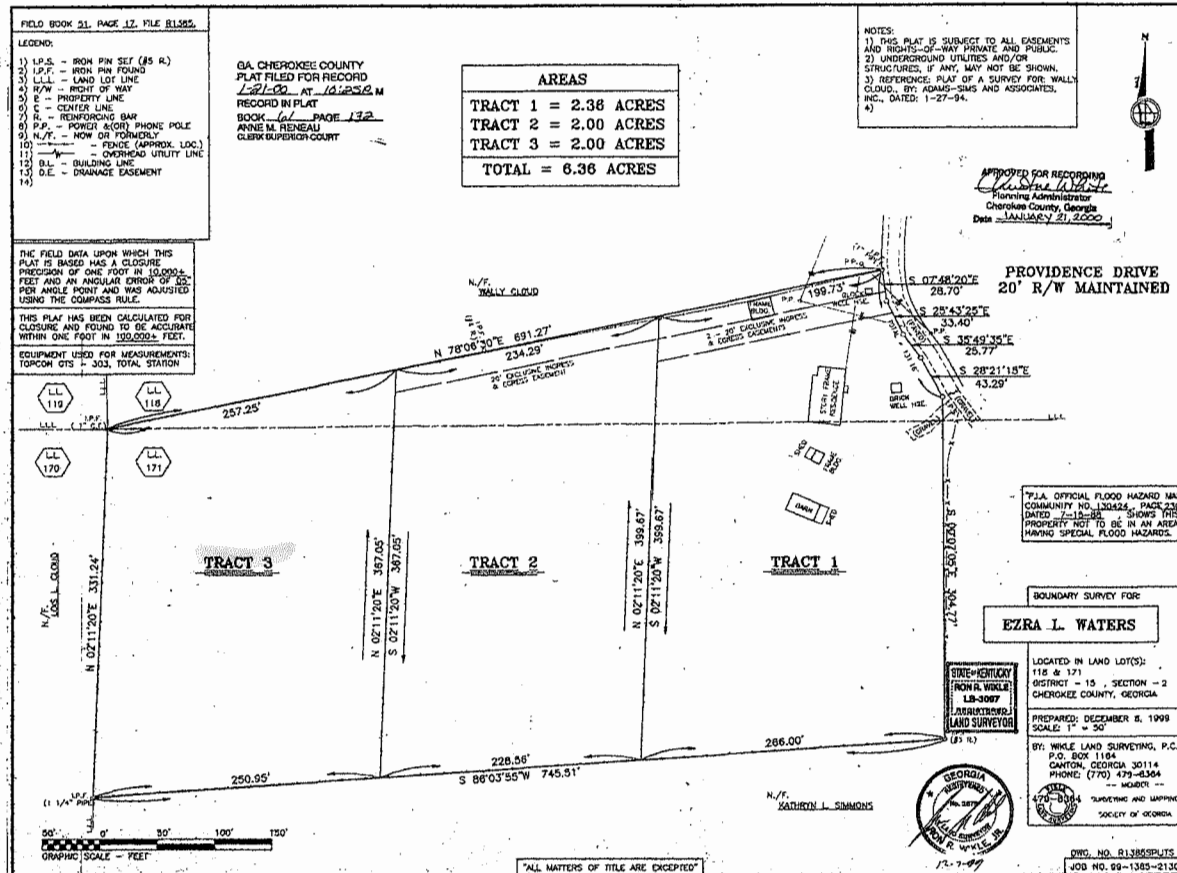

Witness

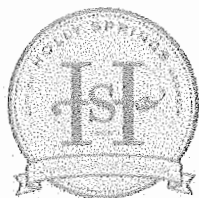

Notary Public


Joan S. Bray (Seal)



COPY





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.b.cannon1@gmail.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 Kroll Elementary
 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 dba Univeter RA Inv LLC
Applicant Name (Please Print)

Univeter 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

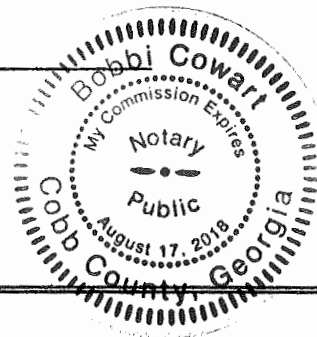
Date

Property Owner Name (Please Print)

Property Owner Signature

Date

Bobbi Cowart
Notary (form must be notarized)



Received by: Beech Bruce
City of Holly Springs, Georgia

Date: 9-22-16

DAVID L. CANNON
Attorney at Law
P. O. Box 1207
Canton, Georgia 30114

STATE OF GEORGIA, CHEROKEE COUNTY

THIS INDENTURE, Made this 18 day of April in the year of
our Lord One Thousand Nine Hundred and Eighty-eight
between Mildred Bryant

CHEROKEE COUNTY, GA.
REAL ESTATE TRANSFER TAX
PAID \$18.00

of the State of Georgia and County of Cherokee
first part, and Ernestine McArthur

DATE 4-25-88 of the

ANETTE FLEMING
CLERK OF SUPERIOR COURT

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

WITNESSETH, That the said part Y of the first part, for and in consideration of the sum of
Ten Dollars and other valuable considerations Dollars, in hand paid at and before the sealing
and delivery of these presents, the receipt whereof is hereby acknowledged, he S granted, bargained, sold and con-
veyed, and by these presents do S grant, bargain, sell and convey unto the said part Y of the second part
her heirs and assigns, all that tract or parcel of land lying and being in

All that tract or parcel of land lying and being in the 15th
District, 2nd Section, Cherokee County, Georgia being part of
original Lot of Land No. 99, more particularly described as follows:

BEGINNING at an iron pin located on the Northwesterly right of way of
Univeter Road (50' R/W) which iron pin is located a distance of
1307.7 feet along said right of way in a Northeasterly direction from
the intersection of said right of way and the original South line of
Land Lot 99 from said point of beginning; thence North 51° 38' West
210.4 feet to a point located on the Easterly side of a 10 foot wide
access drive; thence in a Southeasterly direction along said Easterly
side of said access drive 262 feet, more or less, to a point located
on the Northwesterly right of way of Univeter Road; thence along said
right of way North 24° 56' East 117.6 feet to an iron pin the POINT
OF BEGINNING.

Said property being that property conveyed by Warranty Deed from
Ernestine McArthur and Harold McArthur to Mildred Bryant dated
January, 1985 and recorded in Deed Book 440, page 645 Cherokee
County, Georgia Deed Records.

GEORGIA, CHEROKEE COUNTY, CLERK SUPERIOR COURT

Filed in office this 25 day of April
1988 at 4:10 P. M. Recorded in Book 704
Page 380 the 25 day of April 1988

ANETTE FLEMING

Clerk

P. O. Box 1226

Canton, Ga 30114

1/3 pd \$5.00
#7704

TO HAVE AND TO HOLD, The said bargained premises, together with all and singular the rights, members and
appurtenances thereof, to the same being, belonging or in anywise appertaining to the only proper use, benefit and
behalf of Ernestine McArthur the said part Y of the second
part, her heirs and assigns forever in Fee Simple.

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

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

Signed, sealed and delivered in presence of:

Witness
Notary Public

Mildred Bryant (Seal.)

(Seal.)

(Seal.)

Rec. 4-25-88

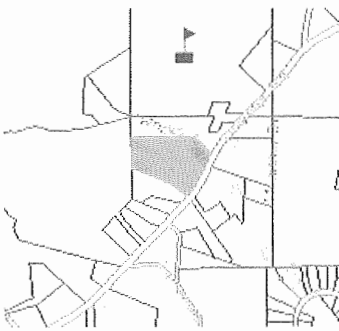
ANNETTE FLEMING
Clerk, Superior Court of

Geocortex Essentials Parcel Report

Cherokee County, GA

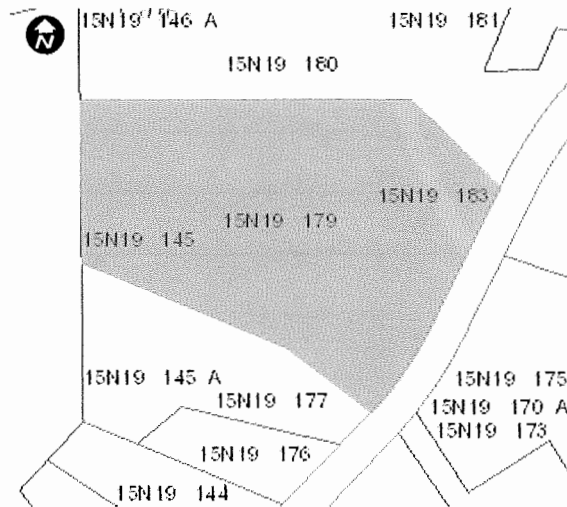
TIN: 15N19 179

Report generated 9/14/2016 6:52:51 PM



Vicinity Map

1: 19,661.00



Tax parcel highlighted in cyan

1: 3,796.62

Tax Parcel Information

TIN: 15N19 179

PIN: 15-0099-0012

Owner: MCARTHUR, ERNESTINE

Billing Address: 3573 UNIVETER ROAD CANTON, GA 30115

Acreage: 5.93

Lot #: -

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

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

Market Value: \$124,900

Assessed Value: \$124,900

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

**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 INFORMATIONDate: August 24, 2016Applicant's Name: Lee LuskCorporation Name: Univeter Road Investments, LLCMailing Address: 510 Gilmer Ferry Rd, Ball Ground, GA 30107Phone: 770-605-6551

Email: _____

PROPERTY OWNER INFORMATIONProperty Owner(s): Ronald and Linda PinyanMailing Address: 3427 Univeter Road, Canton, GA 30115Phone: 770-880-1113 or 770-345-5704

Email: _____

PROPERTY INFORMATIONTax Map #: 15N19 Parcel #: 167 & 145Land Lot(s)/District: 98 & 99/15Physical Address: 3427 Univeter Road, Canton, GA 30115Property Location Description: 30+/- acres on Univeter Rd across from Providence DrCurrent 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

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- ☒ 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)

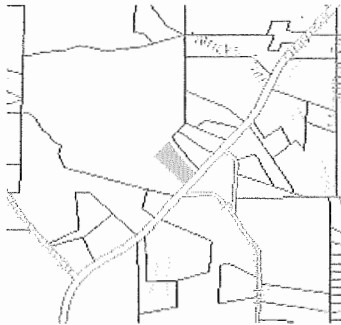
Received by: Becky Bruce
City of Holly Springs, Georgia
Date: 9-22-16

Geocortex Essentials Parcel Report

Cherokee County, GA

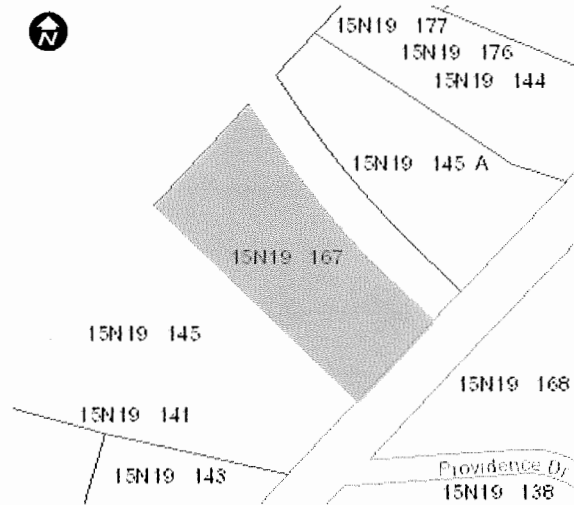
TIN: 15N19 167

Report generated 9/14/2016 7:14:20 PM



Vicinity Map

1: 18,304.28



Tax parcel highlighted in cyan

1: 2,685.78

Tax Parcel Information

TIN: 15N19 167

PIN: 15-0098-0003

Owner: PINYAN, RONALD D. & LINDA H.

Billing Address: 3427 UNIVETER ROAD CANTON, GA 30115

Acreage: 1

Lot #: -

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

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

Market Value: \$115,700

Assessed Value: \$115,700

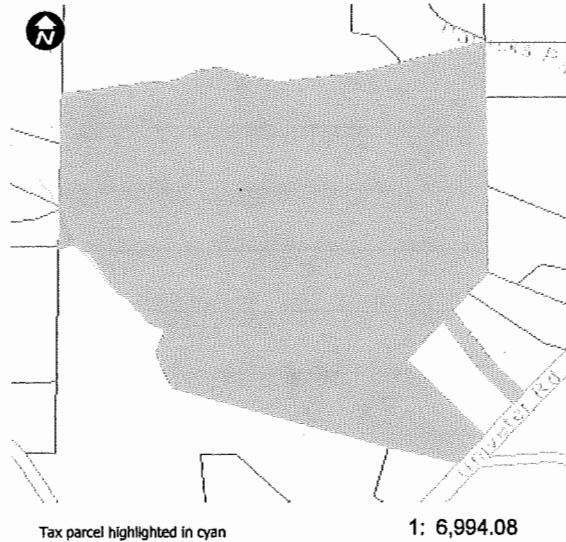
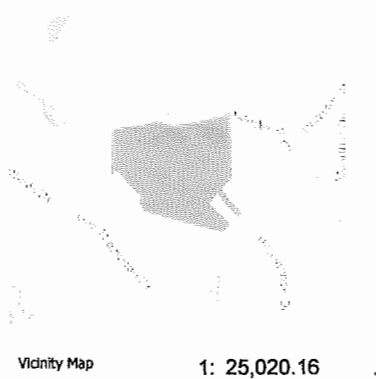
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Geocortex Essentials Parcel Report

Cherokee County, GA

TIN: 15N19 145

Report generated 9/14/2016 7:13:48 PM



Tax Parcel Information

TIN: 15N19 145

PIN: 15-0098-0002

Owner: PINYAN, RUBY E C/O RONALD PINYAN

Billing Address: 3427 UNIVETER RD CANTON, GA 30115

Acreage: 30

Lot #: -

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

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

Market Value: \$427,500

Assessed Value: \$427,500

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

[illegible]

It is important to note that the results of this study are based on a cross-sectional design. While the data suggest a positive relationship between the variables, it is not possible to establish causality. Future research should employ longitudinal designs to explore the temporal relationships between these factors and the outcomes of interest.

[illegible]

For 16.92 ± 0.001 g, 17.03 g, 17.13 g, the only bond in excess of two, with a ± 1 regular (the regular variation and approximately limited, to the same limit) belonging to it, is also the corresponding to the only greater one, broadly and widely of the rest parts (N^o 10) the widest part. There is here not surface, however, in the third.

[illegible]

(2) WILLIAM WATKINS, Jr. was born _____ of the first part, to _____ and _____, his wife, _____, the first and second of the first part.

© 2004 Blackwell Publishing Ltd *Journal of Internal Medicine* 255: 105–112

NAME: John A. Smith TEL: 408-555-1234

John A. Smith *John A. Smith* (1844)



Clark Superior Court of Cherokee County

Transfer Tax \$0.00
Patty Baker
Clerk of Superior Court Cherokee Cty, GA

After Recording Return To:

JAMES R. GALT Attorney
5213 Willow Creek Overlook
Woodstock, GA. 30188

EXECUTOR'S DEED

STATE OF GEORGIA
COUNTY OF CHEROKEE

THIS INDENTURE, made this 13th day of APRIL in the year of our Lord two thousand nine (2009), between

RUBY E. PINYAN AS EXECUTRIX UNDER THE LAST WILL AND
TESTAMENT OF ROBERT A. PINYAN AKA ROBERT ALLEN PINYAN
AKA ROBERT PINYAN, deceased

late of the State of Georgia, and County of Cherokee, of the First Part (hereinafter called "Grantor") and

RUBY E. PINYAN

of the State of Georgia and County of Cherokee, of the Second Part (hereinafter called "Grantee"); the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits:

WITNESSETH: That the said grantor, acting under and by virtue of the power and authority contained in the said Will, the same having been duly probated and recorded in the Court of Probate of CHEROKEE County, Georgia, and all debts, including all Federal and State Estate taxes, having been paid in full), for and in consideration of the sum of \$10.00 DOLLARS and other good and valuable considerations, in hand paid, at and before the sealing and delivery of these presents (receipt of which is hereby acknowledged), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 98 AND 99 OF THE 15TH DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE THERETO.

THE ESTATE OF ROBERT PINYAN BEING ESTATE NUMBER 2009-ES-0088, AS FILED IN THE OFFICE OF THE CHEROKEE COUNTY PROBATE COURT.

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

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

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

**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.

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Marietta, GA 30067
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November 3, 2016
A & R Project # 16-130

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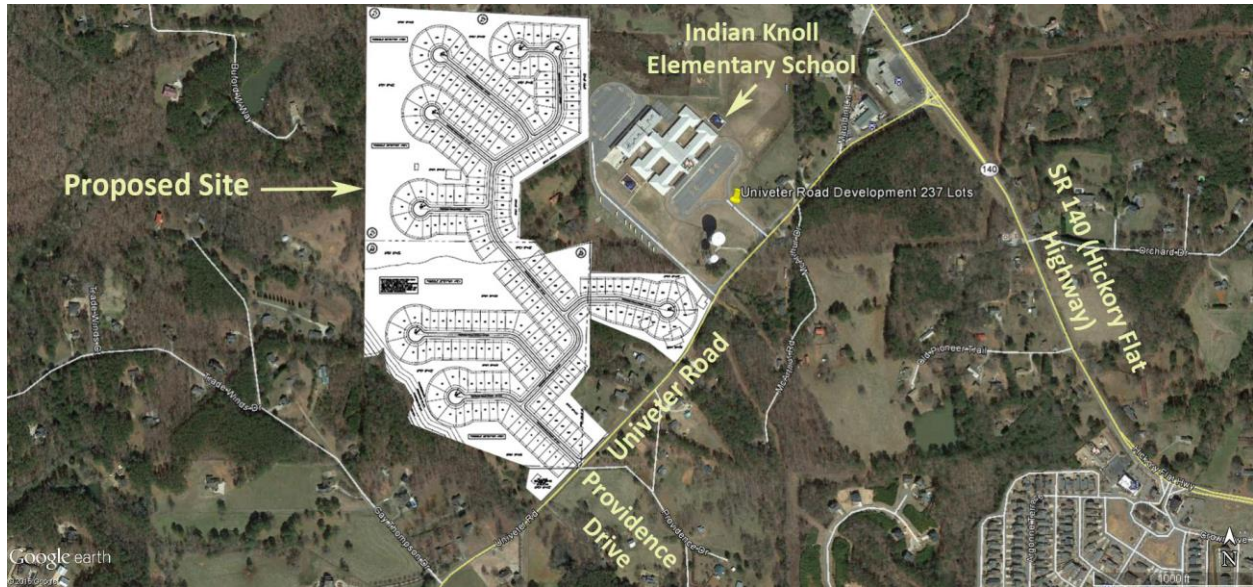
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1.0 INTRODUCTION

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.

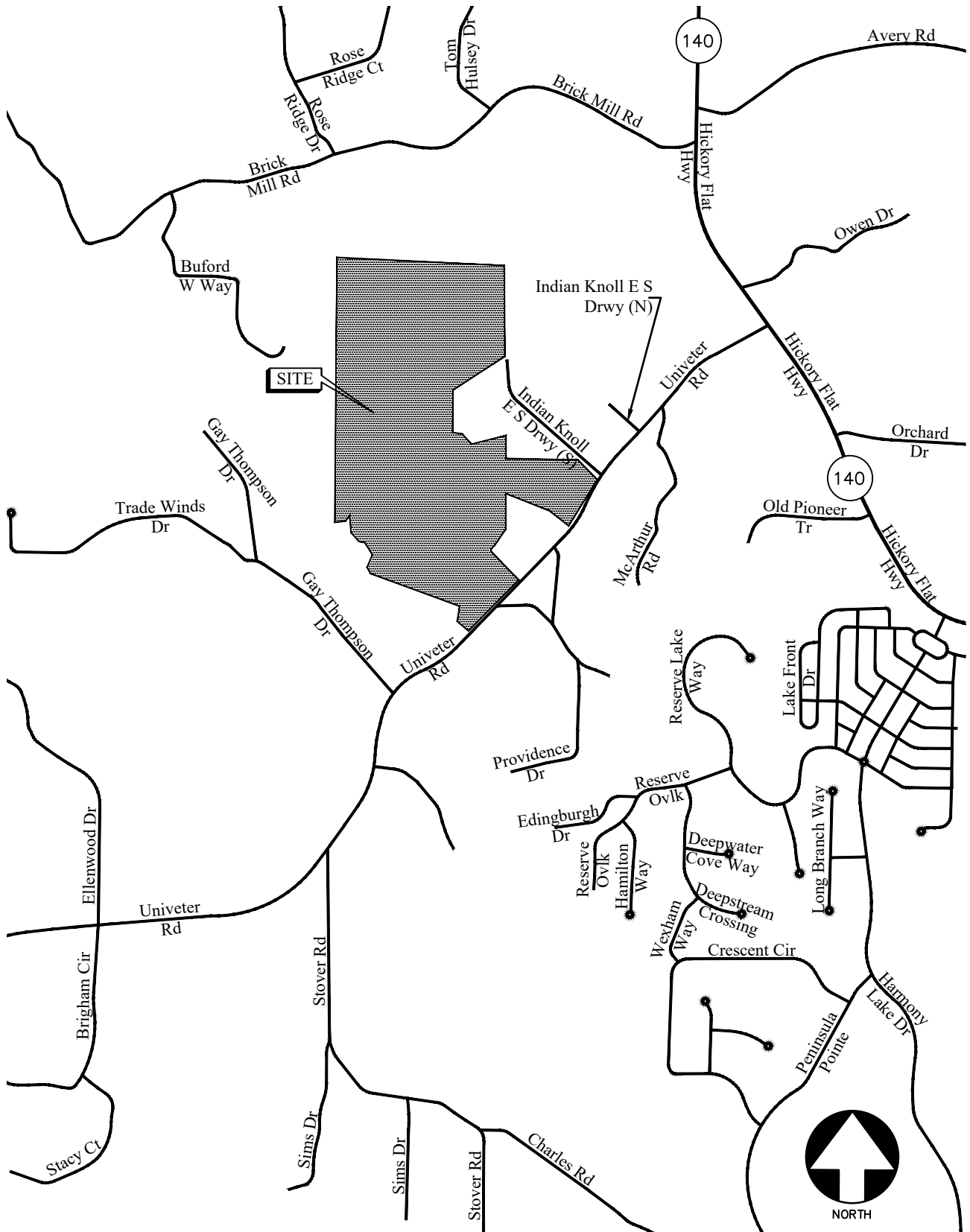


The development proposes one full access driveway on Univeter Road across from Providence Drive.

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.

TABLE 1 — LEVEL-OF-SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS	
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	$> 10 \text{ and } \leq 20$
C	$> 20 \text{ and } \leq 35$
D	$> 35 \text{ and } \leq 55$
E	$> 55 \text{ and } \leq 80$
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.

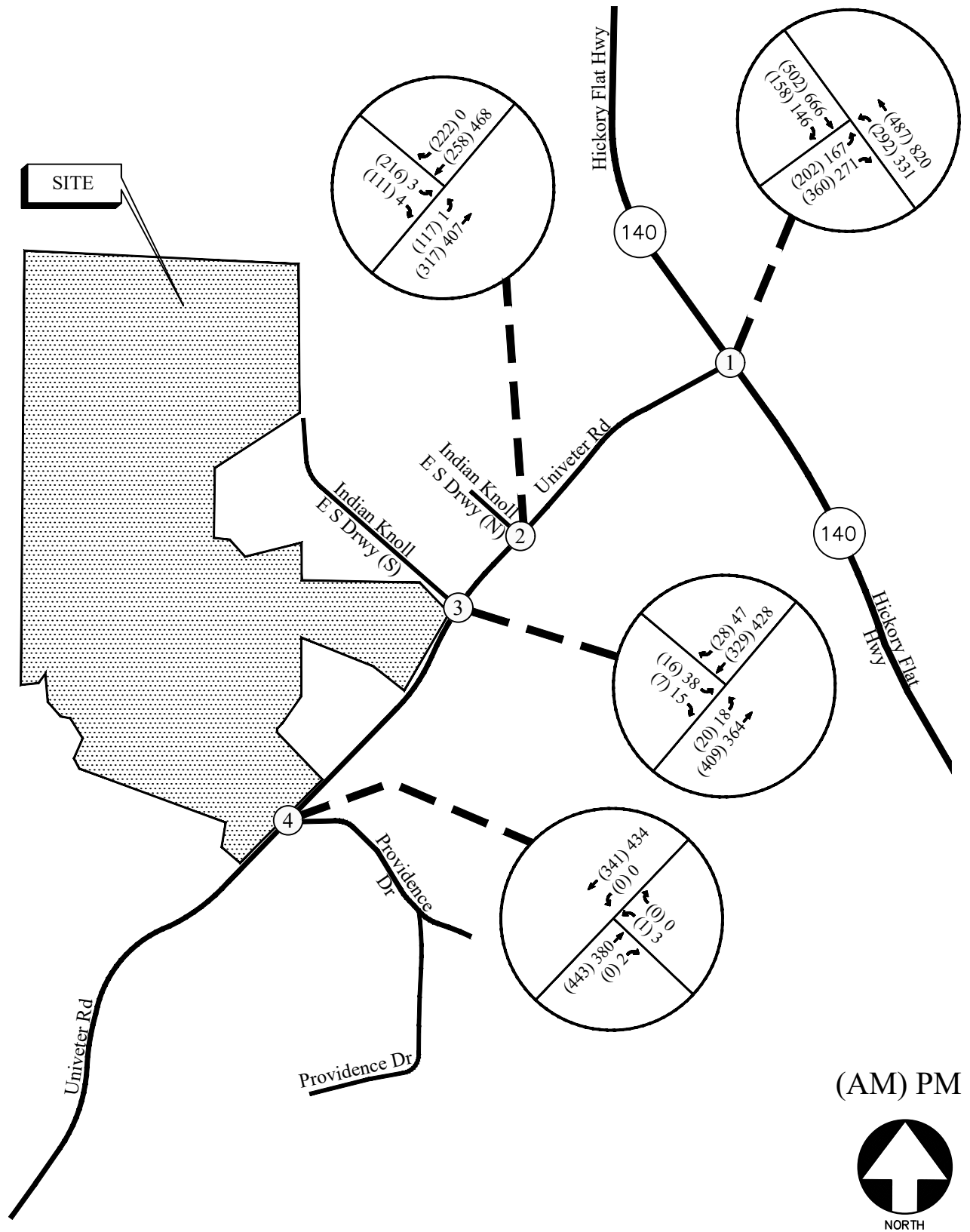
TABLE 3 — EXISTING INTERSECTION OPERATIONS								
Intersection		Traffic Control	AM Peak Hour		PM Peak Hour			
			LOS (Delay)	v/c ratio	LOS (Delay)	v/c ratio		
1	<u>SR 140 (Hickory Flat Hwy) @ Univeter Rd</u> -Eastbound Approach -Westbound Approach -Northbound Approach	Signalized	<u>C (23.6)</u> B (19.1)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

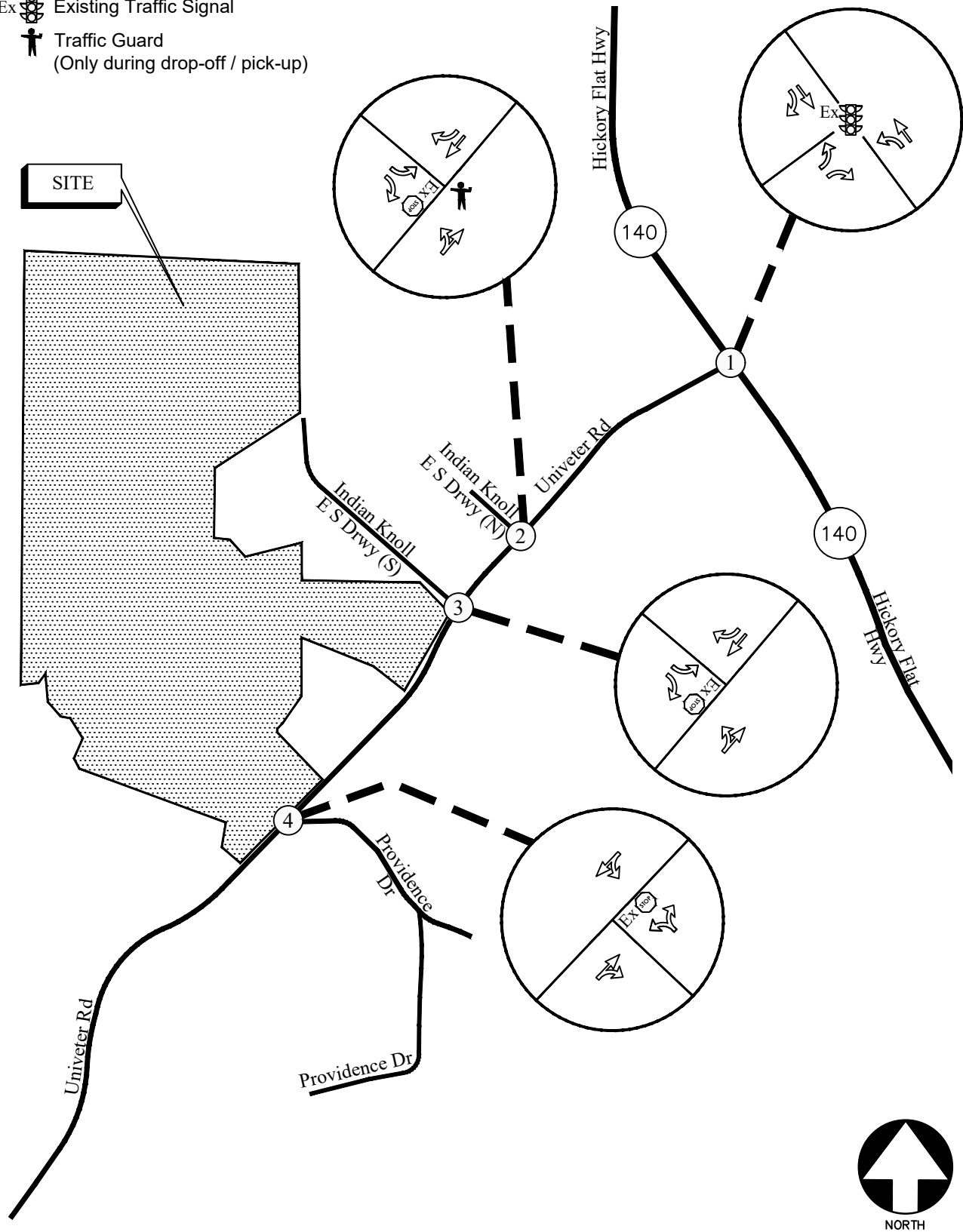
The results of existing traffic operations analysis indicates that all the study intersections are operating at an acceptable level-of-service ("D" or better by local standards) in both the AM and PM peak hours.



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.

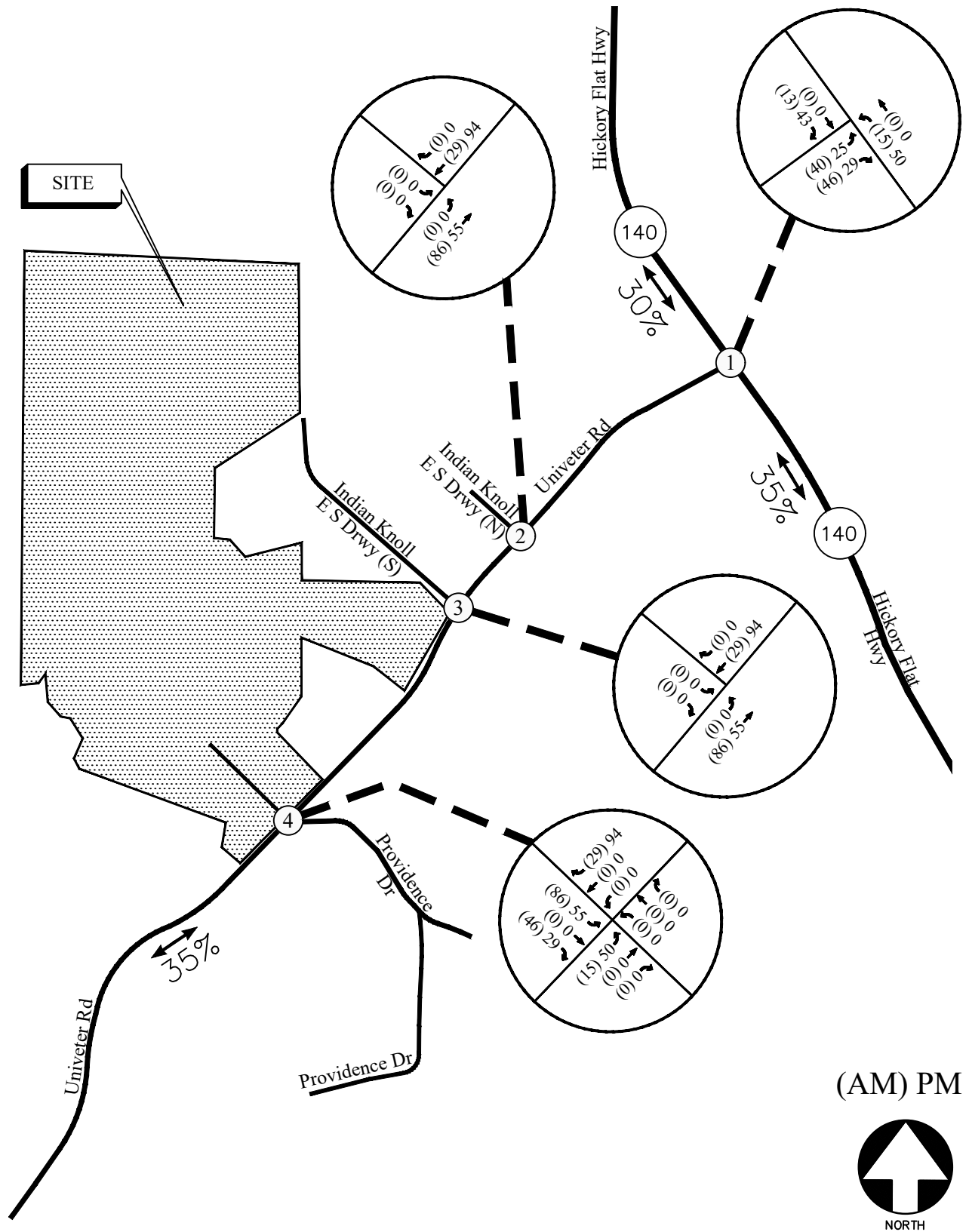
5.1 Trip Generation

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.

TABLE 5 – TRIP GENERATION								
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.



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

* v/c ratio is not calculated for unsignalized intersections

TABLE 7 — FUTURE INTERSECTION 95TH PERCENTILE QUEUES

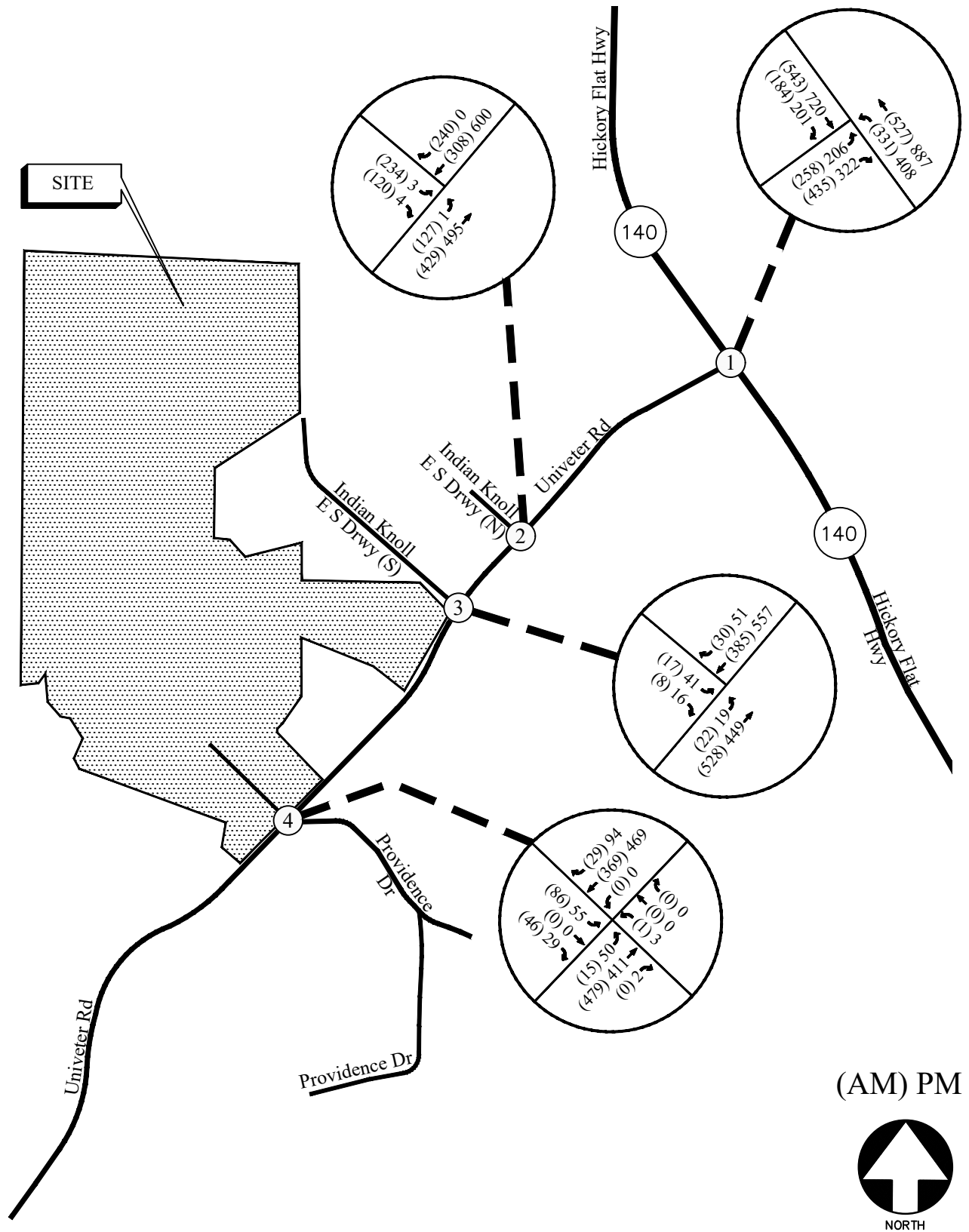
Intersection		Available Storage	AM Peak: feet	PM Peak: feet
1	<u>SR 140 (Hickory Flat Hwy) @ Univeter Rd</u>			
	-Eastbound Through	-	552	778
	-Eastbound Right	250'	20	58
	-Westbound Left	165'	202	386
	-Westbound Through	-	276	472
	-Northbound Left	-	284	277
	-Northbound Right	150'	174	78
2	<u>Univeter 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.

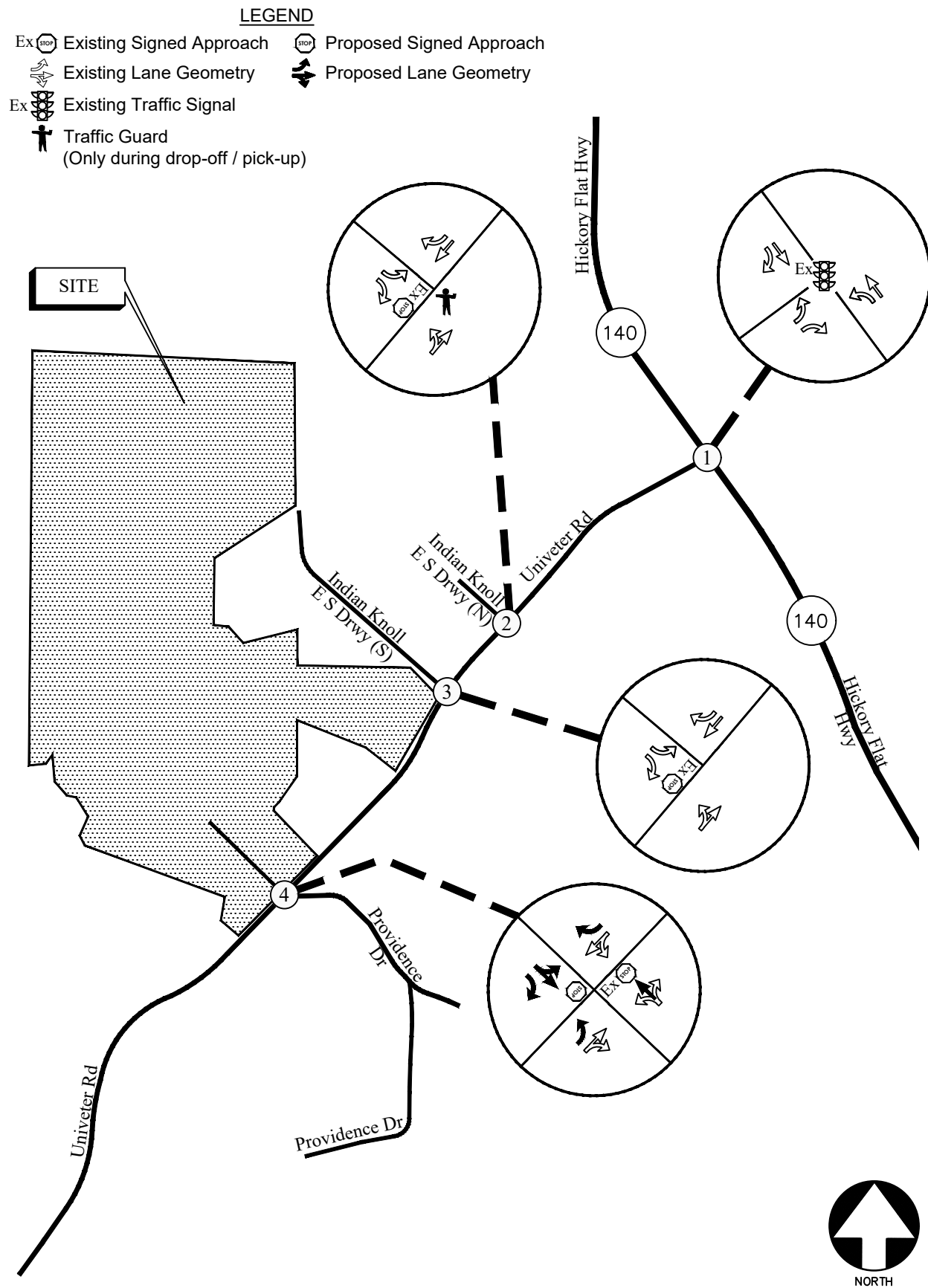
Univeter Road @ Indian Knoll Elementary School Southern (Staff/Bus) Driveway

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

FIGURE 6
A&R Engineering Inc.



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

Tel: (770) 578-8158 | Fax: (770) 578-8159
info@reliabletraffic.org | www.reliabletraffic.org

TMC Data
Hickory Flat Hwy (SR140) @
Univeter Rd, Canton, GA
7-9am I 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	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	

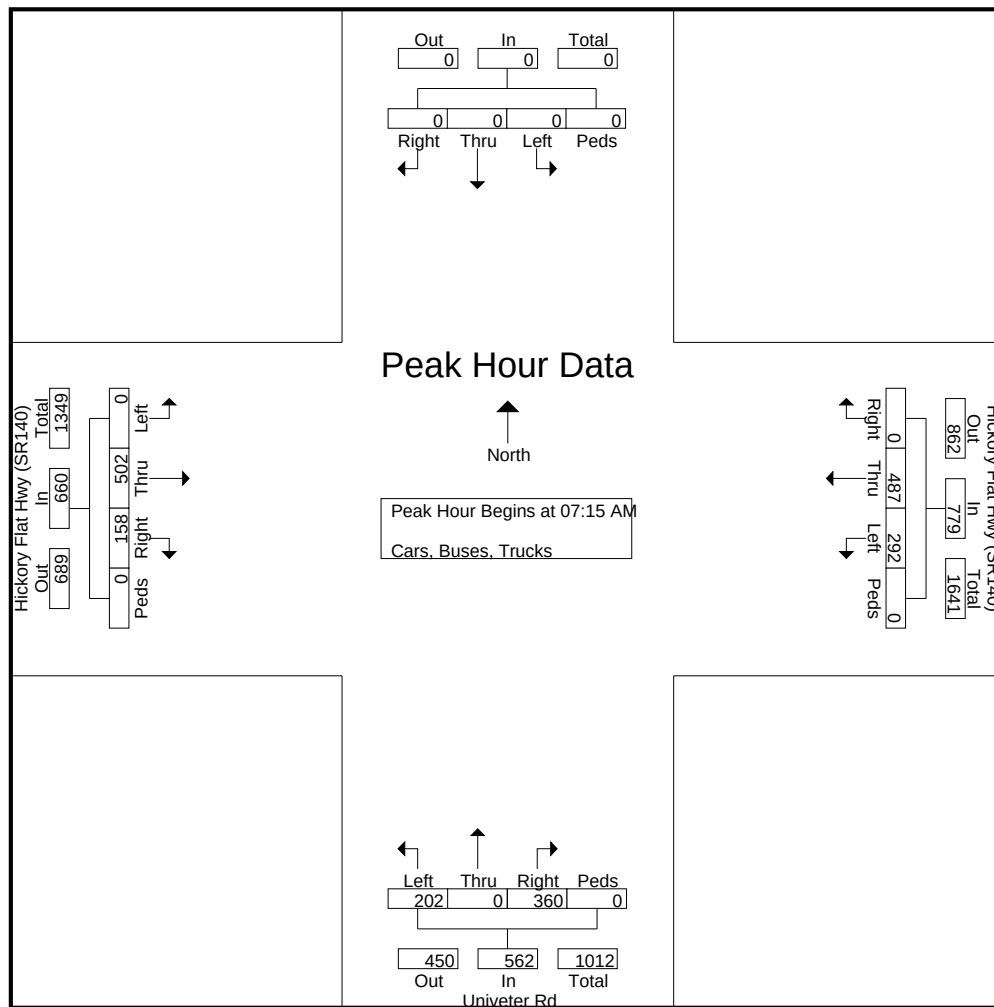
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TMC Data
Hickory Flat Hwy (SR140) @
Univeter Rd, Canton, GA
7-9am I 4-6pm

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

	Univeter Rd Northbound					Southbound					Hickory Flat Hwy (SR140) Eastbound					Hickory Flat Hwy (SR140) 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 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



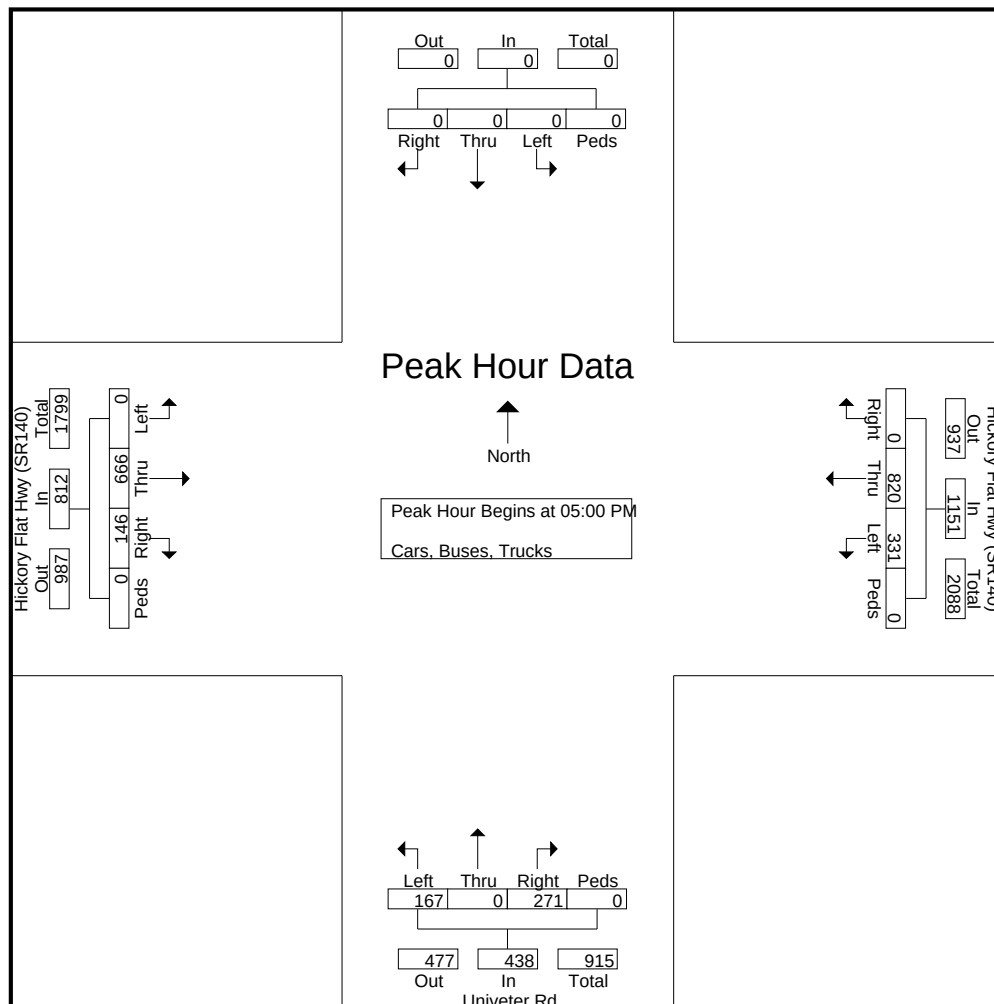
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TMC Data
Hickory Flat Hwy (SR140) @
Univeter Rd, Canton, GA
7-9am I 4-6pm

File Name : 39260001
Site Code : 39260001
Start Date : 10/20/2016
Page No : 3

	Univeter Rd Northbound					Southbound					Hickory Flat Hwy (SR140) Eastbound					Hickory Flat Hwy (SR140) 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	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 I 4-6pm

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

Groups Printed- Cars, Buses, Trucks

	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
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	117	317	0	0	434	0	258	222	0	480	216	0	111	0	327	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	181
08:15 AM	3	65	0	0	68	0	56	3	0	59	1	0	0	0	1	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	133
08:45 AM	2	53	0	0	55	0	59	2	0	61	0	0	4	0	4	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	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	193
04:15 PM	0	102	0	0	102	0	87	0	0	87	4	0	1	0	5	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	184
04:45 PM	1	100	0	0	101	0	99	1	0	100	2	0	1	0	3	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	775
05:00 PM	0	102	0	0	102	0	112	0	0	112	3	0	1	0	4	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	216
05:30 PM	0	104	0	0	104	0	113	0	0	113	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	232
Total	1	407	0	0	408	0	468	0	0	468	3	0	4	0	7	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	3461
Apprch %	8.4	91.6	0	0		0	84.5	15.5	0		65.9	0	34.1	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	

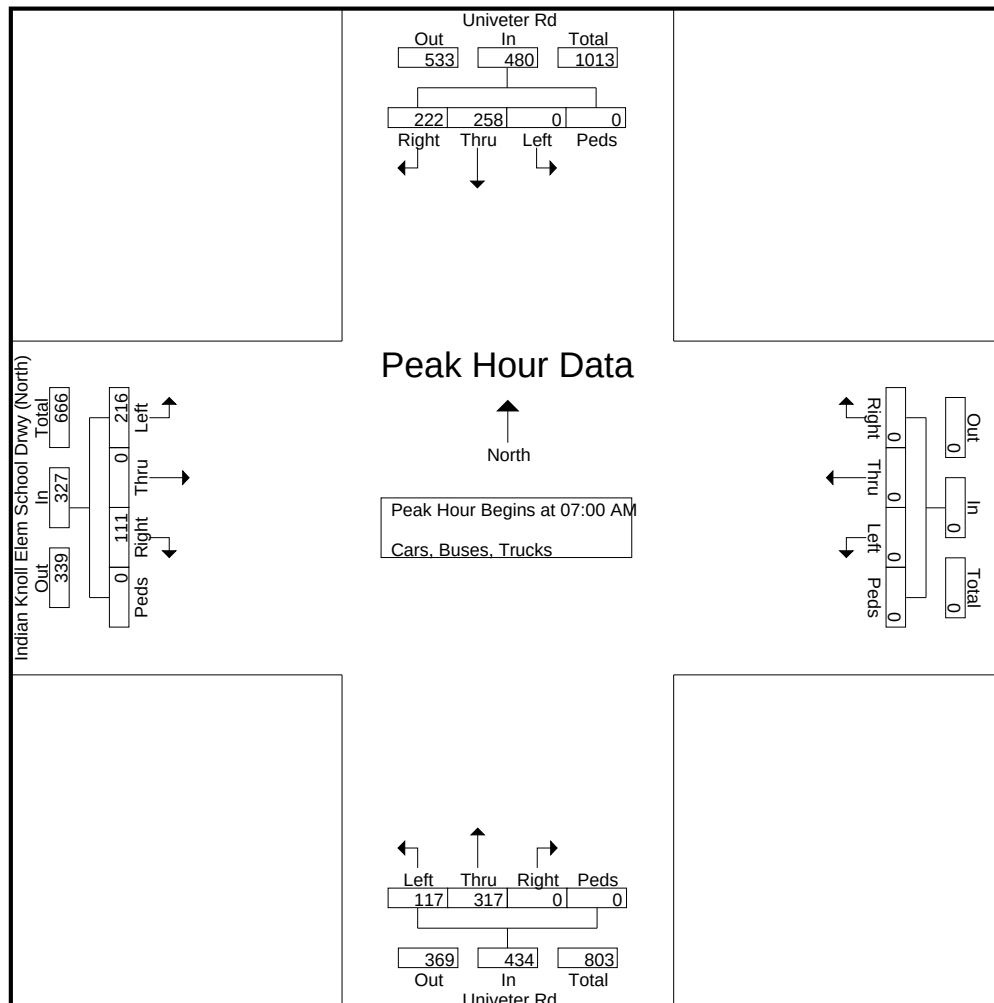
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TMC Data
Univeter Rd @ Indian Knoll Elem School
Driveway (North), Canton, GA
7-9am I 4-6pm

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

	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 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



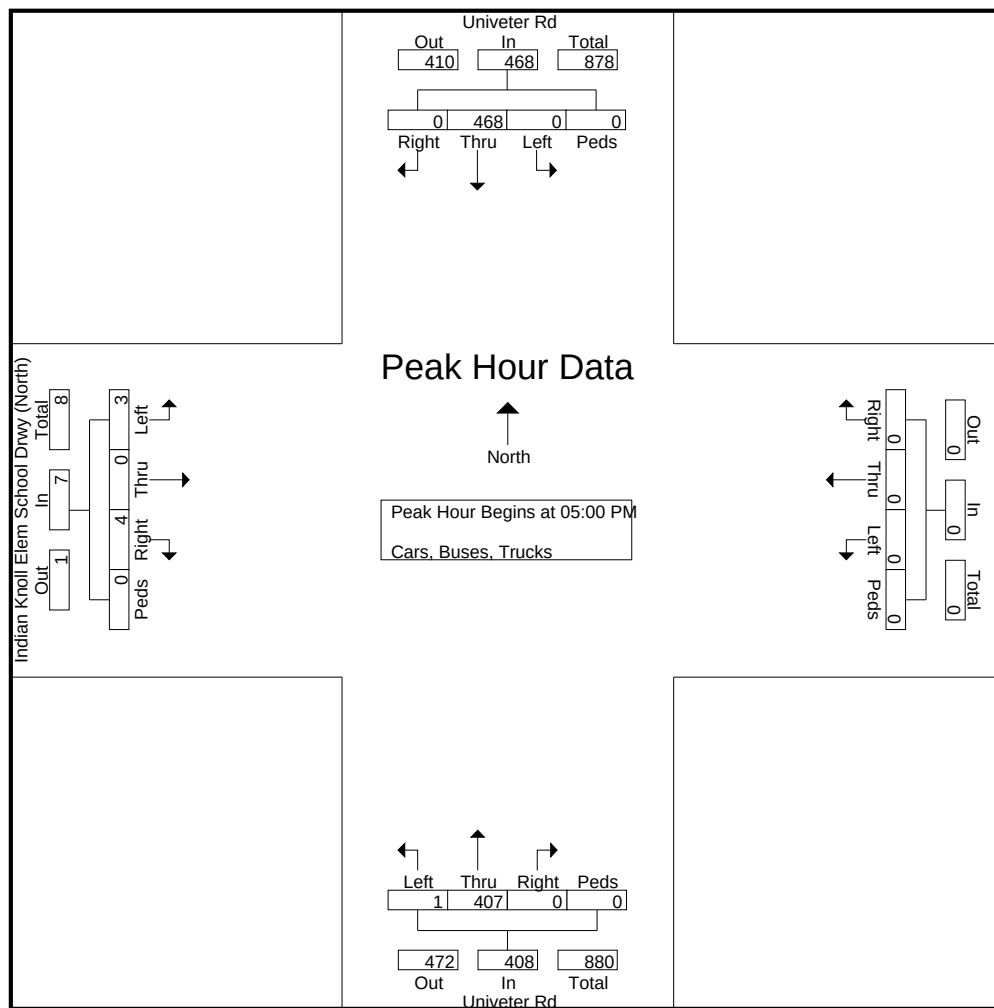
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TMC Data
Univeter Rd @ Indian Knoll Elem School
Driveway (North), Canton, GA
7-9am I 4-6pm

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	218
05:15 PM	1	99	0	0	100	0	115	0	0	115	0	0	1	0	1	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	217
05:45 PM	0	102	0	0	102	0	128	0	0	128	0	0	2	0	2	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	883
% App. Total	0.2	99.8	0	0		0	100	0	0		42.9	0	57.1	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	.952



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

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

Groups Printed- Cars, Buses, Trucks

	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
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	20	409	0	0	429	0	329	28	0	357	16	0	7	0	23	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	169
08:15 AM	1	65	0	0	66	0	56	1	0	57	1	0	1	0	2	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	117
08:45 AM	1	46	0	0	47	0	59	3	0	62	2	0	2	0	4	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	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	210
04:15 PM	2	85	0	0	87	0	85	8	0	93	10	0	7	0	17	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	200
04:45 PM	2	84	0	0	86	0	87	9	0	96	11	0	7	0	18	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	807
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	18	364	0	0	382	0	428	47	0	475	38	0	15	0	53	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	3050
Apprch %	4.1	95.9	0	0		0	91.5	8.5	0		69	0	31	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	

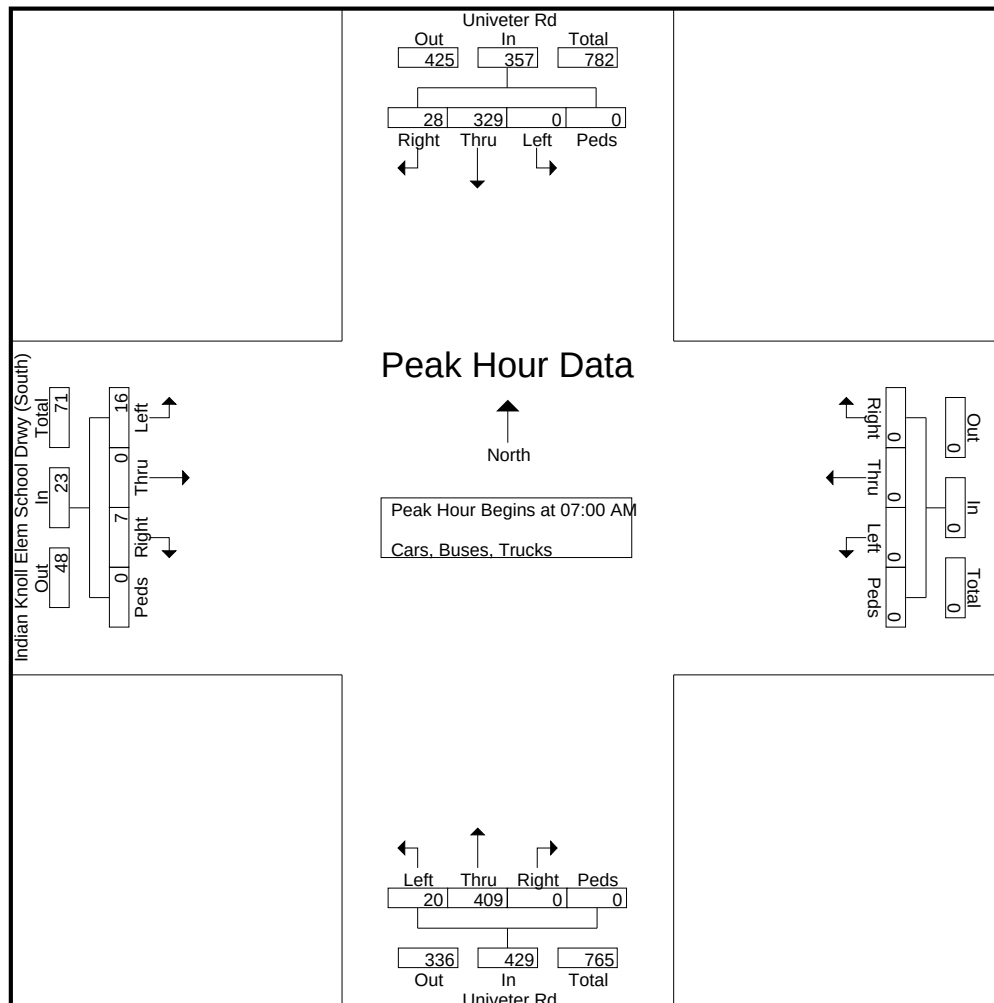
Reliable Traffic Data Services, LLC

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

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

	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 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



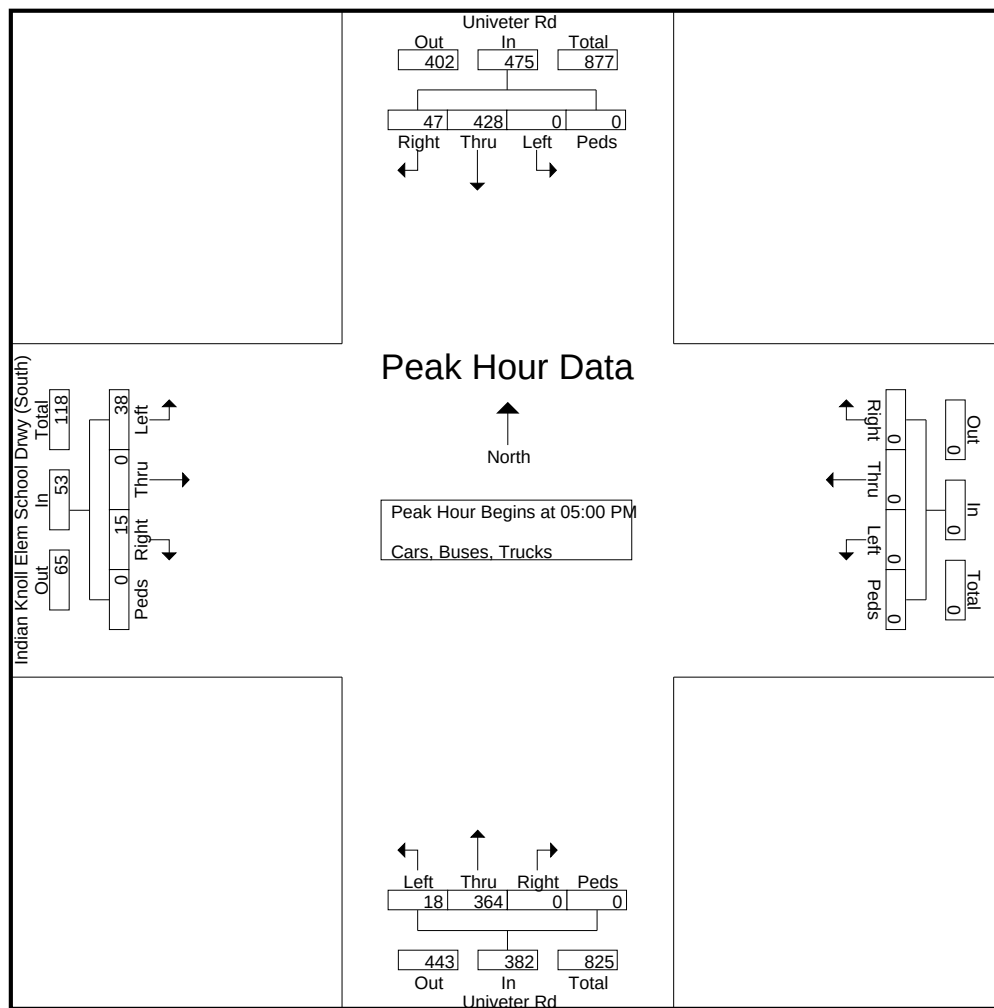
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TMC Data
Univeter Rd @ Indian Knoll Elem School
Driveway (South), Canton, GA
7-9am I 4-6pm

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 I 4-6pm

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

Groups Printed- Cars, Buses, Trucks

	Univeter Rd Northbound					Univeter Rd Southbound					Eastbound					Providence Dr 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
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	1	188
Total	0	436	0	0	436	0	331	0	0	331	0	0	0	0	0	1	0	0	0	1	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		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	

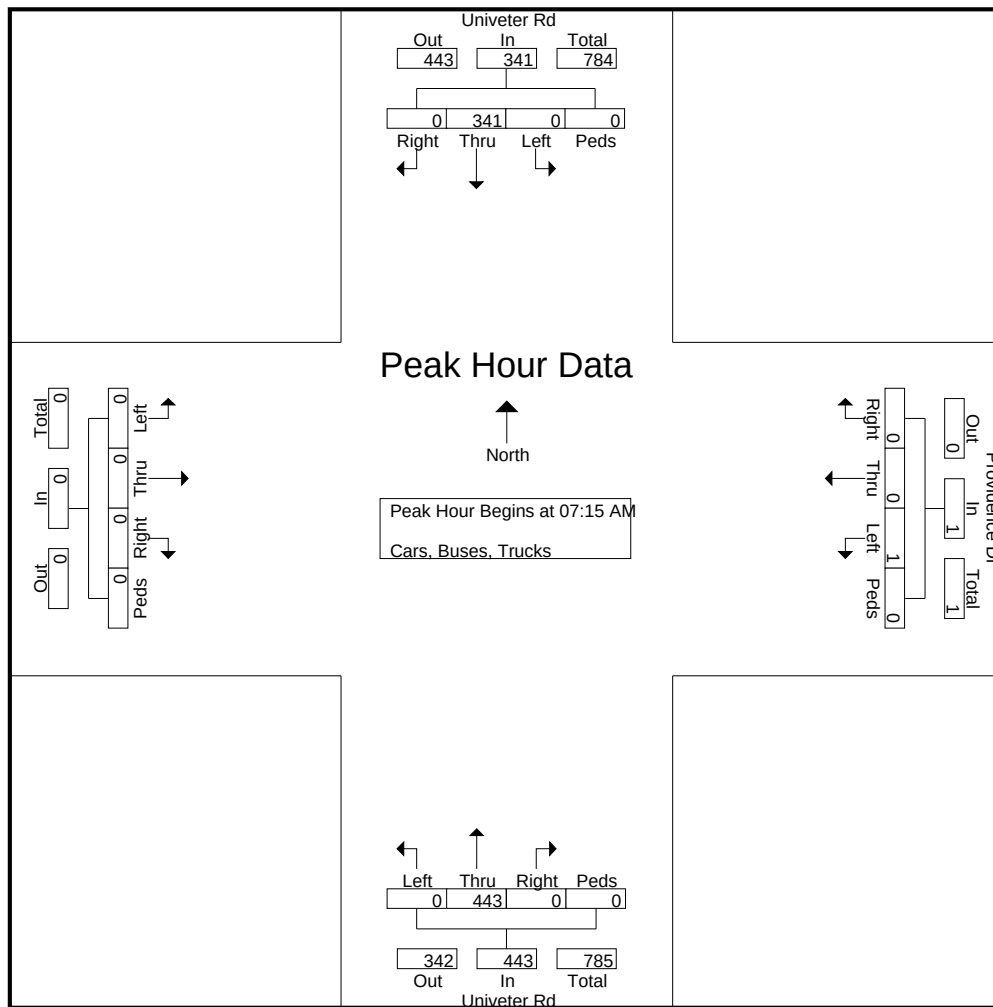
Reliable Traffic Data Services, LLC

Tel: (770) 578-8158 | Fax: (770) 578-8159
info@reliabletraffic.org | www.reliabletraffic.org

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

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

	Univeter Rd Northbound					Univeter Rd Southbound					Eastbound					Providence Dr 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 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	1	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	1	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



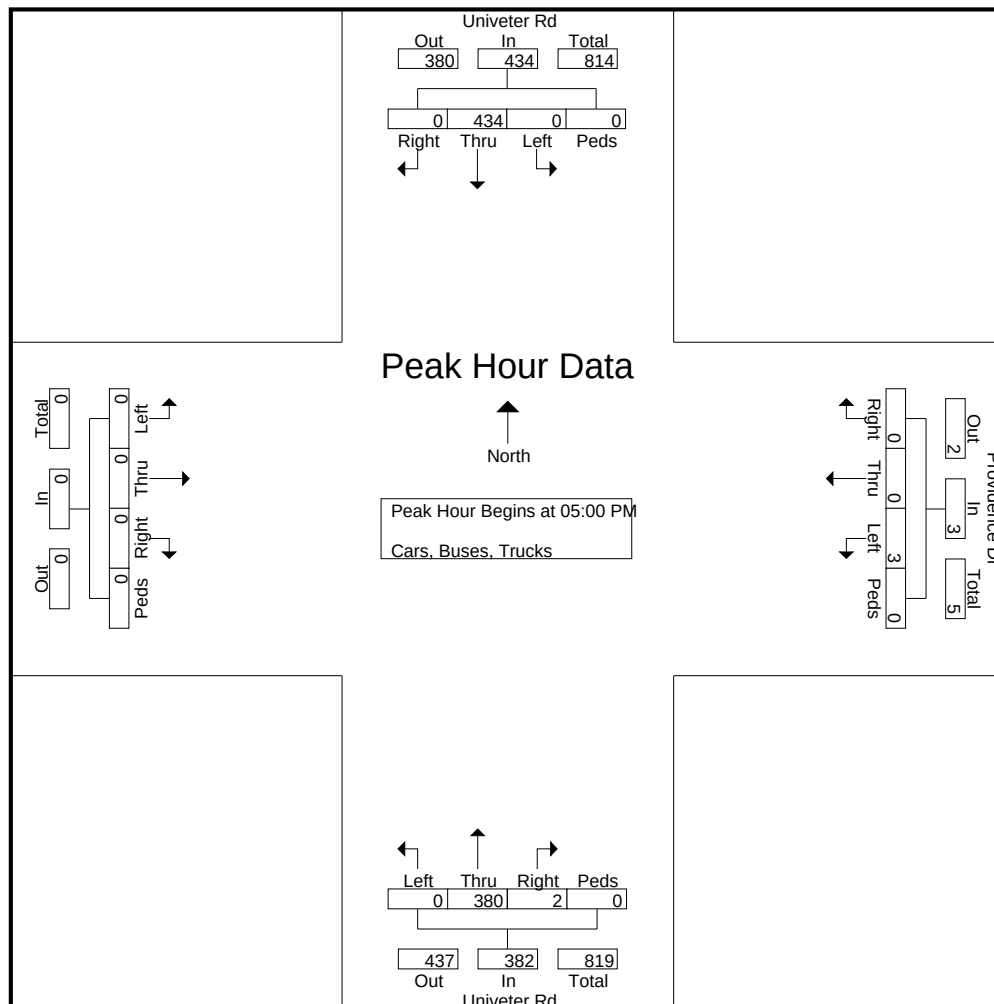
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TMC Data
Univeter Rd @ Providence Dr
Canton, GA
7-9am I 4-6pm

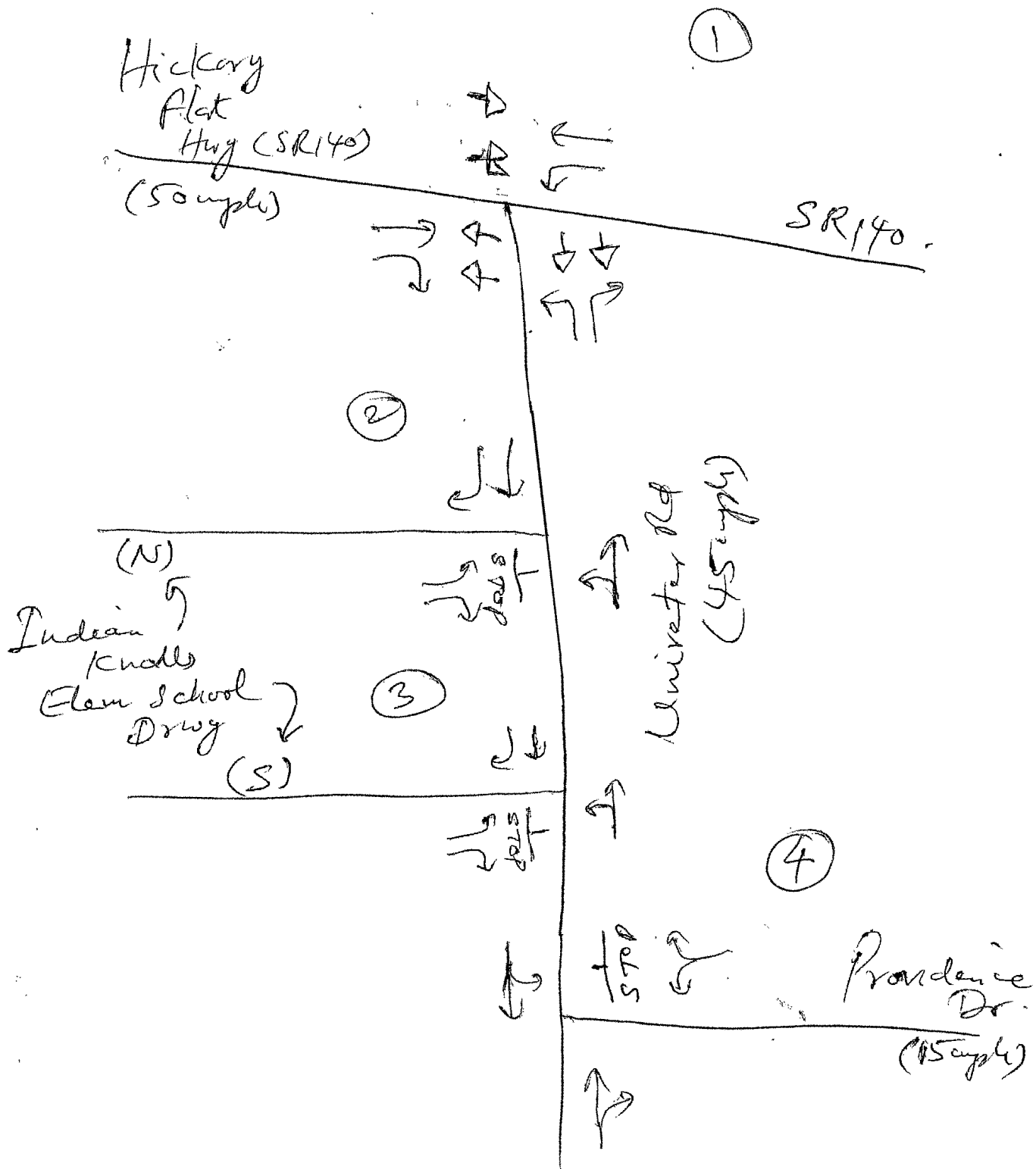
File Name : 39260004
Site Code : 39260004
Start Date : 10/20/2016
Page No : 3

	Univeter Rd Northbound					Univeter Rd Southbound					Eastbound					Providence Dr 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	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





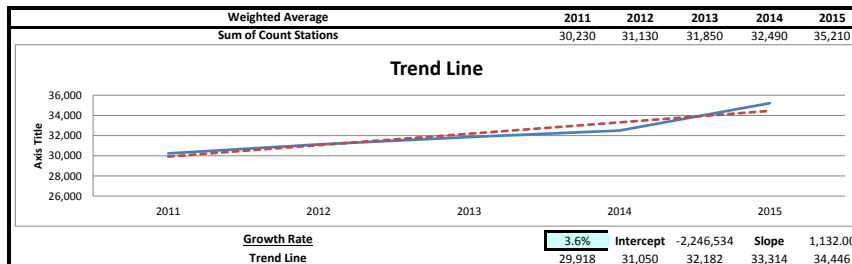
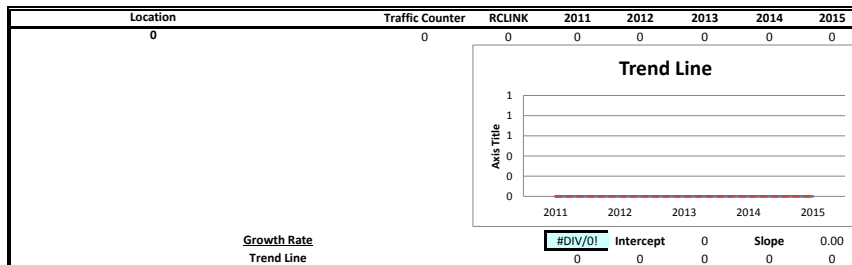
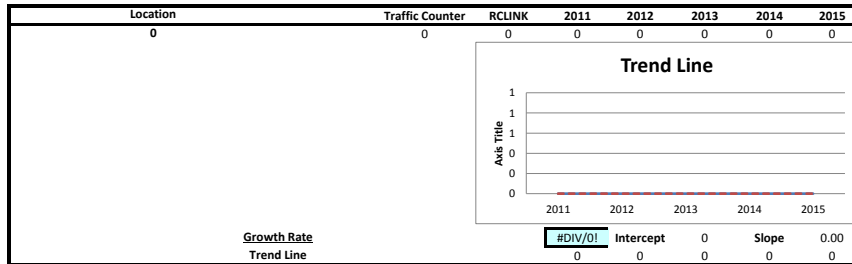
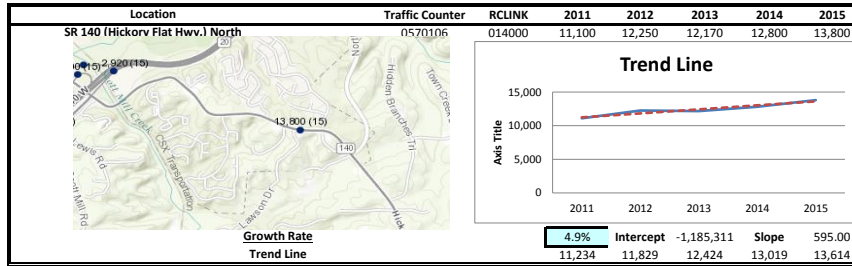
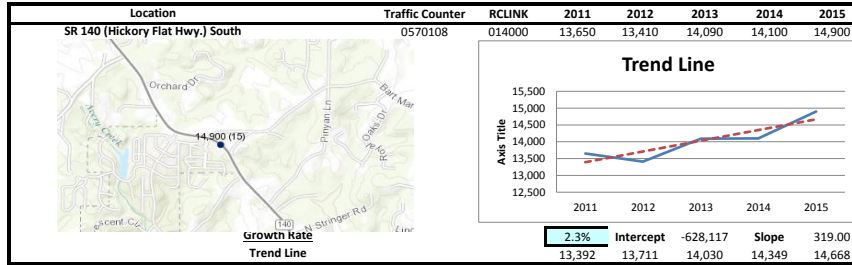
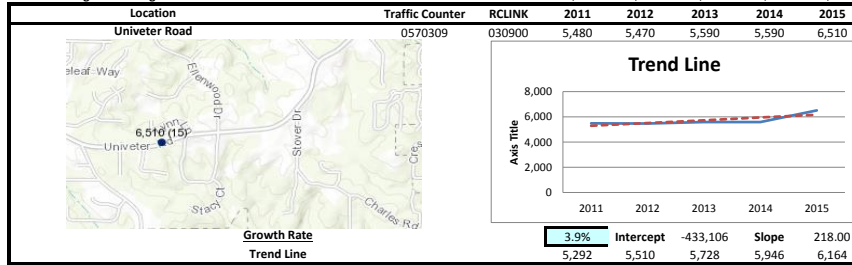
3926



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

Existing AM

10/30/2016

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

	→	↘	↙	←	↖	↗
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

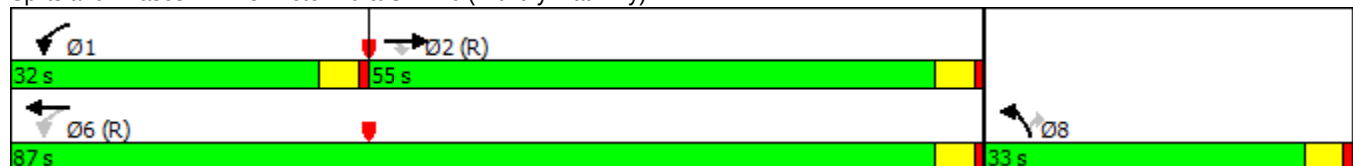
Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:EBT and 6:WBT, 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)

	Ø2		Ø4
77 s		43 s	
	Ø6		
77 s			

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			None			None
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

Existing PM

10/30/2016

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

	→	↘	↙	←	↖	↗
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

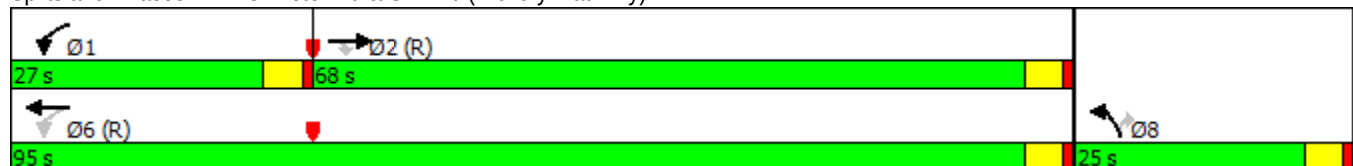
Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:EBT and 6:WBT, 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			None			None
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

Build AM

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

10/30/2016

	→	↘	↙	←	↖	↗
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

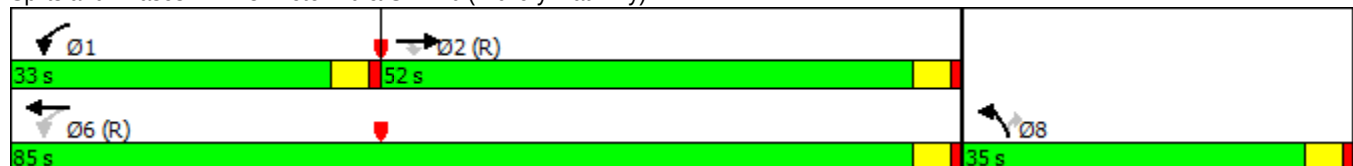
Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:EBT and 6:WBT, 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

Build 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)	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)

	Ø2		Ø4
81 s		39 s	
	Ø6		
81 s			

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											
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

Build PM

10/30/2016

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:WBT, Start of Green

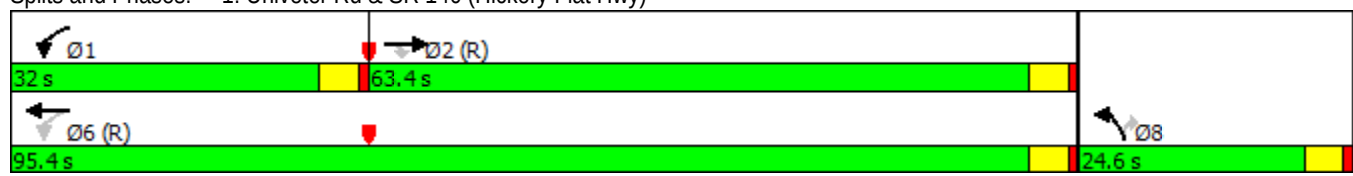
Natural Cycle: 90

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)



Baseline

Synchro 9 Report
Page 1

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											
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											

T R A F F I C V O L U M E W O R K S H E E T S

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	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing:	202	0	360	562	0	0	0	0	0	0	0	0	0	502	158	660	292	487	0	779	4	4	4	4
Growth Factor (%):	4	4	4		4	4	4		0	0	0		4	4	4		4	4	4		316	527	0	843
Base Condition:	218	0	389	607	0	0	0	0	0	0	0	0	0	543	171	714	316	527	0	843	15	0	0	15
Total New Trips	40	0	46	86	0	0	0	0	0	0	0	0	0	0	13	13	15	0	0	15	331	527	0	858
Future Traffic Volumes:	258	0	435	693	0	0	0	0	0	0	0	0	0	543	184	727	408	887	0	1295	408	887	0	1295

P.M. Peak Hour

Condition	Northbound						Southbound						Eastbound						Westbound					
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing:	167	0	271	438	0	0	0	0	0	0	0	0	0	666	146	812	331	820	0	1151	4	4	4	4
Growth Factor (%):	4	4	4		4	4	4		0	0	0		4	4	4		4	4	4		358	887	0	1245
Base Condition:	181	0	293	474	0	0	0	0	0	0	0	0	0	720	158	878	358	887	0	1245	50	0	0	50
Total New Trips	25	0	29	54	0	0	0	0	0	0	0	0	0	0	43	43	50	0	0	50	408	887	0	1295
Future Traffic Volumes:	206	0	322	528	0	0	0	0	0	0	0	0	0	720	201	921	408	887	0	1295	408	887	0	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	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing:	117	317	0	434	0	258	222	480	216	0	111	327	0	0	0	0	0	0	0	0	0	0	0	0
Growth Factor (%):	4	4	4		4	4	4		4	4	4		4	4	4		4	4	4		4	4	4	
Base Condition:	127	343	0	470	0	279	240	519	234	0	120	354	0	0	0	0	0	0	0	0	0	0	0	0
Total New Trips	0	86	0	86	0	29	0	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Future Traffic Volumes:	127	429	0	556	0	308	240	548	234	0	120	354	0	0	0	0	0	0	0	0	0	0	0	0

P.M. Peak Hour

Condition	Northbound						Southbound						Eastbound						Westbound					
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing:	1	407	0	408	0	468	0	468	3	0	4	7	0	0	4		0	0	0	0	0	0	0	0
Growth Factor (%):	4	4	4		4	4	4		4	4	4		4	4	4		4	4	4		4	4	4	
Base Condition:	1	440	0	441	0	506	0	506	3	0	4	7	0	0	4		0	0	0	0	0	0	0	0
Total New Trips	0	55	0	55	0	94	0	94	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Future Traffic Volumes:	1	495	0	496	0	600	0	600	3	0	4	7	0	0	4		0	0	0	0	0	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	429	0	329	16	0	7	23	0	0
Growth Factor (%):	4	4	4	4	4	4	4	4	4	4	4	4
Base Condition:	22	442	0	464	0	356	17	0	8	25	0	0
Total New Trips	0	86	0	86	0	29	0	0	0	0	0	0
Future Traffic Volumes:	22	528	0	550	0	385	17	0	8	25	0	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	382	0	428	38	0	15	53	0	0
Growth Factor (%):	4	4	4	4	4	4	4	4	4	4	4	4
Base Condition:	19	394	0	413	0	463	41	0	16	57	0	0
Total New Trips	0	55	0	55	0	94	0	0	0	0	0	0
Future Traffic Volumes:	19	449	0	468	0	557	41	0	16	57	0	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	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot				
Existing:	0	443	0	443	0	341	0	341	0	0	0	0	0	0	0	0	1	0	0	1				
Growth Factor (%):	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4				
Base Condition:	0	479	0	479	0	369	0	369	0	0	0	0	0	0	0	0	1	0	0	1				
Total New Trips	15	0	0	15	0	0	29	29	86	0	46	132	0	0	0	0	0	0	0	0				
Future Traffic Volumes:	15	479	0	494	0	369	29	398	86	0	46	132	1	0	0	1	0	0	0	1				

P.M. Peak Hour

Condition	Northbound						Southbound						Eastbound						Westbound					
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot				
Existing:	0	380	2	382	0	434	0	434	0	434	0	434	0	0	0	0	3	0	0	3				
Growth Factor (%):	4	4	4		4	4	4		4	4	4		4	4	4		4	4	4					
Base Condition:	0	411	2	413	0	469	0	469	0	469	0	469	0	0	0	0	3	0	0	3				
Total New Trips	50	0	0	50	0	0	94	94	55	0	29	84	55	0	29	84	0	0	0	0				
Future Traffic Volumes:	50	411	2	463	0	469	94	563	55	0	29	84	3	0	0	3	3	0	0	3				

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 Capcacity Cost ⁽²⁾	Annual Student Cost ⁽³⁾
172	Students	8	Classroom(s)	\$234,545.45	\$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.



STAFF ANALYSIS

FROM: Nancy Moon

SUBJECT: **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 3, 2017

PLANNING COMMISSION MEETING DATE: February 9, 2017

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.

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. 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.

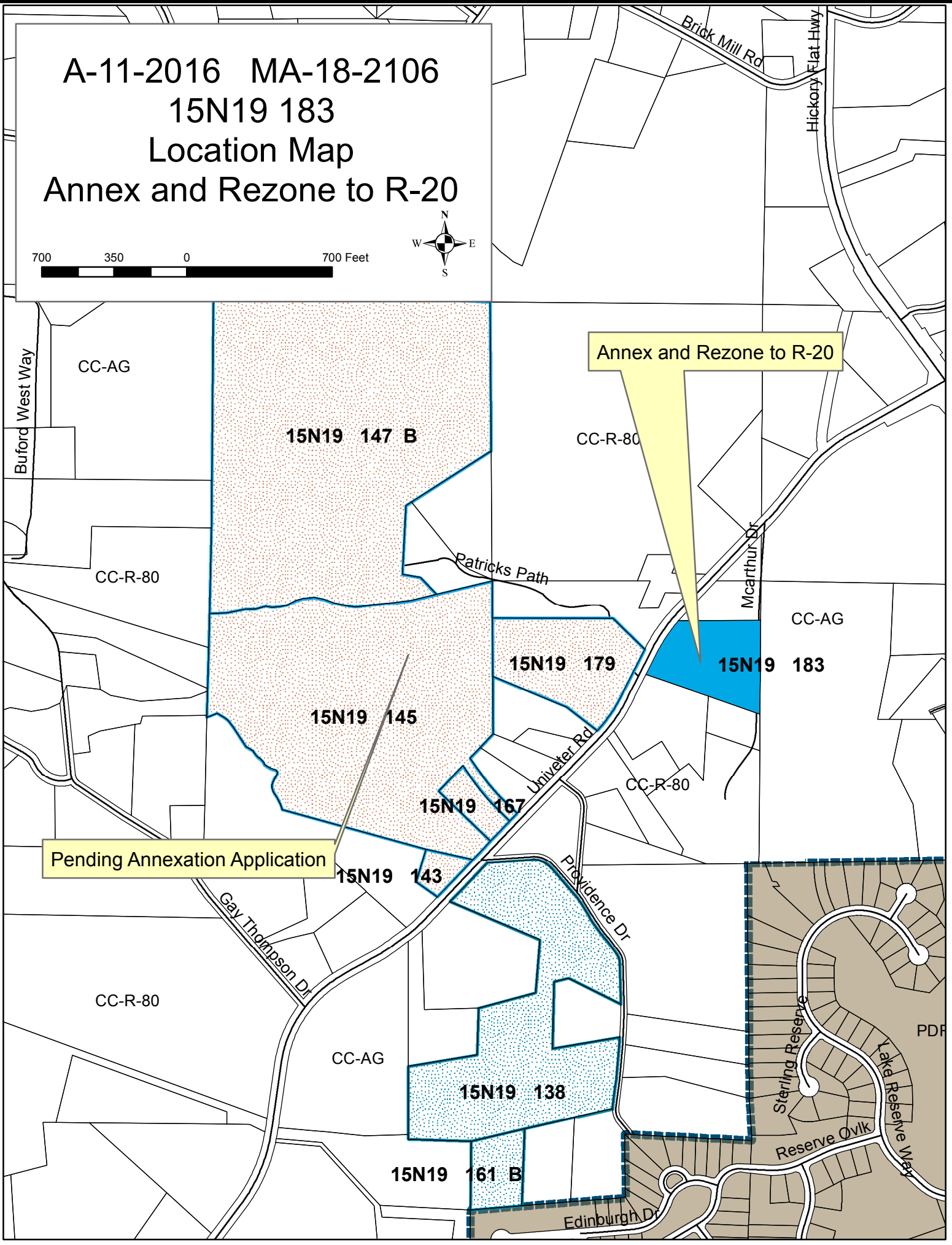
Should A-09-2016 be approved, Staff recommends **APPROVAL** to annex and rezone the property to R-20, Single Family Residential with the following stipulations:

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.

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

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

700 350 0 700 Feet



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

Lg1: 34.19509°N
Lon: 84.45717°W

TAX PARCELS: 15N19 182 & 183

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.

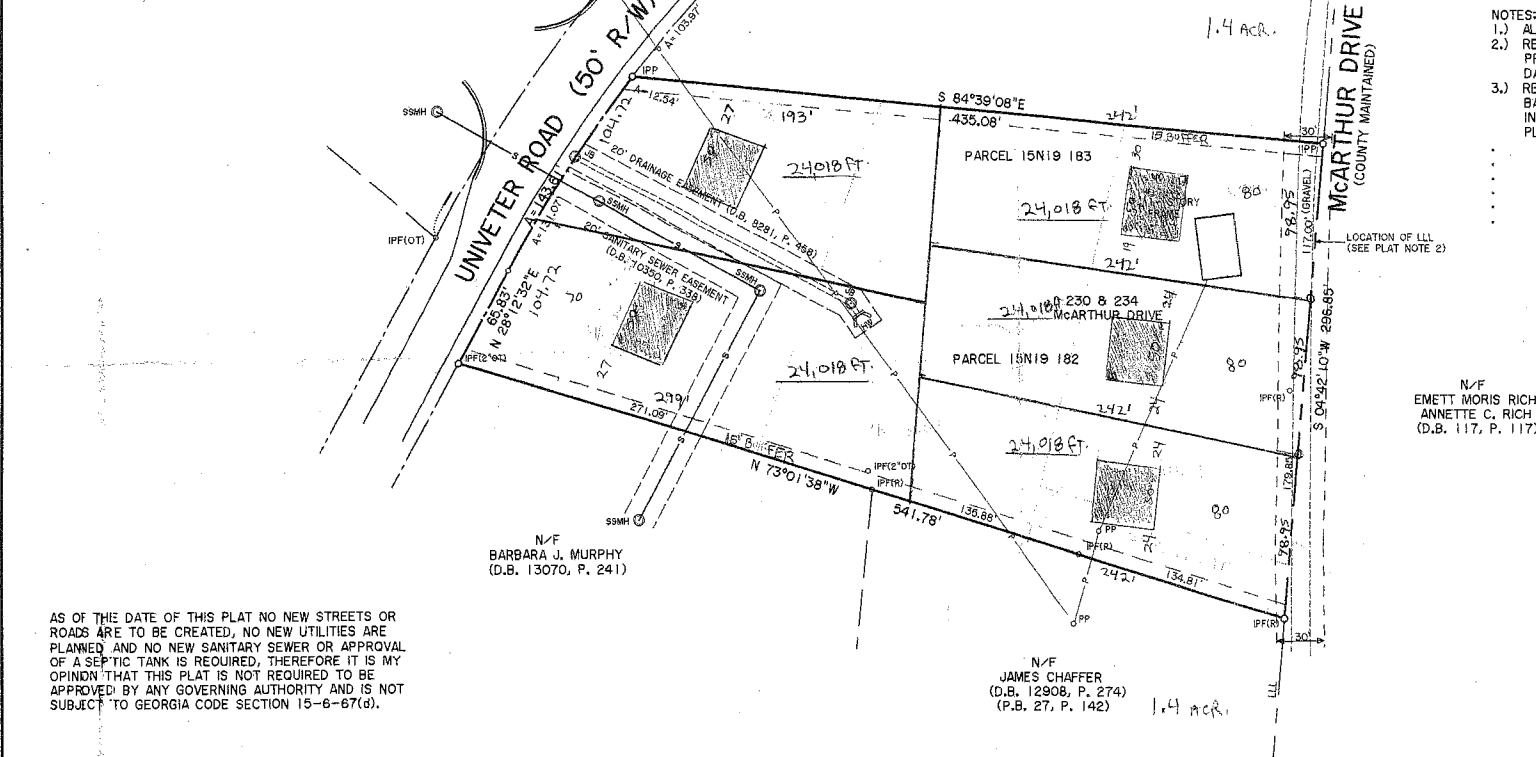
OWNER

OWNER

OWNER

"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



- 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; JIB NO. 94-8018-258E.
 - 3.) REFERENCE PLAT: SURVEY FOR CHARLES BARBER; PREPARED BY LEE & CHADWICK, INC.; DATED JUNE 05, 1986; RECORDED IN PLAT BOOK 38, PAGE 146.

N/F
EMETT MORIS RICH
ANNETTE C. RICH
(D.B. 117, P. 117)

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 MARLETTA HIGHWAY
CANTON, GEORGIA 30114
TEL 770 479 5940
FAX 770 479 0127
email: cherokeesurveying@windstream.net

- LEGEND
1. PP - IRON PIN PLACED (1/2" RB)
 2. PP - IRON PIN FOUND
 3. CT - CRIMP TOP PIN
 4. OT - OPEN TOP PIN
 5. R - REINFORCING BAR
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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 1 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.



DWG. NO. 15-3628-34C

A-11-2014



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: S RIDDLES@COMCAST.NET

PROPERTY OWNER INFORMATION

Property Owner(s): CHRIS RIDDLE
Mailing Address: 219 GAY THOMPSON DR. CANTON GA. 30115
Phone: 404-314-0076
Email: S RIDDLES@COMCAST.NET

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 UNIVERSITY 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

Property Owner Name (Please Print)

Property Owner Signature

Date

Property Owner Name (Please Print)

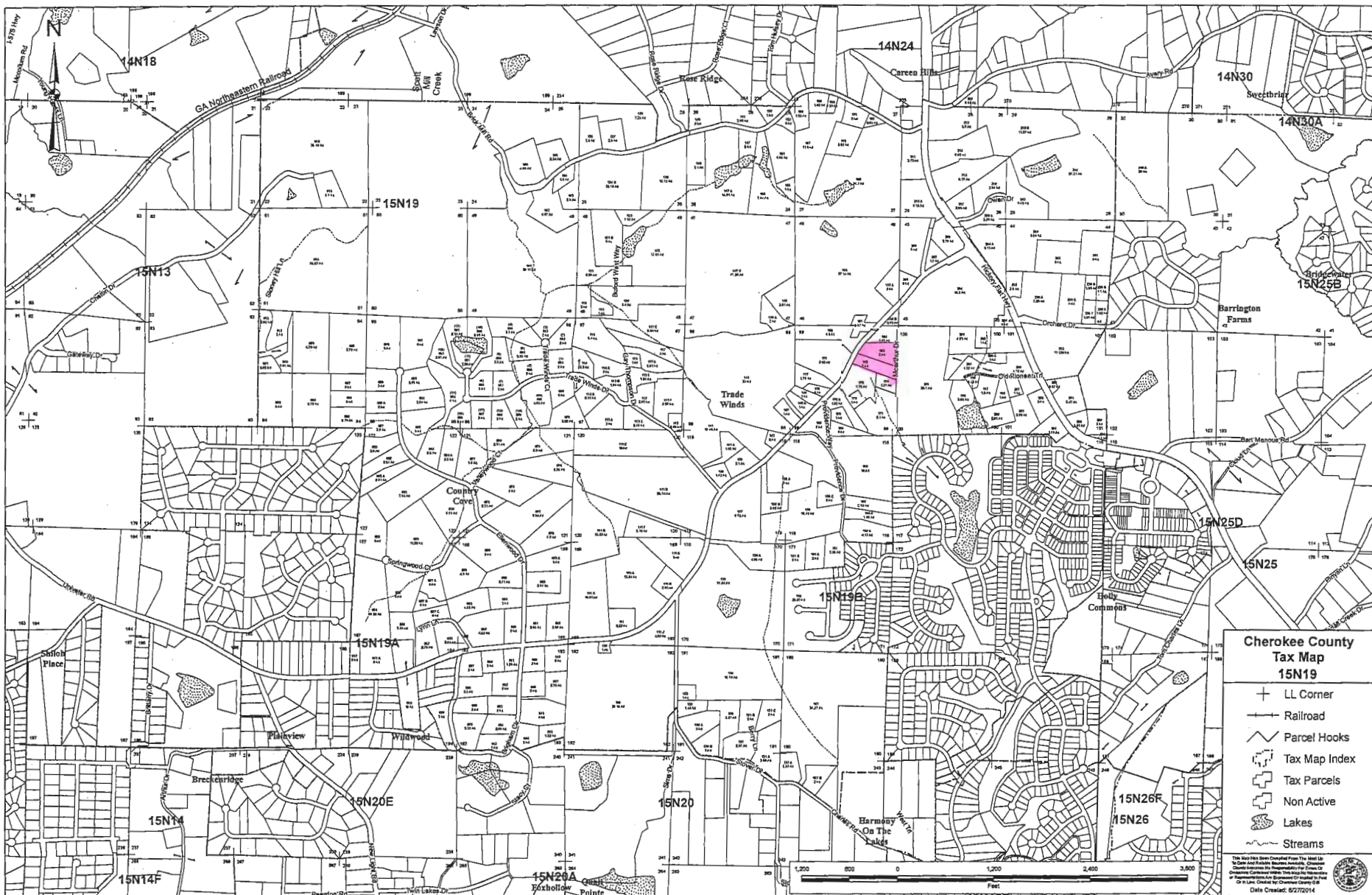
Property Owner Signature

Date

Kim Sellers
Notary (form must be notarized)



Received by: Nancy Mon
City of Holly Springs, Georgia
Date: 10/14/2014





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 SAWN LEE / COWAN

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 FEES 500.00 RECEIPT# _____ CHECK# 2371

(APPLICANT DO NOT WRITE BELOW THIS LINE)

PLANNING COMMISSION RECOMMENDATION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____ TABLED _____

CITY COUNCIL DECISION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____ TABLED _____

Application Information

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

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

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

Seal:



HOLLY SPRINGS REZONING APPLICATION SITE PLAN REQUIREMENTS

Site Development Plan prepared by a registered surveyor, engineer, land planner, or architect (with profession seal affixed) drawn to scale of the subject property.

Exact size and location of all buildings

State proposed use of property(s) within the requested zoning classification

State the proposed density

Show N/F property(s) adjacent to the subject property.

Required or proposed setbacks and buffers

Parking areas number of spaces, including (access points)

In both directions, show distances from the access point to the nearest curb cuts on both sides of the road.

Location/Vicinity map

North arrow

Land lots/District/City of County boundary line

Adjoining and proposed streets (paving and right-of-way widths)

Total acreage

Topography at 10-foot contour intervals

Show creeks, streams, flood plain, etc., with required stream bank buffers

Limits of the 100-year flood plain and acreage of flood plain

Detention/Retention areas

Utility easements, cemeteries, architectural or archeological landmarks (if applicable)

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

Lat: 34.19809°N
Lon: 84.45717°W

TAX PARCELS: 15N19 182 & 183

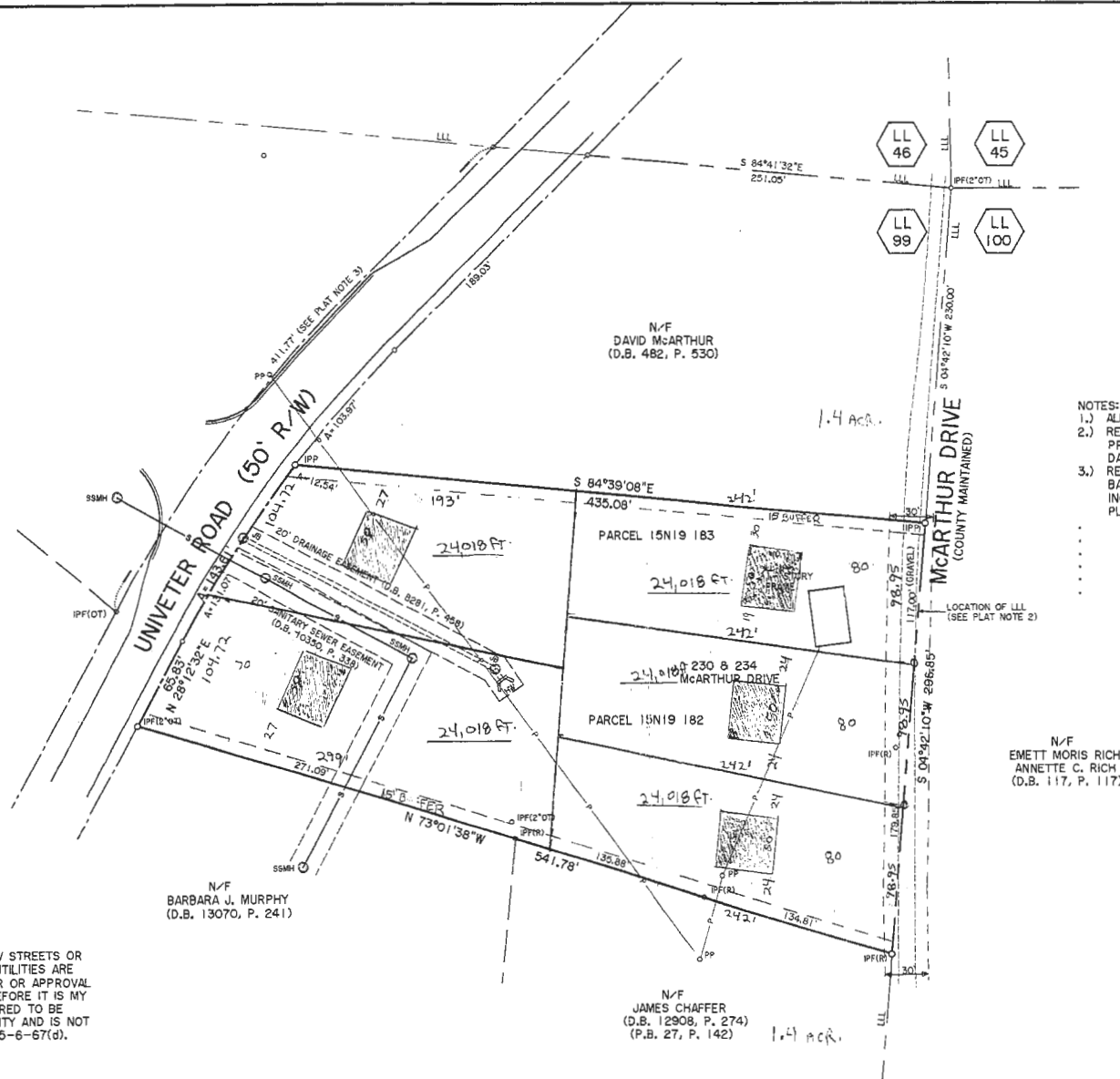
OWNER(S) CERTIFICATE

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. 84-6018-258E.
- 3.) REFERENCE PLAT: SURVEY FOR CHARLES BARBER; PREPARED BY LEE & CHADWICK, INC.; DATED JUNE 06, 1988; RECORDED IN PLAT BOOK 38, PAGE 146.

AS OF THIS 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).

- LEGEND
1. IPP - IRON PIN PLACED (1/2" RB)
 2. IPF - IRON PIN FOUND
 3. CT - CRIMP TOP PIN
 4. OT - OPEN TOP PIN
 5. R - REINFORCING BAR
 6. LLL - LAND LOT LINE
 7. R/W - RIGHT OF WAY
 8. P/L - PROPERTY LINE
 9. C/L - CENTER LINE
 10. B/L - BUILDING LINE
 11. X - FENCE LINE
 12. P - POWER LINE
 13. ADDRESS
 14. CMF - CONC. MON. FOUND
 15. MH - MANHOLE
 16. CO - CLEANOUT
 17. WM - WATER METER

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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.

"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.

AREA = 2.757 ACRES

SURVEY FOR:

CHRIS RIDDLE

PART OF:
LAND LOT 99
15th DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA
SCALE: 1" = 80'
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

DWG. NO. 15-3628-34C



STAFF ANALYSIS

FROM: Nancy Moon

SUBJECT: CUP-02-2016, applicant requests a conditional use permit for a liquor store located on Sixes Road, tax parcels 006, 006A, and 007A of tax plat 15N15

CUP-02-2016, applicant requests a conditional use permit for a multi-tenant building located on Sixes Road, tax parcels 006, 006A, 007A of tax plat 15N15

DATE: January 6, 2017 **PLANNING COMMISSION MEETING DATE:** January 12, 2017

STAFF ANALYSIS

Applicant, Vincent Infanti, has requested approval for two Conditional Use Permits. The first request is for the Liquor Store at 700 Sixes Road that was previously requested at the November meeting. Since that meeting, the application and PC recommendation was sent to City Council where it was heard at a work session, but has since been tabled. After the applicant discussed a number of issues with the adjoining property owner, he has amended his application. It now involves a portion of the adjacent property and is now being sent back to Planning Commission since it was only advertised for the original parcel 006A of tax plat 15N15. The two property owners will be doing a land swap to enhance the usability of all of the parcels. The second request is to allow the construction of a multi-tenant building on adjacent property. The parcels involved now include parcels 006, 006A, and 007A of tax plat 15N15 as shown on the attached location map. The property is zoned GC, General Commercial. Per Article 5, District Uses and Regulations, liquor stores and multi-tenant buildings are allowed with the approval of a conditional use permit.

Currently, the parcel has an abandoned gas station on the property. The applicant plans to demolish this structure and remove the existing gas tanks. A rendering of the proposed 6,500 square ft. liquor store was presented at the previous meeting and is attached. The proposed 9,425 square ft. multi-tenant structure is proposed to be developed with the same architectural materials as the proposed liquor store to provide visual continuity. The proposed multi-tenant building would have space for a restaurant, as well as, other retail/office uses. The applicant is currently in the demolition process for the gas station/tanks.

A. Existing Land Use and Zoning Classification of Nearby Property

ADJACENT ZONING		ADJACENT DEVELOPMENT	
NORTH:	R-40 (County)	NORTH:	SFR/Undeveloped
SOUTH:	GC	SOUTH:	I-575
EAST:	GC	EAST:	Home Depot
WEST:	GC	WEST:	Undeveloped/Future Northside and Wellstar Medical Buildings

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?

The area surrounding this property consists largely of commercial and proposed commercial uses. Liquor stores and multi-tenant buildings are allowed conditional uses within the GC district.

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

Approval of this application should not affect the existing use or usability of the surrounding area adversely.

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

Rezoning is not being requested. The property is zoned GC, General Commercial and any use allowed within this district would be permitted. The proposed use is allowed by approval of the Conditional Use Permit.

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 development as proposed will not result in a use that would cause an excessive or burdensome use of utilities, streets, or other public services.

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 as Parkway Corridor. This character area follows Holly Springs Parkway and also encompasses land around interchanges of I-575. The Parkway Corridor is intended to provide primarily a commercial service function while maintaining quality development standards.

The Future Land Use Map shows this area as developing for Commercial use. This future land use plan map category corresponds with land dedicated to non-industrial business uses, especially retail sales and services. This category corresponds with the Parkway Corridor character area shown on the Future Development Map, and in addition, is designated in other locations where commercial uses already existed at the time this Community Agenda was prepared.

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

- a) **Conditional Uses. Continue to regulate the designated conditional uses, to protect the health, safety, welfare, natural environment, and character of the City of Holly Springs. Revise and expand conditional uses in the future as determined by Mayor and Council. (16.1, #12).**
 - b) **Land Use Decisions. Use the Future Land Use Map (FLUM) as a guide when making land use decisions (map amendment requests) and reviewing other development proposals. (16.1, #20).**
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 property is currently the site of an abandoned gas station. All environmental regulations will be followed with the removal of the structure and gas tanks. In addition, all federal, state, and local regulations will be followed in the redevelopment of the property.

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?

Rezoning is not being requested; however, approval of the conditional use permit would be appropriate to this area.

C. Conditional Use Proposal Review Standards

Under Attachment B in the application, the City asks each CUP applicant to complete 16 questions related to the proposed use. (Please see attached).

The following requirements for Liquor Stores are outlined in Section 5.4-29 of the zoning ordinance:

5.4-29 Liquor Store. Liquor Store means any establishment that exclusively sells alcoholic beverages in unbroken packages at retail only to consumers and not for resale or for consumption on the premises. Shall not include grocers or convenience stores that incidentally retail alcoholic beverages in unbroken packages. The purpose of this Section is to establish reasonable and uniform regulations for the location, development, and operation of Liquor Stores within the City of Holly Springs and to ensure compatibility with adjacent uses and surrounding neighborhoods and businesses. In addition to an application for a conditional use permit, the applicant shall submit sufficient evidence to demonstrate compliance with Chapter 6 of the Code of the City of Holly Springs.

At the present time, the applicant/owner is not in compliance with Chapter 6, Section 6-41(c)(10) of the Holly Springs Municipal Code.

The following requirements for Multi-Tenant Buildings are outlined in Section 5.4-29 of the zoning ordinance:

5.4-32 Multi-Tenant Building. A Multi-Tenant Building is a retail structure under common ownership or management located on one commercially zoned lot containing more than one suite or entity. Multi-tenant buildings shall contain no less than 2,500 gross square feet up to a maximum **of 15,999** gross sq. ft., with suites no less than 600 gross square feet each. The purpose of this Section is to mitigate the negative effects of loitering, blight, bright lights, noise, traffic, and impervious surfaces, to promote diverse economic uses, and to ensure compatibility with adjacent uses and surrounding neighborhoods and businesses. In addition to an application for a conditional use permit, the applicant shall submit evidence sufficient to demonstrate compliance, and at all times thereafter remain compliant with the following standards:

- a.) Multi-Tenant Buildings shall exist on a tract no less than one (1) acre in area.
- b.) Individual suites shall be in no event less than 600 square feet in size each.
- c.) The maximum gross square footage permitted for multi-tenant buildings may be applied toward one multi-tenant building or multiple shopping center/multi-tenant structures on the parcel. In no event, however, shall an average of less than one (1) acre per structure on the total site be permitted. All required setbacks in the respective zoning districts shall also be enforced.

- d.) The Multi-Tenant Building shall include features which provide for a proper transition from more sensitive land uses and incorporate buffering methods to separate commercial activities such as loading, lighting, and trash collection.
- e.) The design of the Multi-Tenant Building shall reflect the concept that it has been planned as a group of organized uses and structures.
- f.) The Multi-Tenant Building and all buildings, signs and landscaping in relation thereto shall be designed with similar architectural styles, similar exterior building materials, and coordinating landscaping themes.
- g.) Management of the Multi-Tenant Building shall make provisions for consistent maintenance, reciprocal access and reciprocal parking.
- h.) Vehicle and pedestrian access to the Multi-Tenant Building shall be coordinated and logically linked to provide a comprehensive circulation system.
- i.) Submitted with the conditional use permit request to construct a multi-tenant building, applicants must conduct a study evaluating the need for the location and an inventory of structures with comparable square footage in a two (2) mile radius of the proposed location. This inventory must include the status of availability for these structures and an analysis on the feasibility of occupying a pre-existing structure.
- j.) All exterior building elevations visible from public streets, right-of-way and/or customer parking areas shall be designed so that there are no expanses of blank walls. Façade design characteristics should vary every 50 feet, or fraction thereof. Each suite should have a unique design, with the same design not repeating. All walls visible from the roadway or parking areas shall be broken up through the use of trellises, arcades, false windows, archways, landscaping, storefront, or recessed panels reminiscent of window, door, or colonnade openings. This requirement can also be met by employing the use of architectural features including but not limited to the following: doors, windows, pilasters, columns, horizontal and vertical offsets, material and color variations, decorative cornices, awnings, and canopies. Building mass shall be broken up to give the appearance of multi-tenant occupancy or places of business, presenting a thematic village appearance. Additionally, distinct architectural entry identity for individual tenant entrances shall be provided. In order to assure conformance with this requirement, exterior building elevations must be reviewed and approved as a part of the overall final site plan review process.
- k.) A minimum of three (3) different materials shall be used for all building elevations. The primary front building façade materials shall consist of stone, brick, glass, ornamental metal, architectural precast (panels or detailing), and/or architectural metal panels. Remaining facades shall be of architectural treatments of glass and brick, stone, architectural block, stucco, and wood, with combining

these finishes both allowed and encouraged. All facades must be made up of a minimum of 75% brick and/or stone when visible from city maintained right-of-way and 50% brick and/or stone when not visible from city maintained right-of-way. Exterior colors and designs should be of earthen tones when the structure has frontage visible from properties with residential uses.

- l.) All customer entrances located along the front façade, including those of neighboring smaller tenants, shall be clearly defined and highly visible and add aesthetically pleasing character to the buildings.
- m.) The structure shall be required to face and have its main entrance located on the side of the building, which faces a public street. In cases where a structure may face more than one public street, the building shall face the street, which is of the highest classification. Main entrances will also be allowed on the corner of a building, which faces two streets. No loading docks, overhead service doors, or trash collection bins may be placed on, or adjacent to any façade, which faces a public street.
- n.) The building shall include architectural features that contribute to visual interest at the pedestrian scale. Pedestrian accessibility, safety, and convenience shall be provided to reduce traffic impacts and enable the development to project a friendly inviting image. Customer drop off and pick up points that may be provided should also be integrated into the design and should not conflict with traffic lanes or pedestrian paths.
- o.) The owner of the zoning lot shall prepare a traffic management plan, which identifies the traffic problems that will be generated by development on the premises and which presents reasonable solutions to those problems. The plan must be prepared by a qualified professional traffic planner at no cost to the city, and it must be approved by the city engineer prior to the approval of the preliminary site plan or the issuance of a land disturbance permit or building permit, which ever occurs first.
- p.) The owner of the zoning lot shall prepare a water management plan which identifies the water management problems that will be generated by development on the premises and which presents reasonable solutions to those problems. The plan must be prepared by a qualified professional engineer at no cost to the city, and it must be approved by the city engineer prior to the approval of the preliminary site plan or the issuance of a land disturbance permit or building permit, which ever occurs first.
- q.) All rooftop equipment, such as HVAC units, shall be screened from public view on all sides by parapets, dormers, or other screens. The material of all structures used to screen rooftop equipment shall be consistent with the exterior materials used on the façade of the structure. Where flat roofs are present the parapet shall

not exceed an average height equal to 15% of the height of the supporting wall, and shall not at any point exceed a height equal to 30% of the supporting wall.

- r.) Architectural design requirements, (d) through (l), Section 19.8-7 of Article 19 of the Zoning Ordinance shall also be met for multi-tenant buildings.
- s.) Should the multi-tenant building become vacant, the following action shall be taken:
 - 1. Owner must continue to maintain the property, including the continual care of: lawns, landscape areas, vehicular use areas, driveways, and all other sections of the tract requiring similar attention;
 - 2. The multi-tenant building structure must also be maintained. The owner must replace broken windows, paint, and continue the general repair, maintenance, and upkeep of the interior and the exterior of the structure. Windows and doors shall not be boarded or secured with opaque materials. The structure must continue to appear occupied from public roads and not abandoned. Interior lighting and parking lot lights must continue to operate;
 - 3. Should the multi-tenant building remain vacant for one (1) calendar year, the owner must provide a progress report to the City. Each calendar year thereafter, the owner shall submit a progress report. The progress report shall contain occupancy prospects, lease intentions, and timelines for accomplishing these tasks.
 - 4. Should the owner of the multi-tenant building occupy a suite(s) with a tenant that fails to remain in business for twelve (12) consecutive months, for the purposes of this article, the City will not consider the structure "occupied" from the time beginning when the structure originally became vacant. Otherwise, should the subsequent tenant(s) occupy the structure, remaining in business for more than twelve (12) consecutive months, the structure shall be considered fully occupied.
 - 5. After two (2) consecutive calendar years beginning from the date of abandonment, the owner must occupy the multi-tenant building with a permanent tenant(s) accompanied with a lease term of no less than five (5) years. For these purposes, a "permanent tenant" must possess a lease of not less than five (5) years and must remain in business for at least twelve (12) consecutive months. Should the owner fail to meet this requirement, the Zoning Administrator shall notify the owner of noncompliance in writing. In this notice, the Zoning Administrator shall establish a hearing date for the Mayor and Council of the City of Holly Springs to consider condemnation action against the unoccupied structure. The public notice

and procedures of the public hearing shall adhere to Article 14 of this ordinance.

6. The City of Holly Springs shall determine “occupancy,” “vacancy,” and being in “business” in accordance with dates recorded by the various licensure issued by the City including but not limited to: occupational tax permit, certificate of occupancy, and zoning compliance certificate. See also “Article 12: Non-Conforming Uses” of this ordinance.
 7. Failure to comply with these regulations will result penalties as established by this ordinance.
- t.) In no event shall a multi-tenant building structure be subdivided into suites smaller than 600 gross square feet each.
 - u.) When in conflict with a separate City code or article, the most stringent requirement shall apply.
 - v.) For projects that include a multi-tenant building adjoining (attached or detached) a Big Box Commercial Retail Structure, compliance with Section 5.4-10 is required. The gross square footage of an adjoining Big Box Commercial Retail Structure (attached or detached) shall not be subtracted from the total gross square footage permitted for the multi-tenant building as regulated by this section.
 - w.) Regardless of the gross square footage permitted by this section, multi-tenant buildings and adjoining structures must be situated and designed for respective sites so as not to overcrowd land, which includes providing: adequate parking, required landscaping, buffers, trees, undisturbed areas, and all other site requirements mandated by the Code of the City of Holly Springs.
 - x.) For an individual freestanding structure occupying more than 10,000 gross square feet, see “Big Box Commercial Retail Structures,” Section 5.4-10.
 - y.) For structures 13,000 gross square feet or greater containing multiple suites and/or tenants, see “Planned Shopping Centers,” Section 5.4-36.”

D. Summary

The allowance of the property to be used for the uses as presented in the applications should not negatively affect the surrounding area. Redevelopment of the gas station property for the purpose of the liquor store would remove an abandoned, vacant, rundown structure and improve the aesthetics of the area; however, due to the fact that the applicant/owner is not in compliance with Chapter 6 of the Holly Springs Municipal Code, staff cannot recommend approval.

E. Staff Recommendation

CUP-02-2016

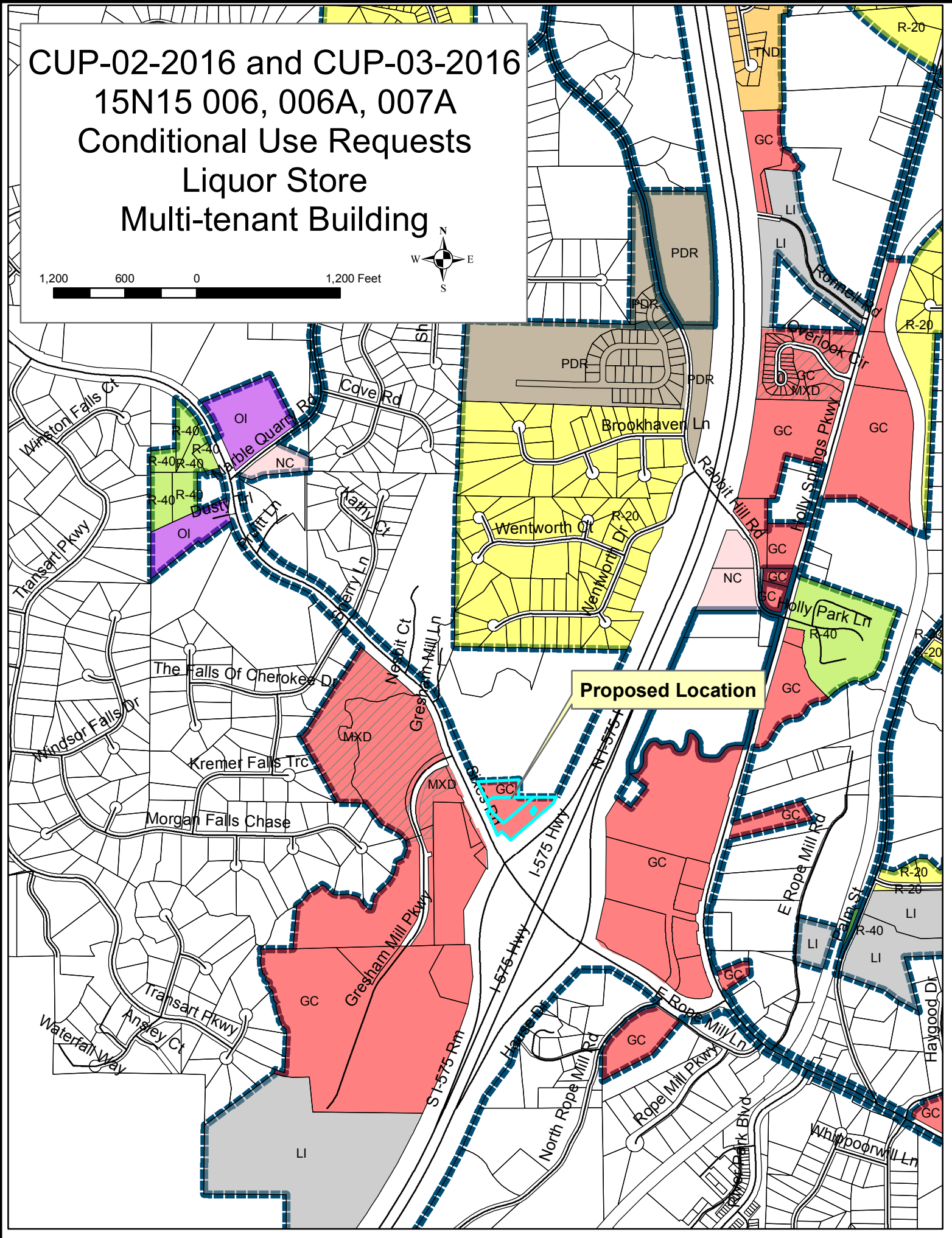
Based on the information presented above, staff recommends **DENIAL** of this Conditional Use Permit application for a Liquor Store.

CUP-03-2016

Since the two projects are reliant upon each other for development, i.e. land swap, access easements, staff, at this time, recommends **DENIAL** of this Conditional Use Permit application for a Multi-Tenant Building.

CUP-02-2016 and CUP-03-2016
15N15 006, 006A, 007A
Conditional Use Requests
Liquor Store
Multi-tenant Building

1,200 600 0 1,200 Feet





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- 02-2016

HEARING DATE 1-12-17

DATE OF APPLICATION 12-21-16

APPLICANT Vincent Infanti

OWNER Arvash Patel

(If other than applicant)

4933 Baker Plantation
Way

ADDRESS 104 Meadowbrook Ct

Acworth Ga 30101

Woodstock Ga 30187

ZIP CODE _____ PHONE 678-608-9627

ZIP CODE _____ PHONE 7-530-9470

EMAIL _____

SIGNATURE _____

SIGNATURE _____

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

PRESENT ZONING DISTRICT(S) EC

REQUESTED ZONING DISTRICT M/Y

REQUESTED CONDITIONAL USE(S) Rest. / Office / Retail / Liquor Store

Multitenant Bldg

PROPERTY LOCATION/ADDRESS _____

MAP NUMBER _____

PARCEL NUMBER(S) 15N15007A
15-0563-003

LAND LOT(S) _____

DISTRICT(S) 15th SECTION(S) 2ND

ACREAGE _____ SEWAGE DISPOSAL TYPE City UTILITIES AVAILABLE Yes

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST: _____

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

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

(APPLICANT DO NOT WRITE BELOW THIS LINE)

PLANNING COMMISSION RECOMMENDATION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____ TABLED _____

CITY COUNCIL DECISION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____ TABLED _____

Application Information

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

(1) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property? will NOT Harm or devalue Any Adjacent property

(2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property? NO

(3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned? ALREADY ZONED FOR COMM. USE

(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 burden to ANY OF Above Mentioned

(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)? Comm. Use

(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?

(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?

Minimal impact on land surrounding property

(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?

Removal of a degraded bldg Re-instatement of the property with new bldg to fit into the surroundings

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

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

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

Complete the following section, if applicable.

Residential

Minimum house size: _____ sq. ft.

Exterior façade: _____

Maximum number of units: _____

Anticipated start date: _____

Anticipated completion date: _____

Commercial

Number of buildings: 1

Maximum square footage: ~~8500~~ 8625 sq. ft.

Number of stories: Partial bsmt + 5625 ~~6500~~ Sq FT MAIN Floor

Total number of employees: 4

Exterior façade: LAP siding Stone Cedar

Anticipated start date: NOV 2016

Anticipated completion date: MAR 2017

ATTACHMENT B

For Conditional Use Permit Requests, please answer the following questions on a separate sheet of paper.

1. Please verify that the proposed use complies with all of the additional stipulations by use, if any, as set forth by Section 5.4, Article 5.
2. State the proposed business name, brand, flag, and/or franchise.
3. Explain in detail what services the proposed conditional use business will provide.
4. Has a business plan or model been completed for this proposed conditional use business?
5. Why was this specific location chosen for this proposed establishment?
6. What is the projected date that the proposed conditional use business will open?
7. How many employees are expected to work at the proposed conditional use business?
8. What are the expected hours of operation for the proposed conditional use business?
9. What licensing requirements, if any, are mandated by the state for this business to operate? Do the proprietors of this business already possess these credentials?
10. Does the proposed conditional use business conform with the nearby uses already in existence?
11. Was a feasibility study conducted that provides evidence that the local market demands such a business use? Or is such a study available?
12. Will the proposed conditional use business create a nuisance or disturbance to nearby or adjacent properties?
13. Is the proposed conditional use business a service that is similar or will overlap a nearby establishment already in existence?
14. Will the services provided by the proposed conditional use business complement and correspondent well with the intended character of the respective zoning district area?
15. Will the business have adequate facilities and parking to accommodate the proposed use?
16. If in the Neighborhood Commercial District (NC), could nearby neighborhood residents and local pedestrians be expected to frequent this proposed business establishment without the use of an automobile?

Attachment B

- 1.
2. Stop N Go Package, LLC
3. This business will provide sales of alcohol products (spirits, wine, and beer). It will also provide cigarettes and premium cigars.
4. Yes
5. This specific location was chosen for convenient location, easy access from 575, and traffic count and the population in the area.
6. Late January 2017 to early February 2017
7. Four (4) to start with, as business grows the employees will grow with it.
8. Monday-Wednesday 10:00a.m.-10:00p.m., Thursday-Saturday 10:00a.m.-11:00p.m., Sunday 12:30p.m.-10:00p.m.
9. Licenses required are: Business, Tobacco, Alcohol, state and city.
10. No
11. No feasibility study was conducted. Our own research provides evidence of the local demands for the business.
12. The proposed conditional use business will not create a nuisance or disturbance to nearby or adjacent properties.
13. The proposed conditional use business is not similar or will not overlap a nearby establishment already in existence.
14. Yes it will.
15. Yes it will.
16. Nearest neighborhood commercial district or neighborhood residents are about a mile or so away. It is possible but highly unlikely.

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 ✓FI _____ 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 ✓FI _____ 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 ✓FI _____ 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 ✓FI _____ NO

10/25/16
DATE

Vincent F. Infanti
APPLICANT NAME PRINTED

[Signature]
APPLICANT SIGNATURE

[Signature]
NOTARY





S E R V I C E S

SHANTABEN PROPERTIES LLC

15N15006A
700 Sixes Rd

Phone: 404-949-3850

Fax: 404-949-3851

Email: contact@investaservices.com

Property Report

Tax Deed

Deed Co, LLC

Redeemed on 7/27/2016

Please be advised that if the report above indicates that our office has filed the cancellation of a specific tax lien, but there is not a book and page number listed for that cancellation, we have not yet had time to capture that book and page information, however, the cancellation document has been delivered to the Clerk of Superior Court's office for recording. Should you need cancellation book and page information prior to our office's ability to capture that information, you may contact the Clerk of Superior Court. If contacting the Clerk's office, please note that lien cancellations are cross-referenced to the Original FiFa book and page listed above (NOT the FiFa Transfer book and page).

InVesta Services does not report to any credit reporting agencies, whether related to lien filings or lien cancellations. Should any of the above liens appear on any of your credit reports, please coordinate directly with the credit agency or credit agencies regarding their requirements to update your credit report.



S E R V I C E S

SHANTABEN PROPERTIES LLC

Phone: 404-949-3850

Fax: 404-949-3851

EMail: contact@investaservices.com

Payment Receipt

InVesta Services hereby acknowledges the receipt of the following payment(s):

Remitter: SHANTABEN PROPERTIES LLC

Date: 7/27/2016

Type: Certified Check

Amount: \$80,923.79

Check #: 2027284

This payment was applied to the following parcel(s):

15N15006A

Cherokee, GA

700 Sixes Rd

STATE OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

PART 1: Facility Data

FACILITY ID: 09028030

Location County CHEROKEE

NUMBER OF ACTIVE TANK(S): 4

OWNERSHIP OF TANKS

Organization Name	Contact Name	Address	City	State	Zip	Phone Number	Fax Number	Email Address
AMARJAY INC	Jayesh PATEL	700 SIXES RD	CANTON	GA	30114			

OPERATOR

Organization Name	Contact Name	Address	City	State	Zip	Phone Number	Fax Number	Email Address
Date started at this facility		Date ended at this facility						

OPERATOR OF TANKS - Class A Certified:

Organization Name	Contact Name	Address	City	State	Zip	Phone Number	Fax Number	Email Address
Date started at this facility		Date ended at this facility		Certificate Number		Certificate Date		

OPERATOR OF TANKS - Class B Certified:

Organization Name	Contact Name	Address	City	State	Zip	Phone Number	Fax Number	Email Address
Date started at this facility		Date ended at this facility		Certificate Number		Certificate Date		

PRODUCT HISTORY

Product Provider	Product	Gallons	Registration Year	Comment

LOCATION OF TANKS

Facility Name	Location Contact	Location Address	Location City	Location State	Location Zip	Phone Number
AMERI MART #2	DEBRA WACASTER	700 SIXES RD	CANTON	GA	30114	770-516-1400

FACILITY TYPE (S):

- | | | | |
|--|---|--|--|
| ☐ Aircraft Owner | ☐ Educational | ☐ Government City | ☐ Petroleum Distributor |
| ☐ Airline | ☐ Farm | ☐ Government County | ☐ Railroad |
| ☐ Auto Dealership | ☐ Federal Military | ☐ Government State | ☐ Residential |
| ☐ Commercial | ☐ Federal Non-Military | ☐ Hospital | ☐ Truck/Transport |
| ☐ Contractor | ☐ Gas Station | ☐ Industrial | ☐ Utilities |

STATE OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

FACILITY ID: 09028030

Location County CHEROKEE

FINANCIAL RESPONSIBILITY:

{ } I meet the financial responsibility requirements of @12-13-9 Official Code of Georgia Annotated by providing or participating in one of the following financial assurance mechanisms

Primary Financial Responsibility Mechanism: (check one)		<table border="1"><tr><td>7</td><td>G.U.S.T. Trust Fund</td></tr></table>	7	G.U.S.T. Trust Fund
7	G.U.S.T. Trust Fund			
{ } GUST Trust Fund	{ } Risk Retention Group	{ } Guarantee { } Surety Bond		
{ } Self -Insured	{ } Trust Fund (other than GUST)	{ } Letter of Credit { } Insurance		

If a primary coverage mechanism other than GUST Trust Fund is checked provide the following information pursuant to GUST Rule 391-15-12 (1)

Financial Responsibility Provider (Primary):

Name:

Address:

City:

State

Zip

Mechanism Id Number:

**Mechanism Anniversary
Date**

Deductible Financial Responsibility (check one)	<table border="1"><tr><td>10</td><td>Other(Rev Code 0)</td></tr></table>	10	Other(Rev Code 0)
10	Other(Rev Code 0)		

Note: If your primary Financial Responsibility Mechanism is provided through participation in GUST Trust Fund by payment of Environmental Assurance Fees, as required under GUST Rule 391-3-15-13, you must also check one of the following boxes indicating how coverage for the GUST Trust Fund \$10,000 deductible is being provided.

If your primary Financial Responsibility Mechanism is other than GUST Trust Fund and it has deductible, you must also check one of the following boxes indicating how coverage for the deductible is being provided

{ } Surety Bond	{ } Risk Retention Group	{ } Guarantee	{ } Insurance
{ } Self-Insured	{ } Trust Fund (other than GUST)	{ } Letter of Credit	

Provide the name and address of Financial Responsibility Provider for deductible pursuant to GUST Rule 391-15-12.

Financial Responsibility Provider (Deductible) :

Name:

Address:

City:

State

Zip

Mechanism Id Number:

Mechanism Anniversary

PART 2 Tank Data

STATE OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

FACILITY ID: 09028030

Location County CHEROKEE

Tank Status:

Tank ID	Install Date	Tank Age	Tank Capacity	Currently in Use	Temporarily Out of Use	Removed from Ground	Removed Date	Closed in Ground
3	05/24/1993	23	8,000		X			
2	05/24/1993	23	8,000		X			
1	05/24/1993	23	10,000		X			
4	05/24/1993	23	4,000		X			

Tank Status (Continued)

Tank ID	Date Closed in Ground	Date Last Used	Filled with Inert Material	Intent To Close Form (GUST_29) Received Date	Emergency Generator
3					
2					
1					
4					

Substance Stored in Tank

Tank ID	Gas	Gashol	Diesel	Kerosene	Used Oil	Aviation Fuel	New Oil
3			X				
2	X						
1	X						
4			X				

Hazardous Substance Stored in Tank

Tank ID	Hazardous ID	Hazardous Name	Cas Number	Cercla Number

Material of Construction:

Tank ID	Bare Steel	Steel-Pressed Current (Install Date)	Steel-Galvanic (Install Date)	STIP-3	Epoxy	Exopy/Double Walled	Tank Jacket	Tank Jacket / Double Walled
3								
2								
1								
4								

STATE OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

FACILITY ID: 09028030

Location County CHEROKEE

Material of Construction (Continued)

Tank ID	FiberGlass	Fiberglass Double Wall	Composite	Composite/ Double Walled	Lined/ Interior	Excavation Liner	Concrete (Historical Use Only)
3			X				
2			X				
1			X				
4			X				

Spill and Overfill

Tank ID	Overfill Type	Overfill Install Date	Overfill Exempt	Spill Install Date	Spill Exempt
3		05/24/1993		05/24/1993	
2		05/24/1993		05/24/1993	
1		05/24/1993		05/24/1993	
4		05/24/1993		05/24/1993	

Part 3: Piping Data

Piping Status

Tank ID	Install Date	Removed from Ground	Removed Date	Closed in Ground	Closed Date	Date Last Used	Filled with Iner Material	Intent To Close Form (GUST-29) Received Date
3	05/24/1993							
2	05/24/1993							
1	05/24/1993							
4	05/24/1993							

Piping Material

Tank ID	Install Date	Above Ground Piping	Bare Steel	Impressed Current	Galvanic	Fiberglass Reinforced Plastic
3	05/24/1993					X
2	05/24/1993					X
1	05/24/1993					X
4	05/24/1993					X

Piping Material (Continued)

Tank ID	Fiberglass Double Walled	Single Walled Flex	Doubled Walled Flex	Copper	Steel / Secondary Containment	Double Walled (Historical Use Only)
3						

**STATE OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK**

FACILITY ID: 09028030

Location County CHEROKEE

Tank ID	Fiberglass Double Walled	Single Walled Flex	Doubled Walled Flex	Copper	Steel / Secondary Containment	Double Walled (Historical Use Only)
2						
1						
4						

Piping Type

Tank ID	Suction: No Valve at Tank	Suction: Valve at Tank	Pressure	Gravity Fed
3			X	
2			X	
1			X	
4			X	

Release Detection - Tank(s)

Part 4: Release Detection

Tank ID	Automatic Tank Gauge	Interstitial Monitoring / Secondary Containment	SIR (Statistical Inventory Reconciliation)	Inventory Control/Tank Tightness Testing	Manual Tank Gauging (Only valid for tanks <2000 gals)	Ground Water Monitoring
3	Y			Y		
2	Y			Y		
1	Y		Y	Y		
4	Y			Y		

Release Detection - Tank(s) (Continued):

Tank ID	Vapor Monitoring (Not Stage II)	Exempt
3		
2		
1		
4		

Release Detection - (Piping)

Tank ID	Mechanical Line Leak Detector	Electronic Line Leak Detector	Line Tightness Testing	Interstitial Monitoring / Secondary Containment	SIR (Statistical Inventory Reconciliation)	Ground Water Monitoring	Vapor Monitoring (Not Stage II)	Exempt
3	N	Y	Y					
2	N	Y	Y					
1	N	Y	Y					

**STATE OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK**

FACILITY ID: **09028030**

Location County **CHEROKEE**

Tank ID	Mechanical Line Leak Detector	Electronic Line Leak Detector	Line Tightness Testing	Interstitial Monitoring / Secondary Containment	SIR (Statistical Inventory Reconciliation)	Ground Water Monitoring	Vapor Monitoring (Not Stage II)	Exempt
4	N	Y	Y					

**STATE OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK**

FACILITY ID: **09028030**

Location County **CHEROKEE**

PART 5: Certification

Oath of Installation:

I certify the information concerning installation of the UST system, release detection, and spill/overfill protection specified in Part 2-Tank Data is true to the best of my belief and knowledge.

Company

Company Address

Authorized Representative

Signature

Title

Telephone Number (Include Area Code)

Date

Owner Certification:

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this and all attached documents, and that based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the submitted information is true, accurate and complete

Owner Name (print)

Title

Owner Signature

Date



MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

Adopted by Mayor and Council on February 23, 2006

For Application Procedures, See p. 8



APPLICATION MA-_____

APPLICATION CUP- 03-2014

HEARING DATE 1-12-17

DATE OF APPLICATION 12-20-16

APPLICANT Vincent E. Infanti
4933 Baker Plantationway

OWNER H. STEVEN Abernathy
(If other than applicant)

ADDRESS ACWORTH GA 30101

ADDRESS 6475 Westchester PL
Cirruming GA 30040

ZIP CODE _____ PHONE 678-608-9627

ZIP CODE _____ PHONE 7-653-6029

EMAIL Vincent.Infanti@gmail.com

SIGNATURE [Signature]

SIGNATURE [Signature]

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

PRESENT ZONING DISTRICT(S) GC

REQUESTED ZONING DISTRICT _____

REQUESTED CONDITIONAL USE(S) Multi Tenant Building / Liquor Store

PROPERTY LOCATION/ADDRESS _____

MAP NUMBER _____

PARCEL NUMBER(S) 15N15 006
15-0590-001

LAND LOT(S) 590

DISTRICT(S) 15TH SECTION(S) 2ND

ACREAGE _____ SEWAGE DISPOSAL TYPE CITY UTILITIES AVAILABLE Yes

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST: _____

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

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

(APPLICANT DO NOT WRITE BELOW THIS LINE)

PLANNING COMMISSION RECOMMENDATION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____ TABLED _____

CITY COUNCIL DECISION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____ TABLED _____

Application Information

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

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

(2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property? No

(3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned? No

(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

(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

(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

(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

(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? Project Redesign The betterment of 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: _____ sq. ft.

Exterior façade: _____

Maximum number of units: _____

Anticipated start date: _____

Anticipated completion date: _____

Commercial

Number of buildings: 1

Maximum square footage: 9425 sq. ft.

Number of stories: 1

Total number of employees: _____ *RESTAURANT
OFFICE
RETAIL*

Exterior façade: HARDI / BATTI BOARD / STONE
CEDAR

Anticipated start date: 2-1-17

Anticipated completion date: 6-1-17

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 _____ 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 _____ 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 _____ 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 _____ NO

12-21-16
DATE

VINCENT F. Infanti
APPLICANT NAME PRINTED

[Signature]
APPLICANT SIGNATURE

H. STEVEN Abernathy

JAYESH Patel





City of Holly Springs

SYSTEMATIC ALIEN VERIFICATION FOR ENTITLEMENTS (SAVE)

Affidavit of Compliance with O.C.G.A. 50-36-1 "Verification of Lawful Presence within the United States."

O.C.G.A. 50-36-1 requires that applicants applying for such things as licenses for public benefits complete a signed and sworn affidavit verifying the applicant's lawful presence in the United States. Therefore, the applicant must answer the following questions:

The applicant is a U. S. citizen or legal permanent resident at least eighteen (18) years old.

☒ YES ☐ NO or IF NOT:

The applicant is a qualified alien or nonimmigrant under the federal Immigration and Nationality Act, Title 8 U.S.C., as amended, at least eighteen (18) years old, and is lawfully present in the United States. *A photo static copy of the applicant's alien card issued by the Department of Homeland Security or other federal immigration agency must be included with this document.**

O.C.G.A. 50-36-1 states that "Any person who knowingly and willfully makes a false, fictitious, or fraudulent statement of representation in an affidavit executed pursuant to this Code section shall be guilty of a violation of Code Section 16-10-20."

I declare, under penalty of law, that this affidavit has been completed by me and is true and correct.

Signature

Date

Title

Legal Company Name

Company Address

(Must be signed by applicant. If the applicant is a corporation, must be signed by an officer of the corporation. A STAMPED SIGNATURE IS NOT ACCEPTABLE.)

I hereby certify that Elizabeth Hembree is personally known, or verified by me, that the applicant signed this application after stating to me his or her personal knowledge and understanding of all statements and, under oath actually administered by me, has sworn that the statements and answers contained in this affidavit are true.

SUBSCRIBED AND SWORN BEFORE ME ON THIS
21 DAY OF December, 2019

Notary Public



*All applicants must attach a copy of a secure and verifiable document as defined in O.C.G.A. 50-36-2.

LEGEND:

IPS IRON PIN SET
IPF IRON PIN FOUND
OT OPEN TOP PIN
CT CRIMP TOP PIN
RB RE-BAR
ORB REINFORCING BAR
CL CENTERLINE
R/W RIGHT-OF-WAY
LLL LAND LOT LINE
L LINE
R CONC
C CONCRETE
PP POWER POLE
GV GAS VALVE
GM GAS METER
LP LAMP POLE
SS SANITARY SEWER
FC FENCE CORNER
X ACCESS EASEMENT
AE PROPOSED
PROPOSED
CA POWER MANHOLE
PB POWER BOX
CATV CABLE TELEVISION
TB TELEPHONE JUNCTION BOX
APP ABANDONED POWER POLE

BSL BUILDING SETBACK LINE
HC HAND-UP
CMF CONCRETE MONUMENT FOUND
SSMH SANITARY SEWER MAN HOLE
MHT MAN HOLE TELEPHONE
DI DRAINAGE INLET
HW HEAD WALL
CMP CORRUGATED METAL PIPE
CPP CORRUGATED PLASTIC PIPE
RCP REINFORCED CONCRETE PIPE
SSE SANITARY SEWER EASEMENT
FH FIRE HYDRANT
DE DRAINAGE EASEMENT
WV WATER VALVE
PIV POST INDICATOR VALVE
WM WATER METER
CO C/O SANITARY SEWER CLEANOUT
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
NTS NOT TO SCALE
SWCB SINGLE WING CATCH BASIN
UE UTILITY EASEMENT
PM POWER METER
CLF CHAIN-LINK FENCE
CTW CROSS-TIE WALL
HCS HAND-UP CAP SIGN

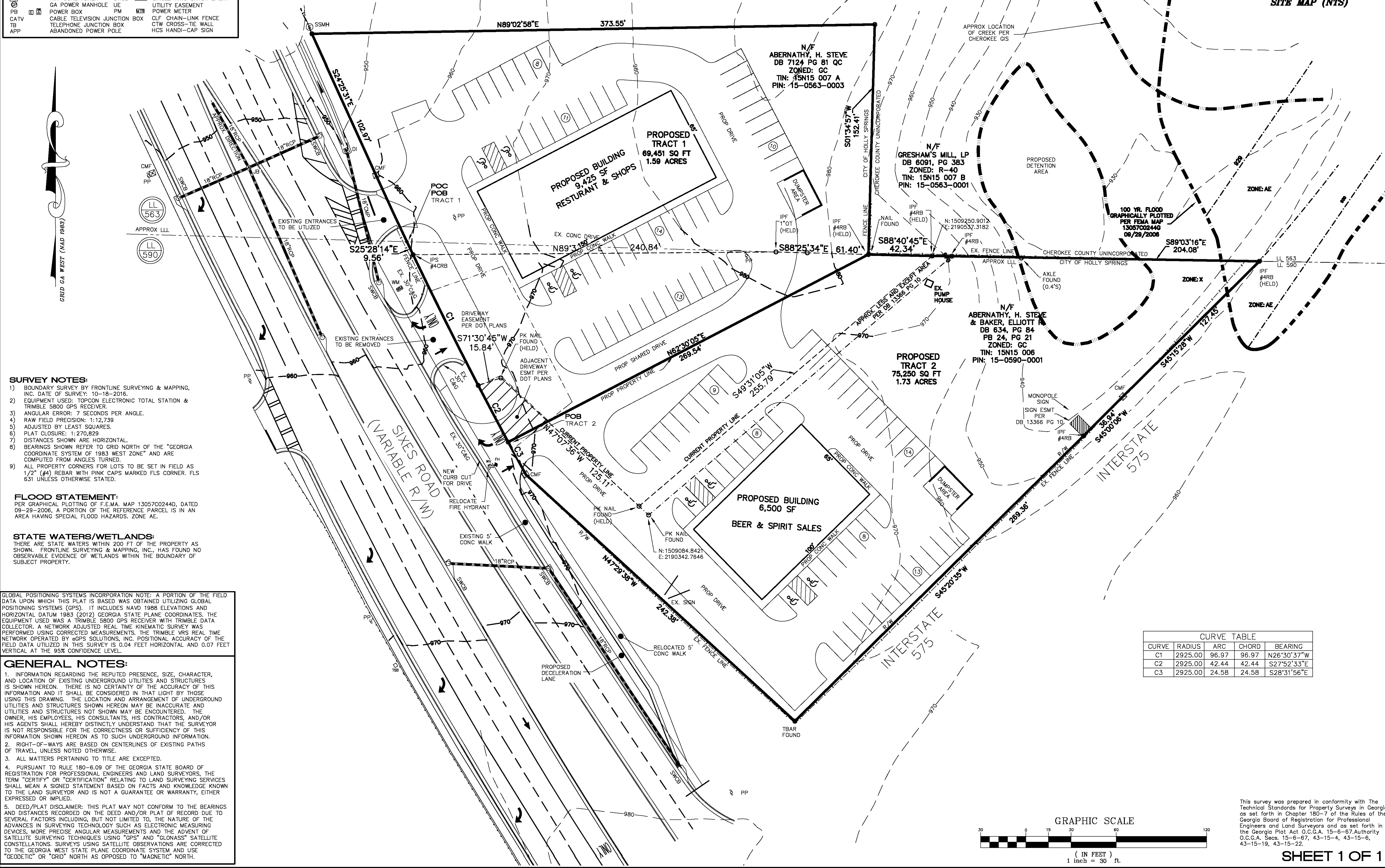
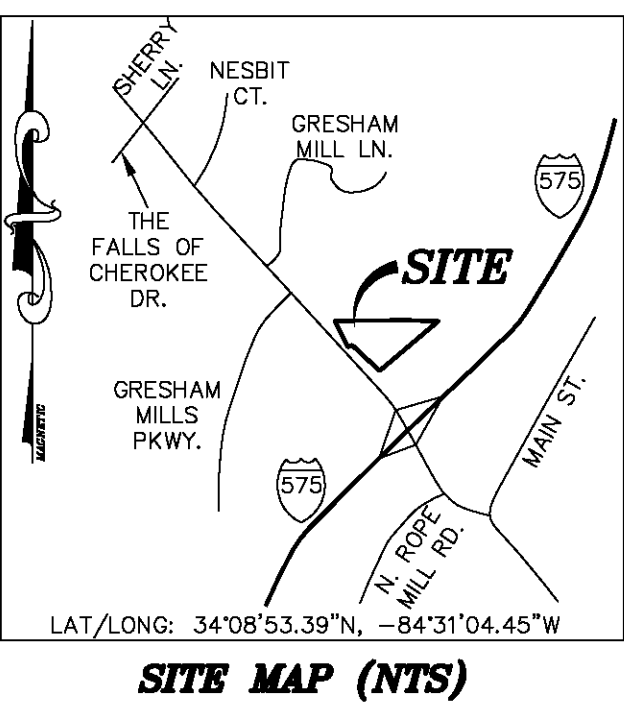
ZONING/SETBACKS:
GC-GENERAL COMMERCIAL ZONING
FRONT: 50 FT
SIDE: 10 FT
REAR: 15 FT

PROPOSED ZONING PLAN FOR:
700 SIXES ROAD PROJECT, LLC
700 SIXES ROAD
LAND LOT 590
15th DISTRICT - 2nd SECTION
CHEROKEE COUNTY, GEORGIA
CITY OF HOLLY SPRINGS
EXISTING ZONING: GC
TIN: 15N15 008 A
PIN: 15-0590-0002

THE PURPOSE OF THIS PLAN IS TO
SHOW THE LOCATION AND LAND USE
FOR THE PROPOSED BUILDING AND
PARKING.

PROPOSED PARKING

TOTAL PARKING SPACES:	54
TOTAL REGULAR SPACES:	52
TOTAL HANDICAP SPACES:	2



SURVEY NOTES:

- BOUNDARY SURVEY BY FRONTLINE SURVEYING & MAPPING, INC. DATE OF SURVEY: 10-18-2016.
- EQUIPMENT USED: TOPCON ELECTRONIC TOTAL STATION & TRIMBLE 5800 GPS RECEIVER.
- ANGULAR ERROR: 7 SECONDS PER ANGLE.
- RAW FIELD PRECISION: 1:12,739
- ADJUSTED BY LEAST SQUARES.
- PLAT CLOSURE: 1:270,829
- DISTANCES SHOWN ARE HORIZONTAL.
- BEARINGS SHOWN REFER TO GRID NORTH OF THE "GEORGIA COORDINATE SYSTEM OF 1983 WEST ZONE" AND ARE COMPUTED FROM ANGLES TURNED.
- ALL PROPERTY CORNERS FOR LOTS TO BE SET IN FIELD AS 1/2" (#4) REBAR WITH PINK CAPS MARKED FLS CORNER. FLS 631 UNLESS OTHERWISE STATED.

FLOOD STATEMENT:
PER GRAPHICAL PLOTTING OF F.E.M.A. MAP 13057C02440, DATED 09-29-2006, A PORTION OF THE REFERENCE PARCEL IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS, ZONE AE.

STATE WATERS/WETLANDS:
THERE ARE STATE WATERS WITHIN 200 FT OF THE PROPERTY AS SHOWN. FRONTLINE SURVEYING & MAPPING, INC. HAS FOUND NO OBSERVABLE EVIDENCE OF WETLANDS WITHIN THE BOUNDARY OF SUBJECT PROPERTY.

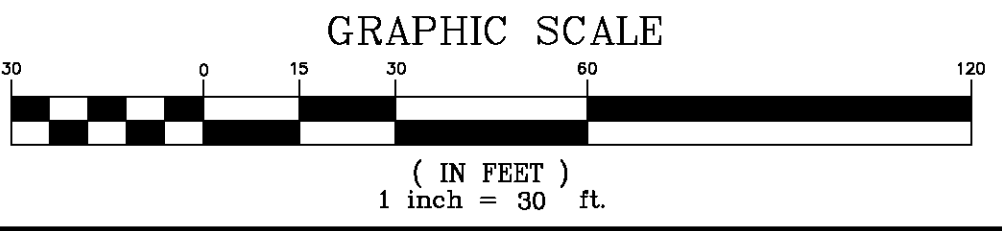
GLOBAL POSITIONING SYSTEMS INCORPORATION NOTE: A PORTION OF THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED UTILIZING GLOBAL POSITIONING SYSTEMS (GPS). IT INCLUDES NAVD 1988 ELEVATIONS AND HORIZONTAL DATUM 1983 (2012) GEORGIA STATE PLANE COORDINATES. THE EQUIPMENT USED WAS A TRIMBLE 5800 GPS RECEIVER WITH TRIMBLE DATA COLLECTOR. A NETWORK ADJUSTED REAL TIME KINEMATIC SURVEY WAS PERFORMED USING DIRECTED MEASUREMENTS. THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY GPS SOLUTIONS, INC. POSITIONAL ACCURACY OF THE FIELD DATA UTILIZED IN THIS SURVEY IS 0.04 FEET HORIZONTAL AND 0.07 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.

GENERAL NOTES:

- INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
- RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
- ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
- PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEODETIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	BEARING
C1	2925.00	96.97	96.97	N26°30'37"W
C2	2925.00	42.44	42.44	S27°52'33"E
C3	2925.00	24.58	24.58	S28°31'56"E



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 as set forth in the Georgia Plat Act O.C.G.A. 15-6-67, Authority O.C.G.A. Secs. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

3595 Canton Road
Suite 116, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
www.frontlinesurveying.com

DATE: 12/14/16
SCALE: 1" = 30'
SECTION: 2nd
DISTRICT: 15th
LOT: 590

REVISION: BY: DATE:

PHASE: 1. I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" (IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS)

PB 24 PG 21
DB 634 PG 84
MAP ID: 13057C02440
EFFECTIVE DATE: 09-29-2006

FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. LSF#000631

JOB # 60285

THE PURPOSE OF THIS PLAN IS TO
SHOW THE LOCATION AND LAND USE
FOR THE PROPOSED BUILDING AND
PARKING.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 12,122.79 FEET, AN ANGULAR ERROR OF 7 SECONDS PER ANGULAR POINT AND WAS OBTAINED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN EXAMINED AND FOUND TO BE CORRECT AND TO BE IN ACCORD WITH THE FIELD DATA. THE INFORMATION ON WHICH THIS PLAT IS BASED WAS OBTAINED FROM THE FOLLOWING SOURCES: A QUANTITATIVE SURVEYING AND MAPPING, INC. AND A QUANTITATIVE SURVEYING AND MAPPING, INC. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED ***

 **FRONTLINE**
SURVEYING • MAPPING, INC.

3595 Canton Road
Suite 116, PMB 272
Marietta, GA 30066
Ph. (678) 355-9805
Fax (678) 355-9805

www.frontlinesurveying.com

PROPOSED ZONING PLAN FOR:		700 SIXES ROAD		DATE	10/18/16
700 SIXES ROAD PROJECT, LLC				SCALE	1" = 20'
LAND LOT 590	15th DISTRICT	2nd SECTION	CHEROKEE COUNTY, GEORGIA		
LOT	BLOCK	UNIT	REVISION		
PHASE			BY:	DATE:	
I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND THE "FIA GRAPHIC RECORD ON UNLIEQUENCED PARCEL (S) (S NOT) AN AERIAL PHOTOGRAPHIC FLOOD HAZARDS MAP ID: 13057002440 EFFECTIVE DATE: 09-29-2006					

FOR THE FIRM FRONTLINE SURVEYING
& MAPPING, INC. LSF000631

JOB # 59849-1

GLOBAL POSITIONING SYSTEMS INCORPORATION NOTE: A PORTION OF THE FIELD DATA UPON WHICH THIS PLAN IS BASED WAS OBTAINED UTILIZING GLOBAL POSITIONING SYSTEMS (GPS). IT INCLUDES NAVD 98 ELEVATIONS AND HORIZONTAL DATUM 1983 (2012) GEOSTATE STATE PLANE COORDINATES. THE DATA WAS COLLECTED USING A TRIMBLE SCIENTIFIC BUSINESS REAL TIME DATA COLLECTOR. A NETWORK ADJUSTED REAL TIME KINEMATIC SURVEY WAS PERFORMED USING CORRECTED MEASUREMENTS. THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY e6g's SOLUTIONS, INC. POSITIONAL ACCURACY OF THE DATA WAS 0.04 METERS HORIZONTAL AND 0.07 METERS VERTICAL AT THE 95% CONFIDENCE LEVEL.

1. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION, AND IT IS NOT TO BE CONSIDERED A GUARANTEE OF THE SURVEYOR USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE SURVEYOR, EMPLOYEES, AGENTS, AND SUBCONTRACTORS OF THE SURVEYOR OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION, WHICH HEON HAS OBTAINED FROM SUCH UNDERGROUND INFORMATION.
2. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
3. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
4. PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE SURVEYOR OR "GEODETIC" OR "MAGNETIC" MEASUREMENTS FOR SURVEY SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED.
5. DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING INSTRUMENTS, PRECISE DISTANCE MEASURING METHODS, AND ADVANCED SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE NAD 83 DATUM, COORDINATES ARE GIVEN IN NAD 83, AND THE WORDS "GEODETIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.

SURVEY NOTES:

1. BOUNDARY SURVEY BY FRONTLINE SURVEYING & MAPPING, INC. DATE OF SURVEY: 10-18-2016.
2. EQUIPMENT USED: TOPCON ELECTRONIC TOTAL STATION & TRIMBLE 5800 GPS RECEIVER.
3. ANGULAR ERROR: 7 SECONDS PER ANGLE.
4. RAW FIELD PRECISION: 1:12,739
5. ADJUSTED BY LEAST SQUARES.
6. PLAT COORDINATE: 1:270,829
7. DISTANCES SHOWN ARE HORIZONTAL.
8. BEARINGS SHOWN REFER TO GRID NORTH OF THE "GEORGIA QUAD" SYSTEM OF 1983.
9. ALL CORNERS ARE "IN THE W" ZONE" AND ARE COMPUTED FROM ANGLES TURNED.
10. ALL PROPERTY CORNERS FOR LOTS TO BE SET IN FIELD AS SHOWN ON REAR PLAT. ALL CORNERS MARKED FLTS CORNER, FL 631 UNLESS OTHERWISE STATED.

FLOOD STATEMENT:
PER GRAPHICAL PLOTTING OF F.E.M.A. MAP 13057C0244D, DATED
09-29-2006, THE REFERENCE PARCEL IS NOT IN AN AREA
HAVING SPECIAL FLOOD HAZARDS. ZONE X.

STATE WATERS/WETLANDS:
FRONTLINE SURVEYING & MAPPING, INC., HAS FOUND NO
OBSERVABLE EVIDENCE OF STATE WATERS NOR WETLANDS WITHIN
THE BOUNDARY OF SUBJECT PROPERTY EXCEPT AS NOTED
HEREON.

N/F
ABERNATHY, H. STEVE
& BAKER, ELLIOTT R.
DB 634, PG 84
PB 24, PG 21
ZONED: GC
TIN: 15N15 006
PIN: 15-0590-0001

LEGEND:

IPS	IRON PIN SET	BSL	BUILDING SETBACK LINE
IR	IRON FOUND	HC	HAND-CAP
OT	OPEN TOP	CMF	COLLAR
CT	CRIMP TOP PIN	CMF	CONCRETE MONUMENT FOUND
RE-BAR	REINFORCING BAR	Z	OVERLAPED UTILITY LINE(S)
CRB	CRIPPLE REBAR	SSMH	SANITARY SEWER MAN HOLE
CL	CENTERLINE	MHT	MAN HOLE TELEPHONE
R/W	RIGHT-OF-WAY	CA	CATCH BASIN
L	LAMP LOT LINE	JB	JUNCTION BOX
L	LAMP LOT LINE	D	DRIP INLET
CONC	CONCRETE	HD	HEAD WALL
C	CURVE	CMF	CORRUGATED METAL PIPE
PP	POWER POLE	CPP	CORRUGATED PLASTIC PIPE
GV	GAS VALVE	RCP	REINFORCED CONCRETE PIPE
GM	GAS METER	SSMH	SANITARY SEWER EASEMENT
LP	LAMP POLE	FH	FIRE HYDRANT
SS	SANITARY SEWER	DM	DRAINAGE EASEMENT
FC	FENCING CORNER	W	WATER VALVE
X	FENCE	P	POST INDICATOR VALVE
AE	ACCESS EASEMENT	WM	WATER METER
PROP	PROPOSED	C/O	CITY OF BEGINNING
AD	AIR-CONDITIONER	POC	POINT OF COMMENCEMENT
	GAS POWER MANHOLE	NTS	NOT TO SCALE
PB	POWER BOX	U	UTILITY
CA	CABLE TELEVISION	W	WATER
TE	TELEPHONE	W	WATER
APP	ABANDONED POWER POLE	W	WATER

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 as set forth in the Georgia Plat Act O.C.G.A. 15-6-67. Authority O.C.G.A. Secs. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

SHEET 1 OF 1

Z:\dwg 2014\59849.dwg, 700 Sixes Rd - Zoning Plan, 10/25/2016 5:04:34 PM, CAD 10

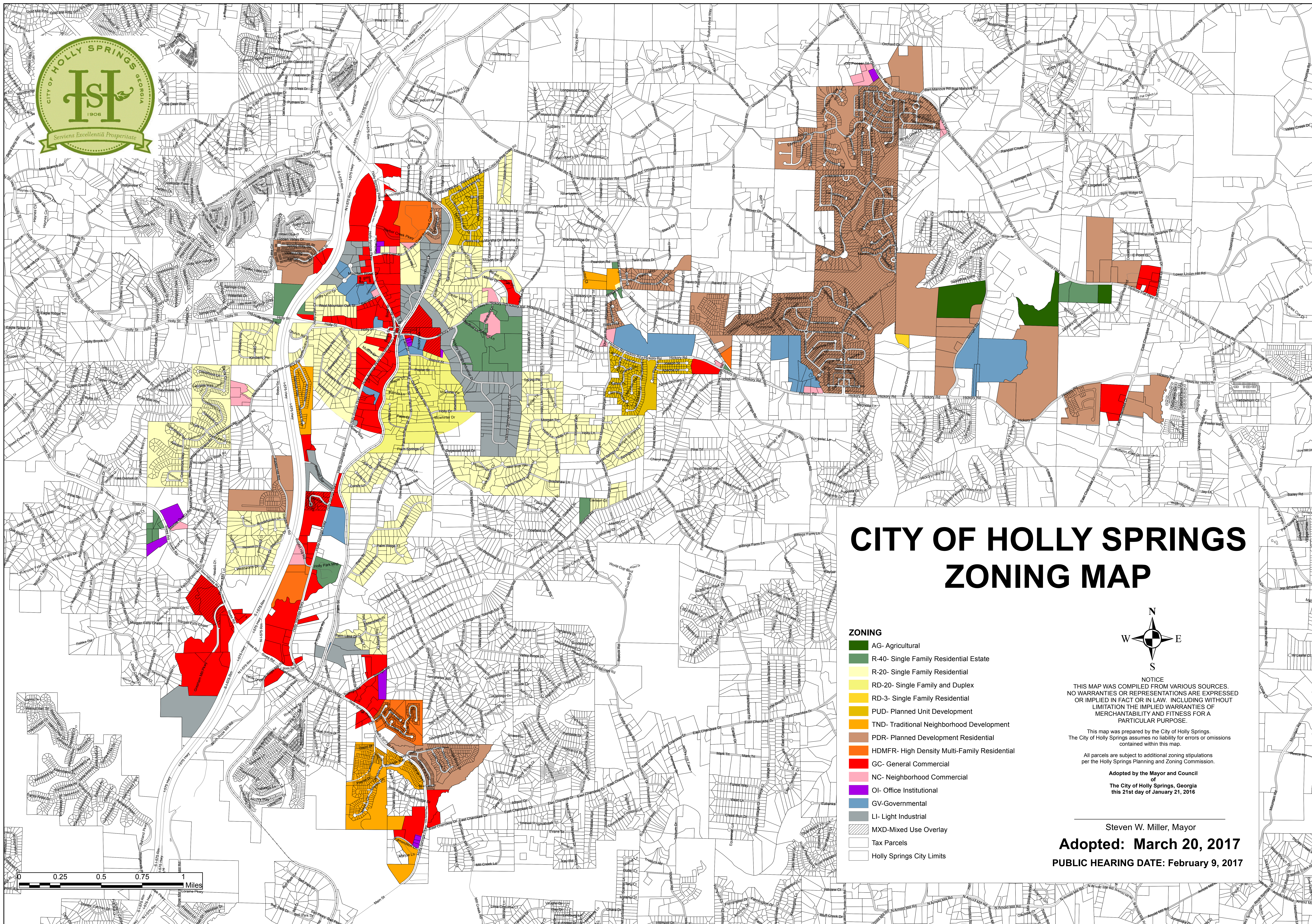


Sixes Package

700 Sixes Road, Holly Springs, GA

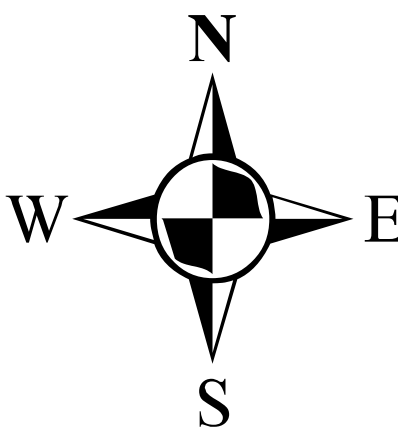


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CITY OF HOLLY SPRINGS ZONING MAP

- 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 January 21, 2016

Steven W. Miller, Mayor

Adopted: March 20, 2017

PUBLIC HEARING DATE: February 9, 2017

City of Holly Springs
Planning and Zoning Meeting Minutes
January 12, 2017

In attendance at the meeting were Commissioners Mike Herman, John Wiegand, Chris Adams, Jennifer English and Adrian Dekker

City staff members in attendance included Mayor Steven W. Miller, City Manager Rob Logan, Community Development Director Nancy Moon, Attorney Jeff Rusbridge Assistant City Clerk Donna Sanders, Main Street Director Erin Honea, Officer Naveed Babar and Officer Andrew Drake

The meeting was called to order by Commissioner Herman at approximately 6:30 pm.

Mayor Miller administered the Oath of Office for the duties of Planning and Zoning Commission to Chris Adams, Adrian Dekker, Jennifer English, Mike Herman, and John Wiegand.

Commissioner Wiegand made a motion to elect Commissioner Mike Herman as Chairman for the 2017 Planning & Zoning Commission. Commissioner Adams seconded the motion. The motion was approved 5-0-0.

Commissioner Herman made a motion to elect Commissioner John Wiegand as Vice Chairman for the 2017 Planning & Zoning Commission. Commissioner Adams seconded the motion. The motion was approved 5-0-0.

Commissioner Herman made a motion to approve the rules of order and procedures. Commissioner English seconded the motion. The motion was approved 5-0-0.

Roll call – all present

Commissioner Wiegand read the public hearing rules.

BUSINESS/PUBLIC HEARING

- (1) CUP-02-2016, applicant requests a conditional use permit for a liquor store located on Sixes Road, tax parcels 006, 006A, 007A of tax plat 15N15

Commissioner Herman made a motion to table CUP-02-2016 due to the applicant not in attendance at the meeting. Commissioner Dekker seconded the motion. Motion carried 5-0-0.

- (2) CUP-03-2016, applicant requests a conditional use permit for a multi-tenant building located on Sixes Road, tax parcels 006, 006A, 007A of tax plat 15N15

Commissioner Herman made a motion to table CUP-03-2016 due to the applicant not in

attendance at the meeting. Commissioner Wiegand seconded the motion. The motion was approved 5-0-0.

Commissioner Herman made a motion to approve the December 8, 2016 meeting minutes. Commissioner Wiegand seconded the motion. The motion was approved 5-0-0.

Commissioner Herman made a motion to approve the September 13, 2016 Board of Appeals meeting minutes. Commissioner Wiegand seconded the motion. The motion was approved 5-0-0.

DISCUSSION

No items to discussion.

ANNOUNCEMENTS FROM STAFF

No announcements from staff.

ITEMS FROM COMMISSION MEMBERS

Commissioner Herman welcomed the new commission members, Chris Adams, Adrian Dekker and Jennifer English.

Commissioner John Wiegand made a motion to adjourn. Commissioner English seconded the motion. The motion was approved 5-0-0.

Meeting Adjourned

Respectfully Submitted

Attest:

Donna Sanders, Assistant City Clerk

**Approved and Adopted by the Planning and
Zoning Commission**

Chairman Mike Herman

Date