

An ordinance to approve an application for rezoning in the City of Holly Springs, concerning property identified as a section of Parcel 54 of Tax Map #15N15, said parcel contain approximately 39.18 acres, located on the west side of Holly Springs Parkway in Land Lots 562, 591, and 634 of District 15, Section 2, in Cherokee County, Georgia.

WHEREAS, an application was properly submitted to the City of Holly Springs Planning and Zoning Commission by The Home Depot and Greenberg Farrow, requesting rezoning to GC (General Commercial); and

WHEREAS, the Mayor and City Council of the City of Holly Springs, after balancing the interest of the community in promoting public health, safety, morality, or general welfare against the right of the property owner to unrestricted use of the property, desire to approve this rezoning application with stipulations attached to this ordinance as Exhibit "A"; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOLLY SPRINGS:

Section 1

The application for rezoning filed by The Home Depot and Greenberg Farrow, requesting rezoning to GC (General Commercial) for Parcel 54 of Tax Map #15N15, said parcel contain approximately 39.18 acres, located on the west side of Holly Springs Parkway in Land Lots 562, 591, and 634 of District 15, Section 2, in Cherokee County, Georgia.

Section 2

This ordinance shall become effective on the 1st day of September 2006.

Section 3

The City Manager of the City of Holly Springs is hereby instructed to make any and all appropriate changes to the Official Zoning Map of Holly Springs, necessitated by the action described in Section 1 above; however, said changes to the Official Zoning Map of Holly Springs are effective concurrent with the date identified in Section 2 above, whether or not they have been physically made and represented.

All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

Approved this 21st day of August 2006, by the Mayor and City Council of the City of Holly Springs, Georgia.

Marie Johnson, City Clerk

Timothy B. Downing, Mayor

Seal:

Exhibit A

Northside Hospital-The Home Depot-Greenberg Farrow MA-07-06 Zoning Stipulations

- 1. Owner/developer shall be required to design the site so that traffic is routed internally through the project to signalized intersections. Driveway cuts directly onto Holly Springs Parkway, in conjunction with the appropriate accel and decel lanes and other road improvements on Holly Springs Parkway, shall only be permitted as approved by the City Engineer.
2. Owner/developer shall adhere to all Atlanta Regional Commission and G.R.T.A. stipulations/comments as a result of the respective Development of Regional Impact review. Recommendations attached hereto as Exhibit 1.
3. The following uses shall be prohibited on this site:
a.) Used Vehicle Sales, Lease, or Rental
b.) Adult Entertainment
c.) Cash, Check Cashing, and Pawn Establishments
d.) Tattoo Parlors and Body Piercing Establishments
e.) Tire sales with outdoor storage
f.) Cellular phone towers
g.) Amusement parks
h.) Animal hospitals/clinics with outdoor kennels
i.) Go-kart, motor bike track
4. Any and all outside storage shall be screened from view by use of an opaque fence, berm and/or landscaping.
5. Storm water detention facilities shall provide no adverse affect in runoff to downstream areas.
6. All freestanding signs shall be ground-based, monument style, externally lit, and shall be consistent with the architectural tenor and specifications set forth by the developer.
7. All mechanical and HVAC systems shall be screened by building roofline or screened by landscaping and/or fencing. The City will consider different options from the developer due to elevation concerns.
8. Architectural styling of all structures to be controlled by the developer with the approval of the Zoning Administrator. Façade types for all four sides of structures within the entire development shall be made of a minimum of 75% brick and/or stone only and shall adhere to the Holly Springs Parkway District design guidelines in Article 19 of the Holly Springs Zoning Ordinance.
9. Owner/developer shall be responsible for the funding, right of way and constructions of all necessary road improvements and project entrance improvements.

- 10. Owner/developer shall provide a 10' landscape strip with a 4' landscaped berm along all road frontages as each out-parcel develops.
11. Owner/developer shall be required to install a vegetative type fence where said development does not achieve the 75% visual protection as outlined in the City of Holly Springs Zoning Ordinance. Determination of proper visual screening and the product necessary to achieve the 75% visual screening to be determined and approved by the Zoning Administrator.
12. 11:00 PM- 6:00 AM Dumpster Operations and Deliveries Prohibited.
13. Holly Springs Parkway shall be increased to four (4) lanes with a median from the intersection with Sixes Road, north to the end of the subject tract. This project shall adhere to the parkway plans previously developed and executed by the City. The City Engineer shall determine the appropriate location of median breaks, turn lanes, accel/dec lanes, and driveways in concert with GRTA recommendations through the DRI process.
14. Pedestrian connection within the parking area to be installed from the Parkway to the store fronts which shall be landscaped and include brick pavers and pedestrian lighting. For the Home Depot site of the development, the pedestrian access may be routed parking with the parking lot and the front of the store.
15. No more than 200 spots can be grouped together without having a large landscaped area or mass of structures; use of parallel parking should be analyzed to create more of a main street type setting. For the Home Depot section of the development site only, in lieu of achieving the full 20% interior landscaping for the vehicular use/parking areas, developer agrees to increase planting materials in perimeter buffers and parking islands.
16. Owner/developer shall provide a complete site lighting plan, including all lighting proposed with parking areas, on the exterior of all buildings and underneath any gasoline canopy must be submitted as a part of the site plan review process for land disturbance. This submittal must include a photometric study identifying how the lighting on the site will impact the adjoining properties. The lighting underneath canopies for service stations, ATM's or similar uses is restricted to no more than two 320-watt recessed lighting fixtures (including lenses) mounted flush with the bottom of the canopy. Lighting on the back of all buildings shall be directed onto the buildings and designed for security purposes only
17. Owner/developer is granted a conditional use permit to construct planned shopping center structures in accordance with Section 5.4-35 of the City of Holly Springs Zoning Ordinance.

Exhibit 1

Conditions to GRTA Notice of Decision:

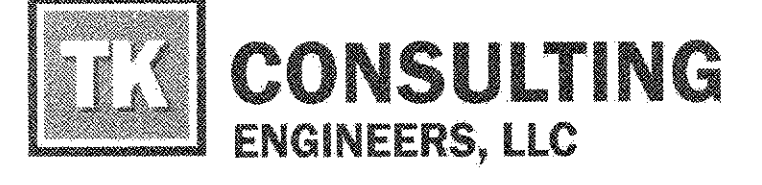
- Development Intensity and Use
- The development shall contain a mixture of office and retail uses.
Road Connectivity
- Provide no more than two full access points onto Holly Springs Parkway / Canton Highway.
- Provide no more than three right-in / right-out access points onto Holly Springs Parkway / Canton Highway.
- Provide no more than one full access point onto Sixes Road. This drive shall align with the North Rope Road / Sixes Road intersection.
- Provide inter-parcel access between all parcels and outparcels.
- No internal intersections or parking shall occur within 200 feet of Sixes Road and Holly Springs Parkway / Canton Highway measured from the stop bar.
- Outparcel 1 shall be excluded from this condition.
Pedestrian Facilities
- Provide sidewalks along the property frontage abutting Sixes Road and Holly Springs Parkway / Canton Highway.
- Provide sidewalks on internal drives and roadways.
- Provide pedestrian connections between sidewalks and entrances to all buildings.
- Provide bicycle racks at the entrances of all buildings.
Roadway Improvements as Conditions to GRTA Notice of Decision:
The following improvements are required on and adjacent to non-state routes:
- Provide and ensure proper functionality of a traffic signal communication system linking any DRI signals to each other and into the Sixes Road and Holly Springs Parkway / Canton Highway corridor communication system.
Sixes Road @ North Rope Mill Road / Site Drive A -
- Install a westbound left turn lane and an eastbound right turn lane along Sixes Road onto North Rope Mill Road. (Included in CH-190)
- Install an eastbound left turn lane into the site.
- Provide a separate left-turn lane and a shared right-thru lane exiting the site.
Holly Springs Parkway / Canton Highway / Full Access Driveways -
- Provide northbound left turn lanes on Holly Springs Parkway at full access driveways.
- Provide separate left and right turn lanes exiting the site.
- No direct access to Holly Springs Parkway and Sixes Road from the outparcels shown on the site plan when future development is proposed.
- 50-foot undisturbed buffer and an additional 25-foot impervious surface setback on all streams on the property consistent with the Metropolitan North Georgia Planning District's Model Stream Buffer Ordinance, or buffers consistent with any equally protective City of Holly Springs Stream Buffer

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST

Form with project details: Project Name: Quad A Medical Bldg, City/County: Holly Springs/Cherokee, Address: 4508 Holly Springs Parkway, Date on Plans: [blank]. Includes a table for TO BE SHOWN ON ES&PC PLAN with columns for Map Scale, Ground Slope, and Contour Intervals. Checklist items 1-28 cover erosion control, site plan details, and BMP requirements.

Checklist items 26-53 covering Best Management Practices (BMPs) for sediment control, runoff management, and site stabilization. Includes handwritten notes and checkmarks for each item.

Effective January 1, 2009



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Kennesaw, GA 30144 tkconsultingllc@gmail.com
Civil Engineering • Site Development • Erosion Control

DRAWING DATE: 2/20/11
PROJECT NO: 10016

SUBMITTAL RECORD:
DATE DESCRIPTION

REVISION RECORD:
DATE DESCRIPTION

PROJECT NAME:
QUAD A MEDICAL BUILDING HOME DEPOT SHOPPING CENTER

SITE:
LAND LOT 591 15TH DISTRICT 2ND SECTION HOLLY SPRINGS, GA

CLIENT:
CKW & ASSOCIATES 1200 LAKE HEARN DRIVE SUITE 260 ATLANTA, GA 30319

SHEET TITLE:
NPDES NOTES SHEET

SHEET NUMBER: