

# Discover Holly Springs

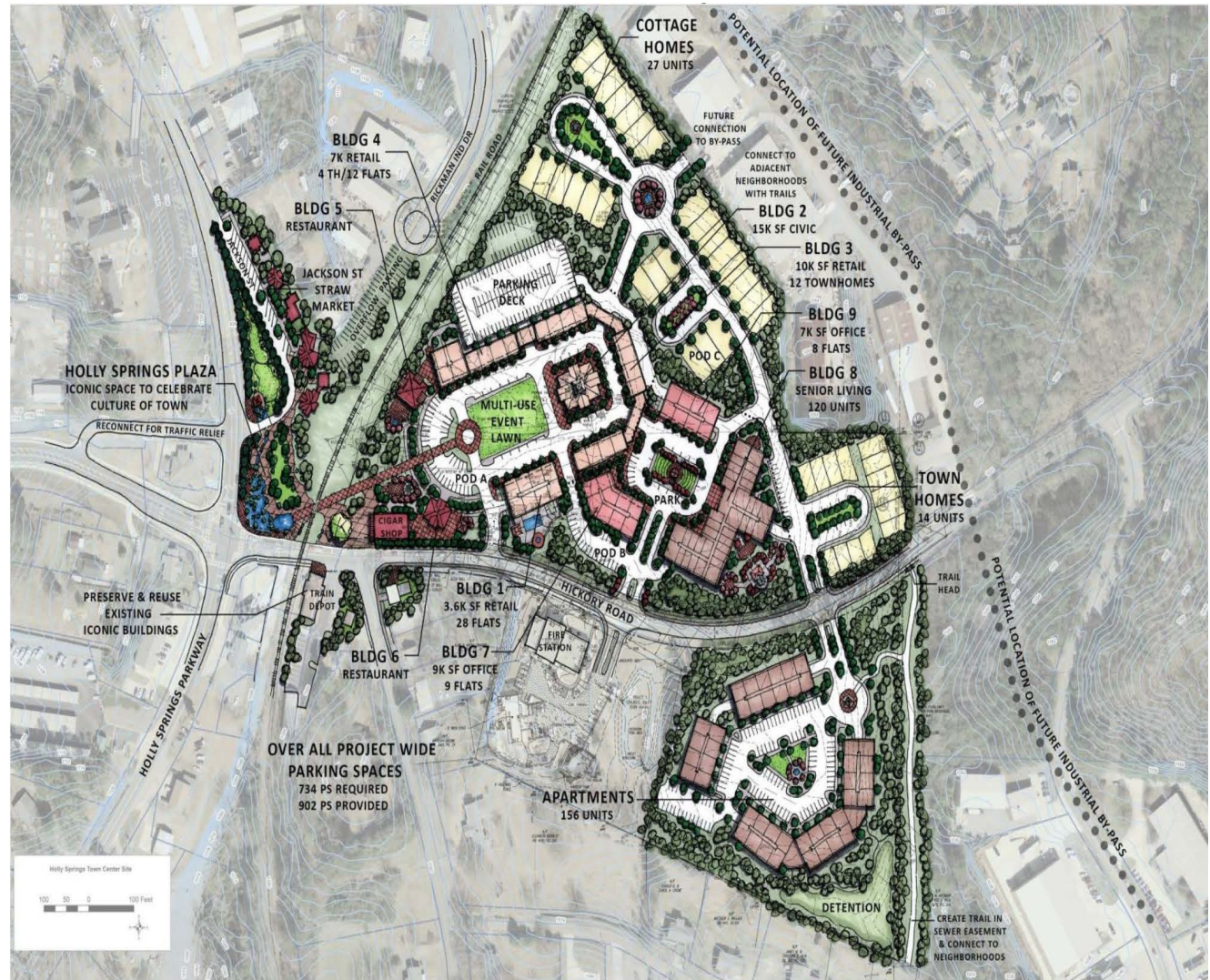


*Preserving the past, creating the future.*



## The Future Downtown Holly Springs

- Over a decade of planning
- Anchored by civic amenities
- Mixed-use development with retail, office, and residential space



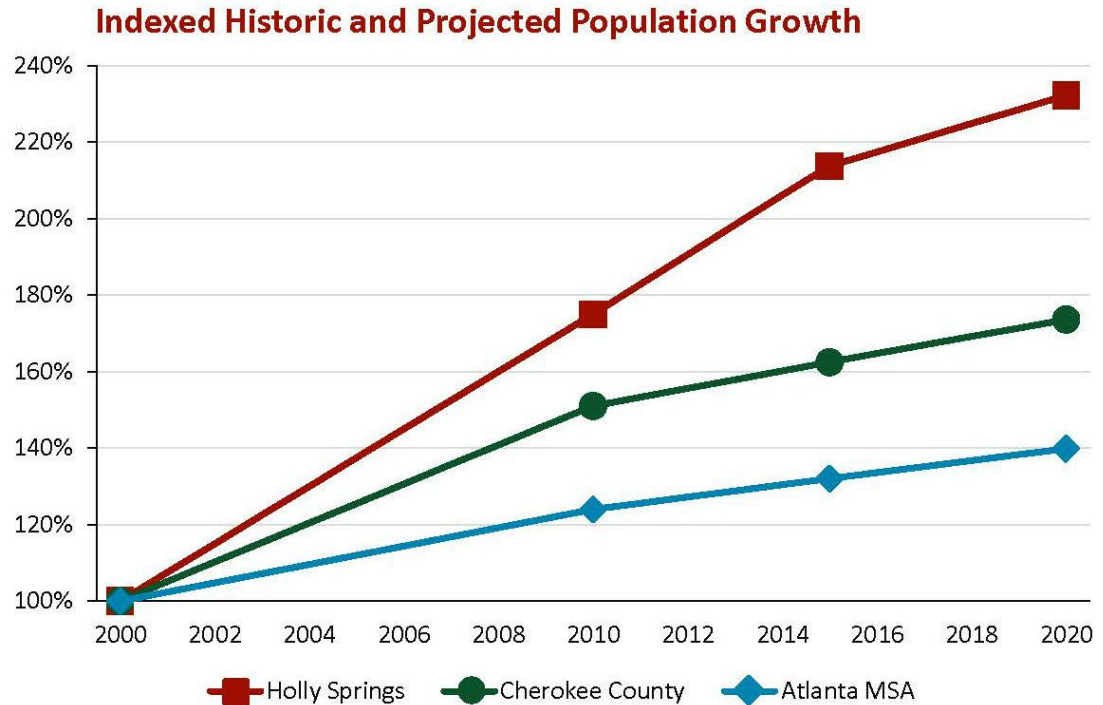


## Population Growth

COHS population is growing at a faster rate than Cherokee County and the Metro-Atlanta area.

Continued growth is projected through 2020.

Gen X is the largest age cohort in the City.



*This growth index assesses growth since 2000 in relative terms. 2000 is the base year represented on the left axis at 100%.*

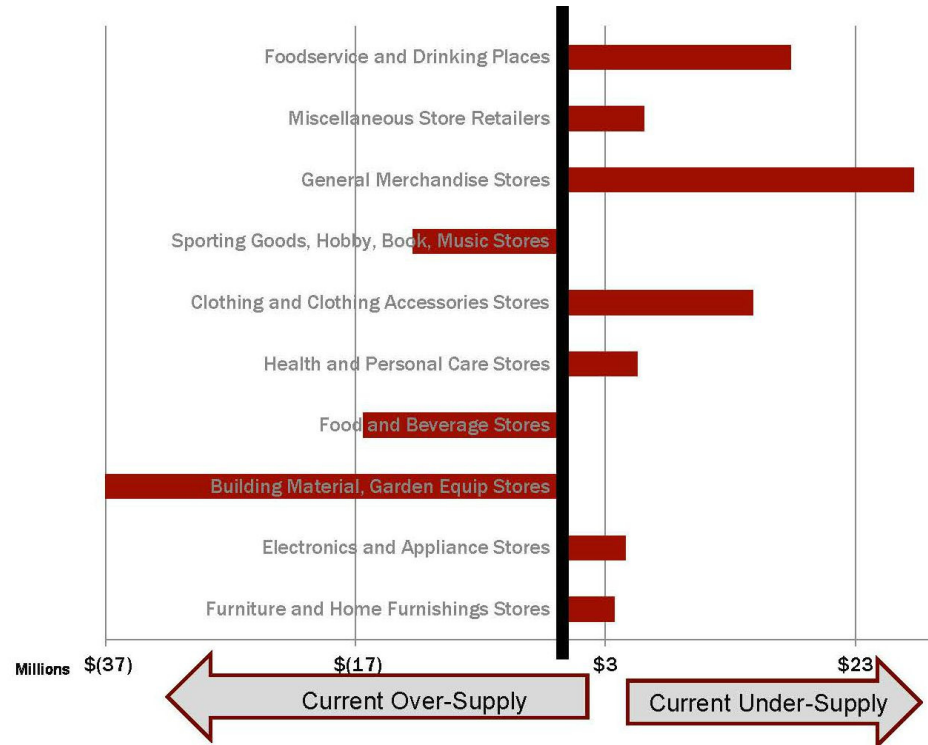
*Source: BAG, based on data from Nielsen, Inc.*



## Retail Opportunities

Coupled with current and proposed households, Downtown Holly Springs could support 25,000 SF of retail space.

Opportunity gaps exist in the Downtown Holly Springs 2-mile trade area for retail stores that typically comprise a successful mix of town center redevelopments.



A positive value signifies an more current retail demand than current dollars spent in the trade area, while a negative value signifies a surplus of retail space relative to current demand.

Source: Nielsen, Inc.

### Downtown Holly Springs Commercial Demand Results by Store Type

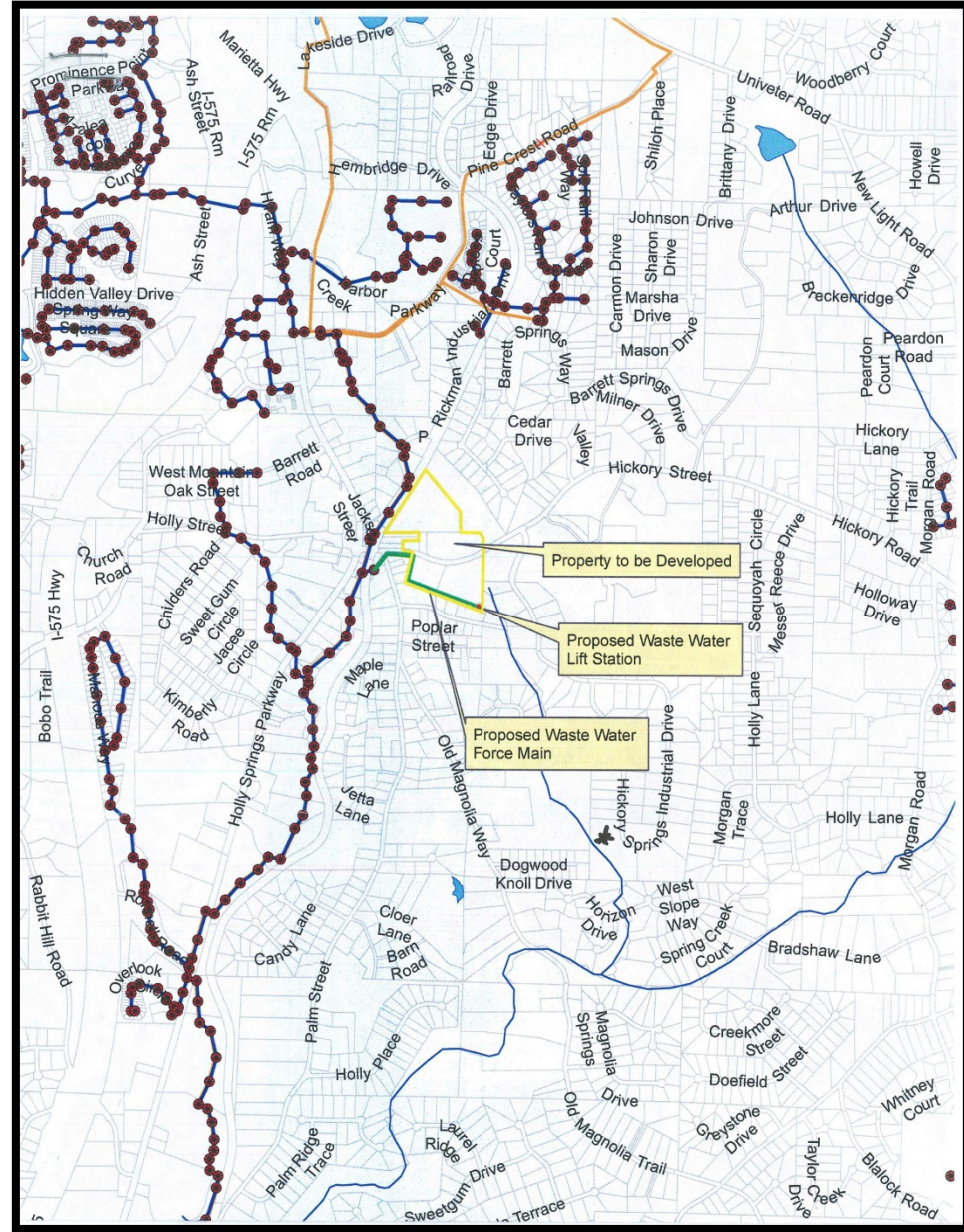
	Current HH Demand	Future HH Demand	Total
Home Furnishings Stores	2,154	328	2,482
Health and Personal Care Stores	1,319	527	1,846
Clothing and Clothing Accessories Stores	2,658	372	3,030
Other General Merchandise Stores	0	1,054	1,054
Miscellaneous Store Retailers	1,539	558	2,097
Local Serving Office	7,500	2,500	10,000
Food/Beverage & Restaurants	3,531	995	4,526
<b>Total</b>	<b>18,701</b>	<b>6,334</b>	<b>25,036</b>

Source: BAG



## Downtown Sanitary Sewer Project

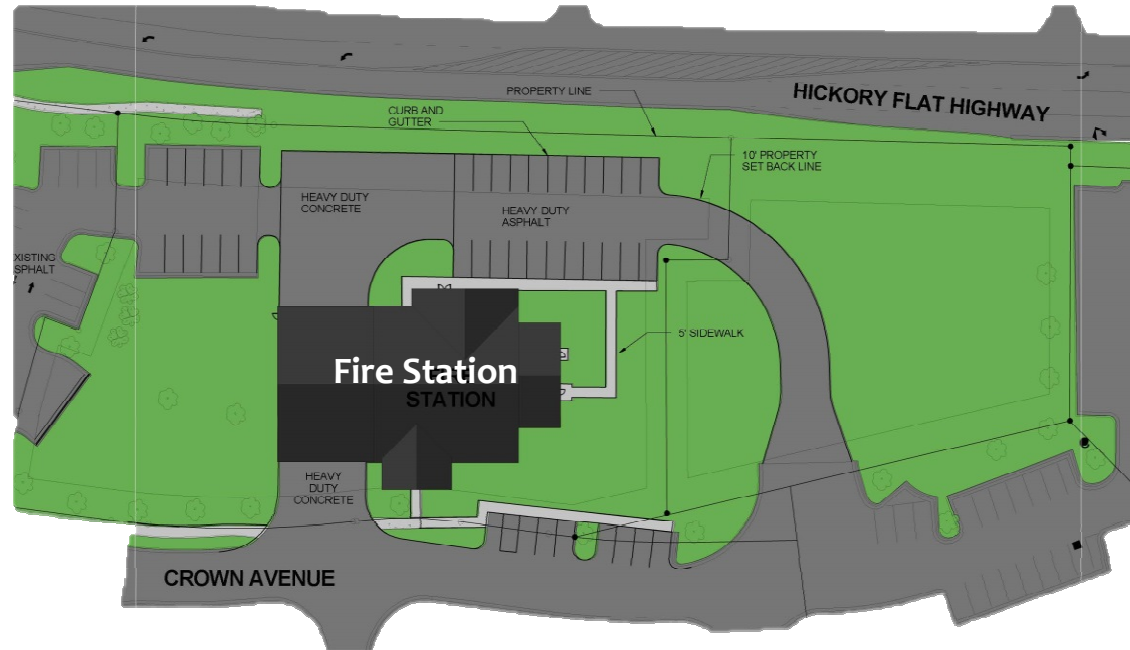
Intergovernmental agreement with CCWSA to provide sanitary sewer to the Downtown Redevelopment Project area, as well as the Hickory Springs Industrial Park.





Located on Hickory Road, J.B. Owens Park is expected to open in September 2015. The 33-acre park consists of concrete and natural trails, an open field, playground and pavilions.





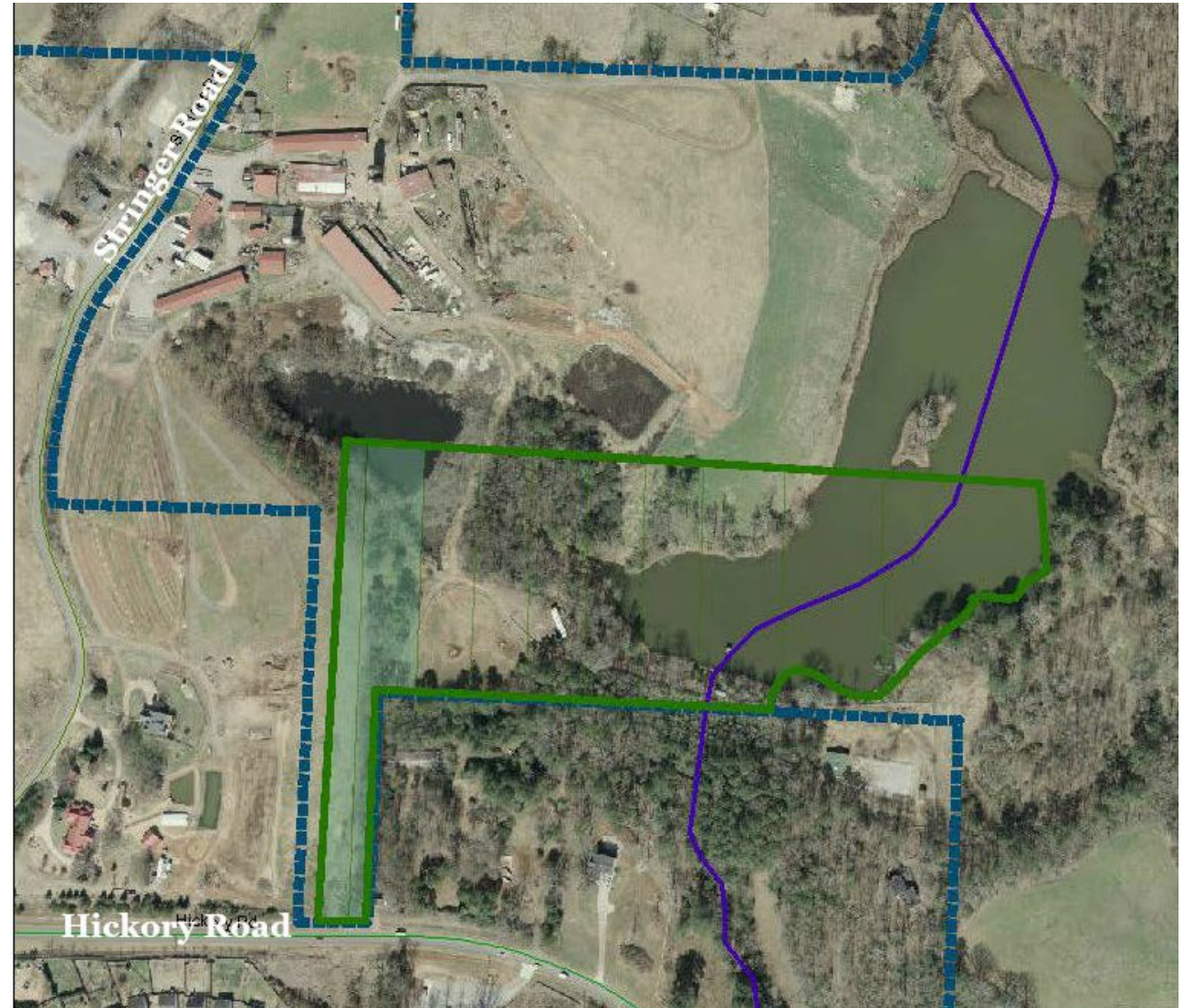
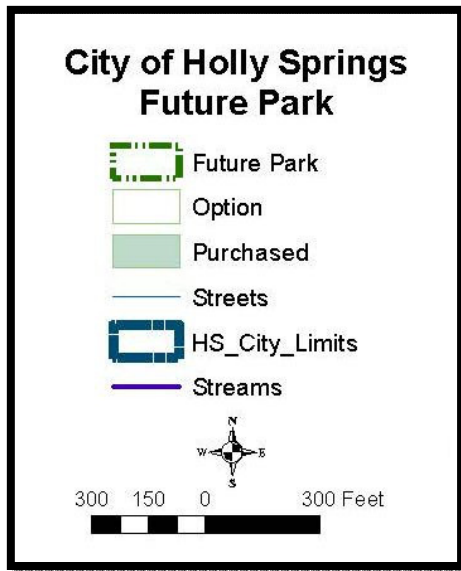
## Cherokee County Fire & Emergency Services Proposed Station 3

In 2015, the City of Holly Springs entered into a 50 year ground lease agreement with Cherokee County for the construction of the replacement Station 3 which will be built between Hwy. 140 and Crown Ave. in Harmony on the Lakes.



## Cagle Family Farm Project

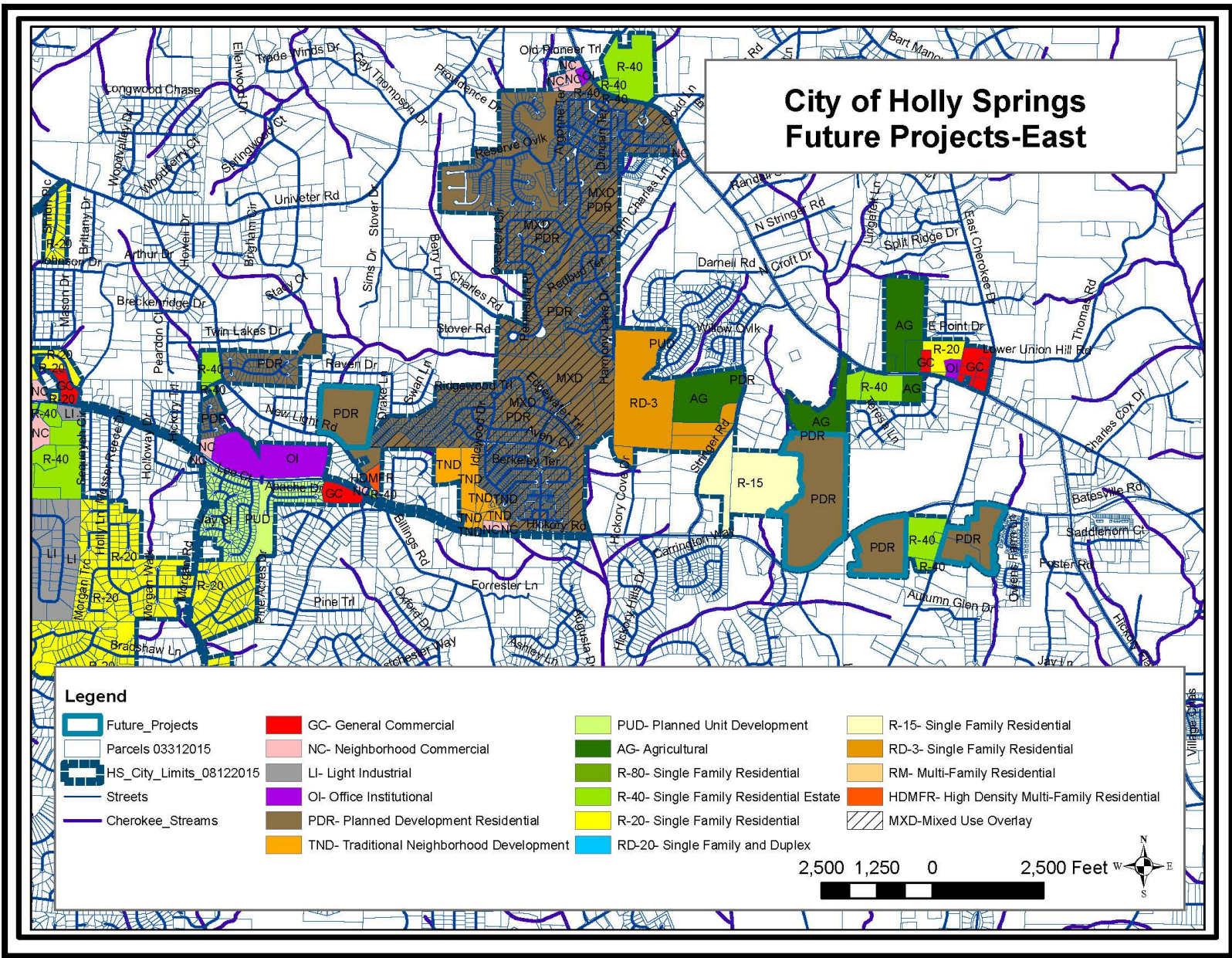
COHS entered an option agreement for the acquisition of 58 acres of land for use as a future park. The City plans to use this land as an active and passive park.



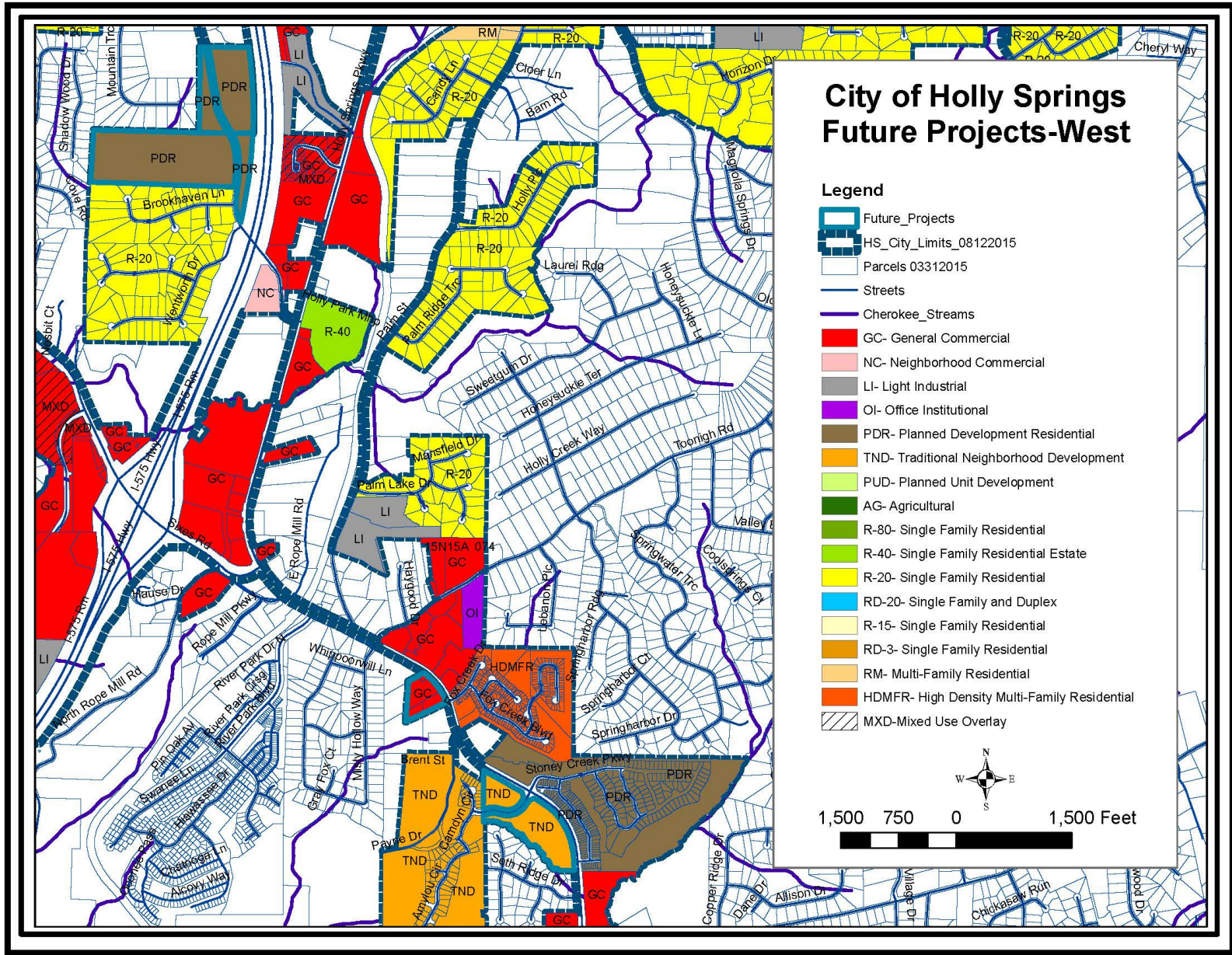
## Holly Springs Headlines



# Undeveloped Properties East



# Undeveloped Properties West



# Livable Centers Initiative & Palm Street Sidewalk Project

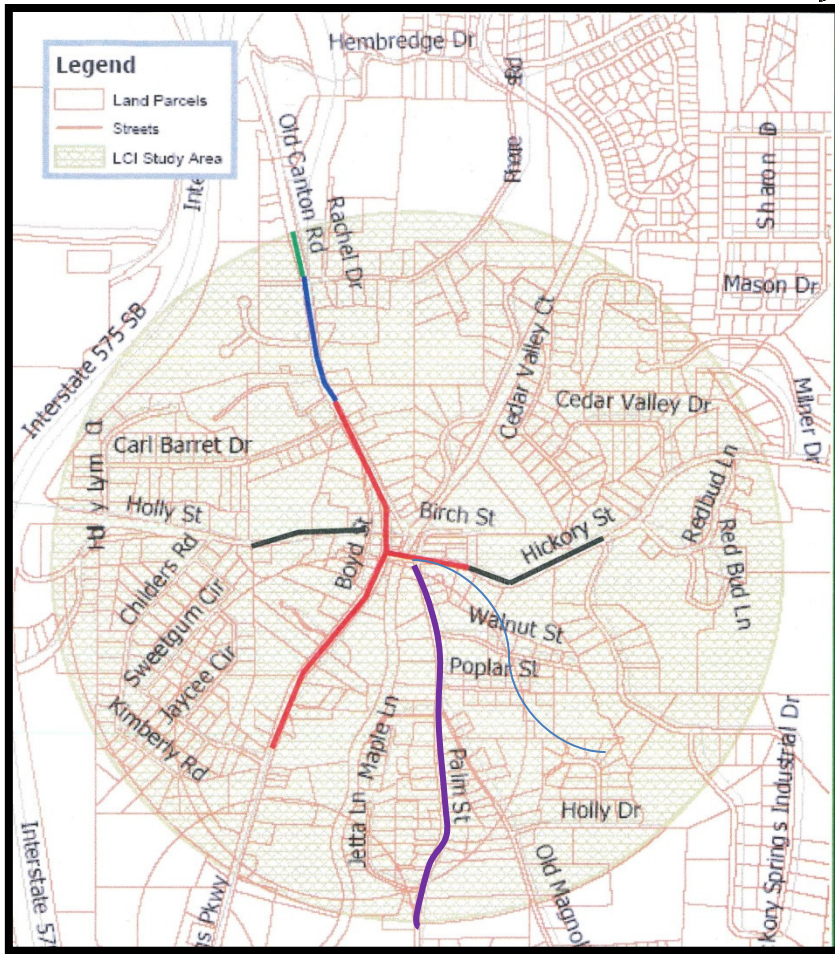


COHS received grant funds from the Georgia Department of Transportation Livable Centers Initiative (LCI) and Transportation Enhancement (TE) grant programs for the construction of streetscapes along Holly Springs Pkwy. and Hickory Rd.

Construction is expected to begin in late 2015.



# Proposed Pedestrian Network Routes



City received the Community Development Block Grant from Cherokee County for sidewalk improvements on Palm St.

Construction should begin in late 2015.

KEY	
Red Line	– Currently Funded-LCI
Blue Line	– Currently Funded-TE
Black Line	– Not Funded
Green Line	– Will complete northern route
Purple Line	– Currently Funded-CDBG

# Recognitions



## #1 Safest City in Georgia



- In December 2014 ValuePenguin.com ranked Holly Springs the #1 safest city in Georgia, stating, “The 22 police officers in Holly Springs clearly do a great job of keeping crime in check through the area. The lack of property crime in Holly Springs really stands out and is the second lowest in Georgia.”

## #4 Best City in Georgia for Young Families

- In March 2015, NerdWallet.com ranked Holly Springs as the #4 best city in the state for young families, based on:
  - home affordability prosperity and growth
  - quality of education family friendliness.



# Discover Holly Springs



770-345-5536  
[www.hollyspringsga.us](http://www.hollyspringsga.us)

*Preserving the past, creating the future, and everything in between.*

 City of Holly Springs, GA – Official Government

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