

APPENDIX A

SUPPORTIVE DATA ANALYSIS

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CHAPTER A-1 – POPULATION

This chapter of the technical appendix provides detailed statistics on the population of the City of Holly Springs. It presents historic population trends and data on age, race, Hispanic origin, sex, education, and income. It also provides projections of population growth in the City.

Population Trends and Estimates

The population of Holly Springs in 1970 was 575 persons, and as of 1980 it was 687 persons. The city's population increased by 1,719 persons during the 1980s, and the total population was 2,406 in 1990. The City added another 789 persons during the 1990s, which was less than half the absolute increase it experienced during the 1980s but still a substantial population increase. Holly Springs experienced substantial population growth from 2000 to 2004, increasing from 3,195 persons on April 1, 2000 to 4,699 persons as of July 1, 2004, according to estimates available from the U.S. Census Bureau.

Table A-1.1 shows total population estimates of Holly Springs and Cherokee County between 1980 and 2004. All figures are decennial counts or annual estimates from the U.S. Census Bureau.

Table A-1.1 – Historic Population Trends, Holly Springs and Cherokee County, 1980–2005

Year	City of Holly Springs	Cherokee County
1980	687	51,699
1990	2,406	90,204
2000	3,195	141,903
2001	4,090	151,683
2002	4,201	159,522
2003	4,409	166,949
2004	4,699	174,851

Source: U.S. Census Bureau, Decennial Censuses and Annual Estimates.

Table A-1.2 provides population estimates supplied by the City.

Table A-1.2, Population Estimates, City of Holly Springs, 2004–2006

Year	City of Holly Springs
2004	4,565
2005	5,625
2006 (by year end)	7,625

Source: City of Holly Springs, May 5, 2006.

Table A-1.3 shows population growth rates during the past two decades. Holly Springs experienced a large percentage growth in population between 1980 and 1990, when the population grew by 250 percent. The growth rate slowed in Holly Springs during the 1990s below the growth rate experienced by Cherokee County.

Table A-1.3 – Population Growth Rates, Selected Periods, City of Holly Springs and Cherokee County

Jurisdiction	Percent Change	
	1980–1990	1990–2000
Holly Springs	250.2%	32.8%
Cherokee County	74.5%	57.3%

Source: See Table A-1.1.

Data from the Cherokee County draft comprehensive plan (Technical Report, Population Forecasts, Cherokee County and Its Cities, January 2006) indicate that Holly Springs is anticipated to increase in population in the future at an annual rate of 5.417 percent.

Components of Population Change

Population changes in municipalities occur due to three components -- natural increase or decrease (births minus deaths), net-migration (in-migration minus out-migration) and annexation. Much of the population growth in Holly Springs has been attributed to annexations, or the incorporation of lands that were previously part of unincorporated Cherokee County. The City's 1997 comprehensive plan found that the amount of land available for residential development in the city limits was limited and predicted that future growth would result primarily from annexations (Mayes, Sudderth and Etheredge, Inc., Comprehensive Plan for the City of Holly Springs, adopted February 17, 1997). It is likely that the city will continue to annex lands, at least in the short-term, and that such annexations will account for the lion's share of future population growth in the City.

Residence in 1995

Table A-1.4 indicates the absolute number and percentage of persons five years and older by residence in 1995 as of the 2000 decennial census. A substantial amount (44.8 percent) of the population five years and over lived in a different house in 1995. This is not unexpected, due the substantial residential development and population growth rates that have occurred in the City in recent years.

Table A-1.4 – Residence in 1995, Population 5 Years and Over in 2000, City of Holly Springs

Residence in 1995	5 Years and Over	% of 5 Years and Over
Lived in same house in 1995	1,486	55.2%
Lived in different house in 1995	1,207	44.8%
Total 5 Years and Over	2,693	100.0%

Source: US Census Bureau, 2000 Census; Summary File 3, Table P24

Table A-1.5 shows the origin of residency for those persons residing in Holly Springs in 2000 that did not live in the same house in 1995 and 2000. The data in Table A-1.5 are interesting because they indicate from where Holly Springs is drawing its new population. More than one-third (34 percent) of Holly Springs' residents who changed houses between 1995 and 2000 moved from another part of Cherokee County to Holly Springs. Another one-third plus (35.2 percent) moved from other counties in Georgia. As for people moving from other regions of the United States to the City, the southern region of the U.S. dominated all other regions.

Table A-1.5 – Location of Residence, State and County Level, Population 5 Years and Over Living in Different House in 1995, City of Holly Springs

Residence in 1995	Persons 5 Years and Over Who Lived in a Different House in 1995	% Holly Springs Residents 5 Years and Over Who Lived in a Different House in 1995
Lived in Cherokee County	410	34.0%
Lived in other Georgia Counties	425	35.2%
Lived in Northeast region of U.S.	102	8.5%
Lived in Midwest region of U.S.	12	1.0%
Lived in South region of U.S.	184	15.2%



Lived in West region of U.S.	47	3.9%
Lived elsewhere including foreign countries	27	2.2%
Total 5 Years and Over living in different house in 2000	1,207	100%

Source: U.S. Census Bureau, 2000 Census; Summary File 3, Table P24 and P25.

Household and Group Quarters Population

The population distribution between households (those living in housing units) and group quarters (institutional settings like nursing homes, correctional institutions, and the like) is important in terms of projecting future populations and also with regard to future community facility needs. In both 1990 and 2000, Holly Spring's population was comprised entirely of household population. There were no persons living in group quarters within the city in either year (see Table A-1.6).

Table A-1.6 – Household and Group Quarters Populations, 1990 and 2000, City of Holly Springs

Type of Population	1990	%	2000	%
Household Population	2,406	100%	3,195	100%
Group Quarters Population	0	0%	0	0%
Total Population	2,406		3,195	

Source: U.S. Census Bureau, 1990 Census, Summary File 1 Table P015; U.S. Census Bureau, 2000 Census; Summary File 1, Table P16 and P37.

Households and Demographics

Households include all persons occupying a housing unit. Households are divided into family households and non-family households. According to the U.S. Census Bureau, a family is “a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption.” It is important to consider both types of households, because it reflects the needs for housing units and what the appropriate types of housing are for the future.

Table A-1.7 provides shows households by household type for 1990 and 2000 in the City of Holly Springs. Holly Springs added a total of 315 households during the 1990s. The share of total households comprised of “family” households decreased between

1990 and 2000, but not that significantly. In absolute terms, the number of “non-family” households in Holly Springs more than doubled during the 1990s.

Table A-1.7 – Households by Type of Household, City of Holly Springs, 1990 and 2000

Households by Type	1990	Percent	2000	Percent
Family Households	708	86.2%	893	78.6%
Non-family Households	113	13.8%	243	21.4%
Total Households	821	100%	1,136	100%

Source: U.S. Census Bureau, 1990 Census, Summary Tape File 1, Table P027; U.S. Census Bureau, 2000 Census, Summary File 1, Table P26.

Table A-1.8 shows households by the number of persons per household in 1990 and 2000 in Holly Springs. In both 1990 and 2000, two-person households were the most common. Overall, there was little change in the breakdown of households by number of persons between 1990 and 2000. The largest shifts were in one-person households, which increased by 5 percent, and percentage decrease in three- and four-person households between 1990 and 2000. In absolute terms, households of all sizes increased during the 1990s.

Table A-1.8 – Households by Number of Persons per Household, City of Holly Springs, 1990 and 2000

Household by Number of Persons	1990	%	2000	%
1-person household	93	11.3%	185	16.3%
2-person household	254	30.9%	359	31.6%
3-person household	215	26.2%	245	21.6%
4-person household	171	20.8%	225	19.8%
5-person household	63	7.7%	90	7.9%
6-person household	18	2.2%	22	1.9%
7-person household	7	0.9%	10	0.9%
Total households	821		1,136	

Source: U.S. Census Bureau, 1990 Census, Summary Tape File 3, Table P027; 2000 Census, Summary File 1, Table P26.

Household Size

Table A-1.9 shows the persons per household in 1990 and 2000 for all housing units and by household tenure (owner versus renter) in Holly Springs and the State of

Georgia. The average household size in Holly Springs, both for owner-occupied and renter-occupied, decreased between 1990 and 2000. In Georgia, the household size was basically constant during the decade, with the biggest change occurring in owner-occupied units (a decline from 2.76 to 2.71). In Holly Springs from 1990 to 2000, both owner-occupied and renter-occupied units declined in terms of average household size. Household sizes as of 2000 in Holly Springs are significantly larger than those for the state as a whole.

Table A-1.9 – Household Size by Housing Tenure, City of Holly Springs and State of Georgia (Persons per Household), 1990–2000

Type of Household	Holly Springs		State of Georgia	
	1990	2000	1990	2000
Average Household Size, All Units	2.93	2.81	2.66	2.65
Average Household Size, Owner-Occupied Units	2.94	2.85	2.76	2.71
Average Household Size, Renter-Occupied Units	2.91	2.67	2.49	2.51

Source: U.S. Census Bureau, 1990 Census, Summary Tape File 1, Table DP-1; 2000 Census, Summary File 1, Table H12.

Age

Age is the single most important dimension of the population. In terms of community facilities and services, there can be vast differences in the needs of children versus the elderly. For instance, playgrounds, schools, and day care centers are needed for children, while senior centers, nursing homes, and health facilities are needed with greater percentages of senior population.

Age also has an important relationship to the labor force – workers include the population ages 16 years and over through retirement age and sometimes beyond. Age of the population also has important relationships to housing and can help predict likely first-time homebuyers, renters, owners of second homes, etc.

Table A-1.10 provides age details for the city's population by five-year age cohort in 1990 and 2000. Since the population of Holly Springs has increased from 1990 to 2000, it is reasonable to expect that most age cohorts would also increase during the decade. Indeed, that was the case for all age cohorts except for the 25–29 age

category. The most significant increases in population appear to be persons ages 30–54.

It is also important to note those age cohorts that have exhibited little if any change between 1990 and 2000 – the lack of significant increase in the 20–24 age category suggests that young adults are moving away from the city. Also, the relatively insignificant increase in the highest cohorts (oldest age groups) tends to suggest that the city does not have housing developments for seniors or nursing homes of any significance.

Table A-1.10 – Population by Age Cohort, City of Holly Springs, 1990 and 2000

Age Group	1990	%	2000	%
0–4	247	10.3%	324	10.1%
5–9	225	9.4%	269	8.4%
10–14	178	7.4%	234	7.3%
15–19	157	6.5%	197	6.2%
20–24	162	6.7%	170	5.3%
25–29	300	12.5%	285	8.9%
30–34	322	13.4%	411	12.9%
35–39	210	8.7%	338	10.6%
40–44	179	7.4%	271	8.5%
45–49	108	4.5%	190	5.9%
50–54	87	3.6%	165	5.2%
55–59	67	2.8%	96	3.0%
60–64	48	2.0%	85	2.7%
65–69	47	2.0%	55	1.7%
70–74	29	1.2%	50	1.6%
75–79	24	1.0%	29	0.9%
80–84	9	0.4%	12	0.4%
85+	7	0.3%	15	0.5%
TOTAL	2,406	100%	3,195	100%

Source: U.S. Census Bureau, 1990 Census, Summary Tape File 1, Table P011; 2000 Census, Summary File 1, Table P12.

Table A-1.11 shows the median age of males, females, and the total population for Holly Springs, Cherokee County and the State of Georgia in the year 2000. The median

age in Holly Springs was 31.3 in 2000, compared to 34.0 in Cherokee County and 33.4 in Georgia. The age gap was larger for females than males. Therefore, the city's population is comparatively younger than populations of the county and state as a whole, as of 2000.

Table A-1.11 – Median Age of the Population, City, County, and State, 2000

Jurisdiction	Median Age, Both Sexes	Median Age, Males	Median Age, Females
City of Holly Springs	31.3	31.2	31.3
Cherokee County	34.0	33.5	34.5
State of Georgia	33.4	32.1	34.6

Source: U.S. Census Bureau, 2000 Census, Summary File 1, Table P13.

Hispanic Origin and Racial Composition

Because Hispanic origin is not a race, it is noted separately in Census statistics. Table A-1.12 shows the number of Hispanics or Latinos in Holly Springs in 1990 and 2000. In 1990, these groups made up 1 percent of the population. In 2000, the comprised nearly 5 percent of the city's population. This trend of an increasing Hispanic population, has been experienced throughout metro Atlanta. In the case of Holly Springs, at least with regard to the year-2000 census statistics, that trend appears to be less dramatic than in other metro Atlanta cities and counties.

Table A-1.12 – Hispanic or Latino Population, City of Holly Springs, 1990 and 2000

Origin	1990	%	2000	%
Not Hispanic	2,382	99.0%	3,041	95.2%
Hispanic or Latino	24	1.0%	154	4.8%
Total Population	2,406		3,195	

Source: U.S. Census Bureau, 1990 Census, Summary Tape File 1, Table P009; 2000 Census, Summary File 1, Table P4.

Table A-1.13 shows the racial characteristics of Holly Springs' population. In both 1990 and 2000, the population was predominantly white, with this group accounting for more than 98 percent of the population in 1990 and nearly 95 percent in 2000. All other races increased their share of the total population between 1990 and 2000.

Despite these increases, minority groups still represent a very small portion of the population as of 2000.

Table A-1.13 – Population by Race, City of Holly Springs, 1990 and 2000

Race	1990	%	2000	%
White	2,366	98.3%	3,029	94.8%
Black or African American	11	0.5%	37	1.2%
American Indian and Alaska Native	10	0.4%	21	0.7%
Asian or Pacific Islander	8	0.3%	25	0.8%
Other Race	11	0.5%	46	1.4%
Two or More Races	N/A	---	37	1.2%
Total	2,406		3,195	

Source: U.S. Census Bureau, 1990 Census, Summary Tape File 1, Table P0006; 2000 Census, Summary File 1, Table P3.

Table A-1.14 compares the racial composition of Holly Springs to nearby cities, the county and the state in 2000. Holly Springs had a higher percentage of white persons than any of the comparison jurisdictions. Both Holly Springs and Cherokee County had significantly lower African American populations than the State of Georgia in 2000.

Table A-1.14 – Comparison of Racial Composition, City, Nearby Cities, County and State, 2000

Jurisdiction	White Alone	Black or African American Alone	Other Races Or More Than One Race	Total
Holly Springs	3,061	44	127	3,232
Canton	6,135	461	1,266	7,862
Woodstock	9,131	550	558	10,239
Cherokee County	132,788	3,851	7,221	143,860
State of Georgia	5,412,371	2,393,425	503,996	8,309,792

Source: U.S. Census Bureau, Summary File 1, Table P9.

Sex

Table A-1.15 shows the population by sex in 2000 for the city, county, and state. As expected, each jurisdiction is nearly balanced between men and women. The State of Georgia has more women, 50.8 percent compared to 49.2 percent. This is due largely to women having slightly longer life expectancies than men. In Holly Springs and Cherokee County, men outnumbered women. Holly Springs' population was 50.8 percent male and 49.2 percent female in 2000. Cherokee County was very nearly balanced, with 50.2 percent men and 49.8 percent women.

Table A-1.15 – Population by Sex, City, County, and State, 2000

Jurisdiction	Male	Percent of Total	Female	Percent of Total
City of Holly Springs	1,622	50.8%	1,573	49.2%
Cherokee County	71,212	50.2%	70,691	49.8%
State of Georgia	4,027,113	49.2%	4,159,340	50.8%

Source: U.S. Census Bureau, 2000 Census, Summary File 1, Table P12.

Educational Attainment

Knowing the educational levels of the population helps to determine the needs of the population and what types of economic development strategies are needed to best suit the city. Table A-1.16 provides a comparison of selected educational attainment levels of the adult population in 2000. It shows the lower end (non-completion of high school) and the upper end of educational attainment (bachelor's degree or higher). Educational attainment levels in Holly Springs were significantly lower than Cherokee County and the State of Georgia. Nearly 14 percent of Holly Springs' population 25 and older held a bachelors degree, compared with 27 percent in Cherokee County. The percent of the adult population (25 years and over as of the year 2000) in Holly Springs that did not finish high school was lower than the state but higher than Cherokee County.

Table A-1.16 – Comparison of Educational Attainment, Persons 25 Years and Over, City, County and State, 2000

Jurisdiction	% Not Completing High School	% With Bachelor's Degree or Higher
City of Holly Springs	17.9%	13.9%
Cherokee County	15.6%	27.0%
State of Georgia	21.4%	24.3%

Source: US Census Bureau, 2000 Census, Summary File 3 Table P37

Table A-1.17 presents a specific breakdown of educational attainment by sex in Holly Springs for the 25 and older population in 2000. Overall, males in Holly Springs in 2000 had higher educational attainment levels than women in Holly Springs.

Table A-1.17 – Educational Attainment by Sex, Persons 25 Years and Over, City of Holly Springs 2000

Educational Attainment	Males	%	Females	%	Total	%
No schooling completed	0	0.0%	0	0.0%	0	0.0%
Less than 9 th grade	19	2.0%	41	4.1%	60	3.1%
9 th to 12 th grade (No Diploma)	158	16.3%	132	13.3%	290	14.8%
High School Graduate (or Equiv.)	317	32.6%	359	27.3%	676	34.4%
Some College (No Degree)	275	28.3%	271	36.2%	546	27.8%
Associate Degree	81	8.3%	39	3.9%	120	6.1%
Bachelor's Degree	62	6.4%	114	11.5%	176	9.0%
Master's Degree	52	5.3%	17	1.7%	69	3.5%
Professional School Degree	0	0.0%	19	1.9%	19	1.0%
Doctorate Degree	8	0.8%	0	0.0%	8	0.3%
Total Adult Population 25+ Years	972	100%	992	100%	1,964	100%

Source: US Census Bureau, 2000 Census, Summary File 3, Table P37.

Income

Per Capita Income

Table A-1.18 provides a comparison of per capita income in 1989 and 1999 for Holly Springs, Cherokee County, Georgia, and the United States. Georgia's per capita income in both years was comparable, but slightly less than, the U.S. as a whole. Holly Springs' per capita income was slightly above the state average in both 1989 and 1999. That is not surprising, as most metro-Atlanta cities and counties have higher

per capita incomes than the state's population as a whole. In 1999, the city's per capita income exceeded that of the U.S. as a whole but still trailed Cherokee County.

Table A-1.18 – Comparison of Per Capita Income, City, County, State, and Nation, 1989 and 1999

Jurisdiction	1989	1999
Holly Springs	\$13,990	\$22,992
Cherokee County	\$14,849	\$24,871
State of Georgia	\$13,631	\$21,154
United States	\$14,420	\$21,587

Source: U.S. Census Bureau, 1990 Census, Summary Tape File 3, Table P114A; 2000 Census, Summary File 3, Table P82.

Median Household Income

Household income is further classified as “family” income and “non-family” income. The median household income takes into account both family and non-family incomes. A median rather than mean is used as the reported average, since median numbers are not skewed by a few very large household incomes. Table A-1.19 compares the median household incomes in 1999 of Holly Springs, Cherokee County and the State of Georgia. It should be noted that income levels often correlate with education – as education increases, income tends to increase.

Table A-1.19 – Comparison of Median Household Income in 1999, City, County, and State

Income	Holly Springs	Cherokee County	State of Georgia
Median Family	\$61,651	\$66,419	\$49,280
Non-family Household	\$35,714	\$36,674	\$26,509
Median Household	\$57,019	\$60,896	\$42,433

Source: U.S. Census Bureau, 2000 Census, Summary File 3, Tables P53, P77 and P80.

As was the case with per capita income, Holly Springs' median family and non-family incomes were above the state average in 1999 but trailed Cherokee County.

Household Distribution by Income Groupings

Table A-1.20 provides greater insight on the distribution of income by income groupings. Both Cherokee County and Holly Springs are shown in the table, and income is for the year 1999. Households by income grouping in 1999 were similar for both jurisdictions. The most notable differences were at the low and high ranges, with Holly Springs having a lower percentage of households in these groupings than Cherokee County. The \$60,000 to \$74,999 and \$75,000 to \$99,999 household income ranges were the two most common for the city and county.

Table A-1.20 – Number of Households by Income Grouping, Cherokee County and City of Holly Springs, 1999

Income Grouping in 1999	Cherokee County		City of Holly Springs	
	Households	Percent of Total Households	Households	Percent of Total Households
Less than \$10,000	2,060	4.1%	7	0.6%
\$10,000 to \$14,999	1,382	2.8%	20	1.9%
\$15,000 to \$19,999	1,541	3.1%	23	2.1%
\$20,000 to \$24,999	1,980	4.0%	59	5.4%
\$25,000 to \$29,999	2,137	4.3%	42	3.9%
\$30,000 to \$34,999	2,324	4.6%	51	4.7%
\$35,000 to \$39,999	2,559	5.1%	92	8.4%
\$40,000 to \$44,999	2,722	5.5%	103	9.4%
\$45,000 to \$49,999	2,435	4.9%	35	3.2%
\$50,000 to \$59,999	5,133	10.4%	128	11.7%
\$60,000 to \$74,999	7,367	14.9%	201	18.4%
\$75,000 to \$99,999	8,054	16.3%	190	17.4%
\$100,000 to \$124,999	4,653	9.4%	94	8.6%
\$125,000 to \$149,999	2,029	4.1%	17	1.6%
\$150,000 to \$199,999	1,915	3.9%	21	1.9%
\$200,000 or more	1,271	2.6%	9	0.8%
Total Households	49,562	100%	1,092	100%

Source: U.S. Census Bureau, 2000 Census, Summary File 3, Table P52.

Poverty Status by Age Group**Table A-1.21 – Persons Below Poverty Level by Age Group In 1999, City of Holly Springs and Cherokee County**

Age Group	City of Holly Springs		Cherokee County	
	Persons	% of Total Population	Persons	% of Total Population
Under 5 years	0	0.0%	726	0.5%
5 years	0	0.0%	128	0.1%
6 to 11 years	14	0.5%	829	0.6%
12 to 17 years	6	0.2%	576	0.4%
18 to 64 years	21	0.7%	4,334	0.3%
65 to 74 years	0	0.0%	486	0.4%
75 years and over	0	0.0%	395	0.3%
Total persons with income in 1999 below poverty level	41	1.3%	7,474	5.3%

Source: US Census Bureau, 2000 Census, Summary File 3 Table P87

Table A-1.21 provides the age distribution of persons with income in 1999 below poverty level. Persons in the under 5 years, 6 to 11 years, and 12 to 17 years are legally too young to care for themselves. Persons over 65 (retirement age and often not working), are mostly without opportunities to earn a wage or salary. As of 1999, only 41 persons in Holly Springs were classified as falling below the poverty level. No person 5 years or younger or older than 64 years was classified as being below the poverty level. Based on these figures, poverty is less of an issue in Holly Springs than it is in some other, comparable cities in the metro Atlanta region.

County Population Projections

Table A-1.22 presents population projections for Holly Springs and Cherokee County through the year 2030. Three population projections are listed for Cherokee County, a low, medium and high value. The low projection is the Atlanta Regional Commission (ARC) “Mobility 2030” forecast, and the medium projection is the 3rd order trend line regression (“ess” curve) calculated against the historic population Census estimates from 1993–2004. The high projection is the 2nd order (parabola) trend line projection, as presented in the Cherokee County community assessment (population technical report).

Holly Springs is projected to experience an enormous amount of population gain through 2030, growing by over 270 percent to 18,518 residents. Cherokee County is projected to grow significantly through 2030, with a 2030 projected population of 417,654 (assuming the medium projection). This represents a growth rate of over 125 percent.

Table A-1.22 – Cherokee County–Reported Population Projections, City of Holly Springs and Cherokee County, 2005–2030

Year	City of Holly Springs	Cherokee County (low)	Cherokee County (medium)	Cherokee County (high)
2005	4,954	179,653	183,449	183,908
2010	6,448	206,723	228,675	232,964
2015	8,393	237,872	277,228	291,143
2020	10,926	273,715	326,589	358,445
2025	14,224	314,958	374,238	434,869
2030	18,518	362,414	417,654	520,417

Source: Plan Cherokee, Technical Report: Population (January 2006).

As noted earlier in this Chapter, the City of Holly Springs has supplied data showing that the anticipated population in the city at the end of 2006 to be 7,625 persons, thereby exceeding the 2010 projections supplied in the Cherokee County Population Technical Report. The Cherokee County report was, as noted above, based on Census estimates for 2003 and 2004, and the population growth of City of Holly Springs has outpaced those estimates by wide margins.

The projections supplied by Cherokee County are not adopted as official projections. Projections of population will be provided in the “Community Agenda” portion of the comprehensive plan, after considering land capacity for residential development and market constraints as described in a separate market study.

CHAPTER A-2 – HOUSING

This chapter of the technical appendix provides detailed statistics on the housing stock of the City of Holly Springs. It presents historic trends and data on total units, types of units, occupancy and vacancy characteristics, housing tenure (renter versus owner occupancy), age, other characteristics, and costs. It also provides projections of housing units in the City.

Occupancy Characteristics and Housing Conditions

Types of Units

Holly Springs' housing stock grew substantially between 1990 and 2000, increasing from 864 units to 1,161 units, or 34.4 percent. In both 1990 and 2000 the housing stock consisted predominantly of single-family, detached housing. Despite an increase in the overall number of housing units during the 1990s, the number of multiple-family units actually declined from 72 to 66 units. Units classified as mobile homes, trailers, and others (i.e., manufactured homes) had increased their share of the city's total housing stock, increasing from 5.1 percent of the housing stock in 1990 to 6.9 percent in 2000. Table A-2.1 presents data about types of housing units in Holly Springs in 1990 and 2000. It shows the total housing units in the city.

Table A-2.1 – Types of Housing Units, City of Holly Springs, 1990–2000

Type of Unit	No. of Units 1990	%	No. of Units 2000	%
One family, detached	743	86.0%	989	85.2%
One family, attached	5	0.6%	26	2.2%
Multiple family	72	8.3%	66	5.7%
Mobile Home, Trailer, Other	44	5.1%	80	6.9%
Total	864	100%	1,161	100%

Source: U.S. Census Bureau. 1990 Census, Summary Tape File 3, Table H020. 2000 Census, Summary File 3, Table H30.

Table A-2.2 presents data on occupied housing units by type of unit and tenure (owner versus renter occupancy) in 1990. In 1990, nearly all (95 percent) of the owner-occupied housing units in Holly Springs were single family, detached units. Manufactured housing represented 4.4 percent of the owner-occupied housing stock

in 1990. For renter-occupied units, slightly more than half (52.8 percent) were single-family, detached, while just over one-third (35.8 percent) were multiple-family housings units.

Table A-2.3 presents data on types of housing units by tenure in 2000 for Holly Springs. In 2000, single-family, detached housing units comprised the largest share of owner-occupied housing, as it did in 1990. Detached, single-family dwelling units comprised approximately 95 percent of owner-occupied units and nearly 55 percent of renter-occupied units in 2000. The largest difference between 1990 and 2000 was the share of multiple family housing. In 1990, more than one-third of all renter-occupied units were of this type, but in 2000 fewer than 20 percent were.

Table A-2.2 – Types of Housing Units by Tenure, Occupied Housing Units, City of Holly Springs 1990

Type of Unit	Owner-Occupied		Renter-Occupied	
	Units	%	Units	%
One family, detached	627	94.7%	84	52.8%
One family, attached	2	0.3%	3	1.9%
Multiple family	4	0.6%	57	35.8%
Mobile Home, Trailer, Other	29	4.4%	15	9.4%
Total	662	100%	159	100%

Source: U.S. Census Bureau, 1990 Census; Summary Tape File 3, Table H22.

Table A-2.3 – Types of Housing Units by Tenure, Occupied Housing Units, City of Holly Springs 2000

Type of Unit	Owner-Occupied		Renter-Occupied	
	Units	%	Units	%
One family, detached	832	94.9%	126	54.3%
One family, attached	11	1.3%	15	6.5%
Multiple family	0	0.0%	45	19.4%
Mobile Home	34	3.9%	46	19.8%
Boat, RV, Van	0	0.0%	0	0.0%
Total	877	100%	232	100%

Source: U.S. Census Bureau, 2000 Census, Summary File 3, Table H32.

Tenure

The City of Holly Springs had a substantially higher rate of home ownership than the State of Georgia but similar to that of Cherokee County in 1990. Of the city's 821 total occupied units in 1990, 662 were owner-occupied while 159 were renter-occupied. This is equal to a home-ownership rate of 80.6 percent, compared to 82.5 percent in Cherokee County and 64.9 percent in Georgia. Table A-2.4 displays data specific to owner and renter-occupied units for these three jurisdictions in 1990.

Table A-2.5 presents the same data as Table 2.4 but for the year 2000. The level of owner-occupied units in Holly Springs decreased slightly to 79.1 percent in 2000. Cherokee County witnessed a slight increase in owner occupancy to 83.9 percent, and the State of Georgia's owner-occupied housing stock increased its share to 67.5 percent.

Table A-2.4 – Housing Units by Tenure, City, County, and State , Occupied Housing Units, 1990

Jurisdiction	Owner-Occupied Units	% of Total Occupied Units	Renter-Occupied Units	% of Total Occupied Units	Total Occupied Units
City of Holly Springs	662	80.6%	159	19.4%	821
Cherokee County	25,828	82.5%	5,481	17.5%	31,309
State of Georgia	1,536,829	64.9%	829,786	35.1%	2,366,615

Source: U.S. Census Bureau, 1990 Census, Summary Tape File 3, Table H008.

Table A-2.5 – Housing Units by Tenure, Occupied Housing Units, City, County, and State 2000

Jurisdiction	Owner-Occupied Units	% of Total Occupied Units	Renter-Occupied Units	% of Total Occupied Units	Total Occupied Units
City of Holly Springs	877	79.1%	232	20.9%	1,109
Cherokee County	41,503	83.9%	7,992	16.1%	49,495
State of Georgia	2,029,293	67.5%	977,076	32.5%	3,006,369

Source: U.S. Census Bureau, 2000 Census, Summary File 3, Table H8.

Table A-2.6 shows data for average household size by tenure in 1990. In 1990, there was not a substantial difference in household size between Holly Springs, Cherokee County and the State of Georgia. In Holly Springs, owner-occupied housing units had an average occupancy of 3.02 persons per unit, while renter-occupied units had an average household size of 2.55 persons per unit. As is typical, All three jurisdictions (city, county and state) had a larger average household size for owner-occupied units than renter-occupied units.

Table A-2.6 – Average Household Size by Tenure, City, County, and State, (Persons Per Unit, Occupied Housing Units), 1990

Jurisdiction	Persons Per Unit Owner-Occupied Housing Units	Persons Per Unit Renter-Occupied Housing Units
City of Holly Springs	3.02	2.55
Cherokee County	2.90	2.67
State of Georgia	2.80	2.42

U.S. Census Bureau, 1990 Census, Summary Tape File 3, Table H018.

Table A-2.7 presents average household size by tenure in 2000 for the city, county and state. The average household size in Holly Springs in 2000 to that noted for 1990. Household size of owner-occupied housing units decreased from 3.02 persons per unit in 1990 to 2.83 persons per unit in 2000 in the city. Renter-occupied units increased in household size from 2.55 persons per unit in 1990 to 2.59 persons per unit in 2000 in the city. For the county and state, there were only minor changes in household size during the decade.

Table A-2.7 – Average Household Size by Tenure, City, County, and State, (Persons Per Unit, Occupied Housing Units), 2000

Jurisdiction	Persons Per Unit Owner-Occupied Housing Units	Persons Per Unit Renter-Occupied Housing Units	Persons Per Unit All Occupied Housing Units
City of Holly Springs	2.83	2.59	2.78
Cherokee County	2.88	2.67	2.85
State of Georgia	2.73	2.47	2.65

US Census Bureau, 2000 Census, Summary File 3, Table H18.

Table A-2.8 presents data for tenure by number of persons per household in 2000 for the city. Units with two persons constituted the largest percentage of owner-occupied

as well as renter-occupied housing units. Slightly more than 24 percent of owner-occupied units and nearly 30 percent of renter-occupied units had two persons per unit.

Table A-2.8 – Tenure by Number of Persons per Household, City of Holly Springs, (Number of Occupied Housing Units), 2000

Number of Persons in Unit (household)	Owner-Occupied		Renter-Occupied	
	Number of Units	%	Number of Units	%
1 person	134	12.1%	41	17.7%
2 persons	267	24.1%	69	29.7%
3 persons	147	13.3%	62	26.7%
4 persons	232	20.9%	40	17.2%
5 persons	74	6.7%	20	8.6%
6 persons	16	1.4%	0	0.0%
7 or more	7	0.6%	0	0.0%
Total	1,109	100%	232	100%

Source: U.S. Census Bureau, 2000 Census, Summary File 3, Table H17.

Size

Table A-2.9 presents data on housing units by number of rooms in 1990 and 2000 for the City of Holly Springs. Between 1990 and 2000 there was not a substantial change in the average number of rooms per housing unit. In 1990 the most common number of rooms per house was 6, and in 2000 it was 5 rooms. The most notable change was that in 2000 there was a larger percentage of housing units with 7, 8 and 9 or more rooms. That trend is indicative of a larger one – a movement toward building larger and larger dwelling units.

Table A–2.9 – Housing Units by Number of Rooms, City of Holly Springs, 1990 and 2000

Number of Rooms in Unit	1990	Percent of Total	2000	Percent of Total
1 Room	2	0.2%	0	0.0%
2 Rooms	2	0.2%	11	0.9%
3 Rooms	13	1.5%	46	4.0%
4 Rooms	104	12.0%	94	8.1%
5 Rooms	273	31.6%	327	28.2%
6 Rooms	286	33.1%	296	25.5%
7 Rooms	118	13.7%	248	21.3%
8 Rooms	42	4.9%	70	6.0%
9 or More Rooms	24	2.8%	69	5.9%
Total Units	864	100%	1,161	100%

Source: U.S. Census Bureau, 1990 Census, Summary Tape File 3, Table H016. 2000 Census, Summary File 3, Table H23.

Table A–2.10 – Tenure by Rooms, City of Holly Springs, 2000

Number of Rooms in Unit	Owner–Occupied Housing Units		Renter–Occupied Housing Units		Total Occupied Housing Units	
	Number	%	Number	%	Number	%
1 Room	0	0.0%	0	0.0%	0	0.0%
2 Rooms	0	0.0%	11	4.7%	11	1.0%
3 Rooms	38	4.3%	8	3.4%	46	4.1%
4 Rooms	28	3.2%	66	28.4%	94	8.5%
5 Rooms	223	25.4%	104	44.8%	327	29.5%
6 Rooms	242	27.6%	33	14.2%	275	24.8%
7 Rooms	226	25.8%	0	0.0%	226	20.4%
8 Rooms	61	7.0%	0	0.0%	61	5.5%
9 or more Rooms	59	6.7%	10	4.3%	69	6.2%
Total	877	100%	232	100%	1,109	100%

Source: U.S. Census Bureau, 2000 Census, Summary File 3, Table H26.

Table A–2.10 shows the number of rooms per unit by tenure in 2000. In 2000 the smallest owner–occupied unit contained 3 rooms, but only 4.3 percent of owner–

occupied units were of that size. Four-room units only accounted for 3.2 percent of owner-occupied units in 2000. The majority of owner-occupied units had 5, 6, or 7 rooms, with these size units comprising 78.8 percent of the total owner-occupied housing stock.

Renter-occupied units were not surprisingly smaller than owner-occupied (Holly Springs in 2000), with 87.4 percent of units having 4, 5, or 6 rooms. Only 4.3 percent of renter-occupied units had 7 or more rooms, compared to 39.5 percent of owner-occupied units.

Table A-2.11 presents data on housing units by number of bedrooms in 2000 for Holly Springs, Cherokee County, and the State of Georgia. Housing units with 2, 3 or 4 bedrooms comprised 93.8 percent of the city housing stock in 2000. Three-bedroom housing units were all the most common size home in Cherokee County and Georgia, but did not make up quite as significant of a proportion in the county and state as they did in Holly Springs.

Table A-2.11 – Housing Units by Number of Bedrooms, City, County, and State, 2000

Number of Bedrooms in Unit	City of Holly Springs	Percent	Cherokee County	Percent	State of Georgia	Percent
No Bedroom	0	0.0%	225	0.4%	51,732	1.6%
1 Bedroom	52	4.5%	1,659	3.2%	320,616	9.8%
2 Bedrooms	158	13.6%	8,127	15.6%	860,625	26.2%
3 Bedrooms	805	69.3%	26,890	51.8%	1,443,663	44.0%
4 Bedrooms	126	10.9%	12,115	23.3%	486,888	14.8%
5 + Bedrooms	20	1.7%	2,921	5.6%	118,213	3.6%
Total Units	1,161	100%	51,937	100%	3,281,737	100%

Source: U.S. Census Bureau, 2000 Census, Summary File 3, Table H41.

Table A-2.12 compares the number of bedrooms of owner-occupied housing units and renter-occupied housing units. The difference between Table 2.12 and 2.11 in terms of total units is because Table 2.12 is considering only occupied units. As would be expected, owner-occupied housing units tended to be larger than renter-occupied units. Over 88 percent of owner-occupied units had 3 or more bedrooms compared to 53 percent of renter-occupied units.

Table 2.12 – Tenure by Bedrooms, Occupied Housing Units, City of Holly Springs, 2000

Number of Bedrooms in Unit	Owner–Occupied Housing Units		Renter–Occupied Housing Units		Total Occupied Housing Units	
	Number of Units	Percent	Number of Units	Percent	Number of Units	Percent
No Bedrooms	0	0.0%	0	0.0%	0	0.0%
1 Bedroom	30	3.4%	22	9.5%	52	4.7%
2 Bedrooms	71	8.1%	87	37.5%	158	14.2%
3 Bedrooms	651	74.2%	113	48.7%	764	68.9%
4 Bedrooms	105	12.0%	10	4.3%	115	10.4%
5 or More Bedrooms	20	2.3%	0	0.0%	20	1.8%
Total	877	100%	232	100%	1,109	100%

Source: U.S. Census Bureau, 2000 Census, Summary File 3, Table H42.

Age

Table A–2.13 presents detailed information on the year housings units were built, as of 1990. In 1990 the housing stock of Holly Springs was newer than that of Cherokee County and significantly newer than the State of Georgia. Sixty-six percent of the housing stock as of 1990 was built between 1980 and 1990, compared to 53.1 percent in Cherokee County and 32.1 percent in the State of Georgia. Nearly 15 percent of the housing in Georgia as of 1990 was built prior to 1950, while just under 5 percent of Holly Springs' housing stock was.

Table A–2.13 – Age of Housing Units, City, County, and State, 1990

Year Structure Built	City of Holly Springs Percent of Total Housing Units	Cherokee County Percent of Total Housing Units	State of Georgia Percent of Total Housing Units
1980 to 1990	66.0%	53.1%	32.1%
1970 to 1979	15.4%	25.4%	24.5%
1950 to 1969	13.8%	13.4%	28.9%
1949 or Earlier	4.9%	8.0%	14.5%

Source: U.S. Census Bureau, 2000 Census, Summary Tape File 3, Table H025.

Table A-2.14 shows the age of the housing stock as of 2000 for Holly Springs, Cherokee County, and the State of Georgia. Compared to Cherokee County and the State of Georgia, a substantial portion of Holly Spring's housing stock was built between 1999 and March of 2000.

Table A-2.14 – Age of Housing Units, City, County, and State, 2000

Year Structure Built	City of Holly Springs	Percent	Cherokee County	Percent	State of Georgia	Percent
1999 to March 2000	147	12.7%	4,201	8.1%	130,695	4.0%
1995 to 1998	104	9.0%	10,276	19.8%	413,557	12.6%
1990 to 1994	257	22.1%	8,296	16.0%	370,878	11.3%
1980 to 1989	373	32.1%	15,190	29.2%	721,174	22.0%
1970 to 1979	142	12.2%	7,617	14.7%	608,926	18.6%
1960 to 1969	47	4.0%	2,588	5.0%	416,047	12.7%
1950 to 1959	31	2.7%	1,707	3.3%	283,424	8.6%
1940 to 1949	18	1.6%	867	1.7%	144,064	4.4%
1939 or earlier	42	3.6%	1,195	2.3%	192,972	5.9%
Total	1,161	100%	51,937	100%	3,281,737	100%
Median Year Structure Built	1988		1988		1980	

Source: U.S. Census Bureau, 2000 Census, Summary File 3, Tables H34 and H35.

In that 15 month period between 1999 and March of 2000, nearly 13 percent of the housing stock in Holly Springs was constructed. As of 2000, nearly 44 percent of the city's housing stock had been constructed since 1990, almost equal to the 43.9 percent for Cherokee County but far greater than the approximate 28 percent for Georgia.

There are two census tracts in which Holly Springs' boundaries are located. As shown in Table A-2.15, the median year of a structure built varies significantly, with one census tract having a median year of 1995 compared to the other of 1985, as of the 2000 Census. The majority of the city limits falls within census tract 907.02, including the historic downtown area. Census tract 907.01 mainly contains that portion of Holly Springs west of I-575.

Table 2.15 – Median Age of Housing Units in 2000, Holly Springs Census Tracts

Census Tract	Median Year Structure Built
907.01	1995
907.02	1985

Source: U.S. Census Bureau, 2000 Census; Summary File 3, Table H35.

Condition

In 1990 there were no housing units in Holly Springs lacking complete plumbing facilities or complete kitchen facilities. Over 97 percent, or 840 units, in Holly Springs in 1990 were connected to a public water system or a private company. However, in 1990 only 8.7 percent of the housing units were connected to public sewer. See Table A-2.16.

Table A-2.16 – Structural and Plumbing Characteristics of Housing Units, 1990, City, County, and State

Housing Unit Characteristic	City of Holly Springs Percent of Total Housing Units	Cherokee County Percent of Total Housing Units	State of Georgia Percent of Total Housing Units
Percent Lacking Complete Plumbing Facilities	0.0%	0.9%	1.1%
With Public Water System or Private Company	97.2%	86.3%	81.3%
With Public Sewer	8.7%	23.3%	62.1%
Lacking Complete Kitchen Facilities	0.0%	0.7%	0.9%

Source: U.S. Census Bureau, 1990 Census, Summary Tape File 3, Tables H023, H024, H042, and H064.

As indicated in Table A-2.17, in 2000 there were no housing units in Holly Springs lacking complete kitchen facilities but 18 units lacking complete plumbing facilities (1.6 percent of the housing stock). That percentage was four times the rate for Cherokee County, but still a relatively small proportion.

Table A–2.17 – Structural and Plumbing Characteristics of Housing Units, City, County, and State, 2000

Housing Unit Characteristic	City of Holly Springs	Cherokee County	State of Georgia
Lacking Complete Plumbing Facilities	1.6%	0.4%	0.9%
Lacking Complete Kitchen Facilities	0.0%	0.3%	1.0%

Source: U.S. Census Bureau, 2000 Census, Summary File 3, Tables H47, H50.

Occupancy and Vacancy

Table A–2.18 presents data on occupied and vacant housing units in 1990. In 1990 the City of Holly Springs had an overall housing vacancy rate of 5 percent, lower than that of Cherokee County (7.5 percent) and the State of Georgia (10.3 percent)

Table A–2.18 – Occupied and Vacant Housing Units, City, County, and State, 1990

Jurisdiction	Occupied Housing Units	Percent	Vacant Housing Units	Percent	Total Housing Units
City of Holly Springs	821	95.0%	43	5.0%	864
Cherokee County	31,309	92.5%	2,531	7.5%	33,840
State of Georgia	2,366,615	89.7%	271,803	10.3%	2,638,418

Source: U.S. Census Bureau, 1990 Census, Summary Tape File 3, Table H004.

Table 2.19 – Vacancy by Tenure, City, County, and State, 2000

Jurisdiction	Units Occupied by Owners	Vacant Units for Sale Only	Home-owner Vacancy Rate	Units Occupied by Renters	Vacant Units for Rent Only	Renter Vacancy Rate
City of Holly Springs	877	31	3.5%	232	0	0.0%
Cherokee County	41,503	852	2.1%	7,992	744	9.3%
State of Georgia	2,029,293	46,425	2.3%	977,076	90,320	9.2%

Source: U.S. Census Bureau, 2000 Census, Summary File 3, Tables H7, H8.

Table A-2.19 presents vacancy rates for Holly Springs, Cherokee County and Georgia. In 2000, Holly Springs had a higher vacancy rate for homeowner units than Cherokee County or Georgia but also had a significantly lower vacancy rate for rental units. The vacancy rate for for-sale units in Holly Springs in 2000 was 3.5 percent and 0.0 for for-rent units. Having no vacant for-rent units could demonstrate a current need for more rental units to be constructed in Holly Springs. Rental vacancy rates for Cherokee County and Georgia were roughly equal in 2000, both being slightly above 9 percent. In addition to the Holly Springs data in Table A-2.19, 21 units were classified as “other vacant” in 2000.

Table A-2.20 presents data on the overall vacancy rate for Holly Springs, Cherokee County and Georgia. The vacancy rate for the overall housing stock in Holly Springs in 2000 was 4.5 percent, significantly lower than the state’s rate of 8.4 percent and on par with Cherokee County (4.7 percent).

Table A-2.20 – Occupied and Vacant Housing Units, City, County, and State, 2000

Jurisdiction	Occupied Housing Units	Percent	Vacant Housing Units	Percent	Total Housing Units
City of Holly Springs	1,109	95.5%	52	4.5%	1,161
Cherokee County	49,495	95.3%	2,442	4.7%	51,937
State of Georgia	3,006,369	91.6%	275,368	8.4%	3,281,737

Source: U.S. Census Bureau, 2000 Census, Summary File 3, Table H6.

Table A-2.21 presents the vacancy rates in 2000 by the type of unit. Single-family attached units had no reported vacancy in 2000 while multiple-family units had nearly 32 percent. One important thing to note about these figures is that both of these housing types had very few units, which allows for even a small number of vacant units to have a large effect on the vacancy rate.

Table 2.21 – Vacancy by Type of Unit, City and State, 2000

Type of Unit	City of Holly Springs			State of Georgia		
	Total Units	Vacant Units	Vacancy Rate	Total Units	Vacant Units	Vacancy Rate
One family, detached	989	31	3.1%	2,107,317	138,152	6.6%
One family, attached	26	0	0.0%	94,150	8,144	8.7%
Multiple family	66	21	31.8%	681,019	74,292	10.9%

Source: U.S. Census Bureau, 2000 Census, Summary File 3, Tables H30, H31.

Overcrowding

Overcrowding provides an occupancy measure of inadequate housing conditions. An over-crowded housing unit is one that has 1.01 or more persons per room. Severe overcrowding is considered to be occupancy by 1.51 or more persons per room.

Table A-2.22 presents overcrowded housings unit rates in 1990 for Holly Springs, Cherokee County and Georgia. In 1990 the City of Holly Springs had more overcrowded housing units than Cherokee County. Slightly more than 3 percent of Holly Spring's housing units were classified as overcrowded in 1990, compared to approximately 2 percent in Cherokee County. The State of Georgia had nearly 4 percent of its housing units classified as overcrowded in 1990.

Table A-2.22 – Overcrowded Housing Units, City, County, and State, 1990

Characteristic	City of Holly Springs Housing Units	Cherokee County Housing Units	State of Georgia Housing Units
Percent of Units with 1.01 or More Persons Per Room	3.2%	2.1%	3.8%

Source: U.S. Census Bureau, 1990 Census, Summary Tape File 3, Table H069.

Of the 24 overcrowded owner-occupied units in 2000 (Table A-2.23), all of the units had occupancies of between 1.01 and 1.5 occupants per room. Renter-occupied units in 2000 that were overcrowded were all “severely” overcrowded (i.e., more than 1.5 occupants per room).

Table A–2.23 – Overcrowded Housing Units by Tenure, City of Holly Springs, 2000

Occupants Per Room	Owner–Occupied Units	Renter–Occupied Units	Total Units	Percent of Total Occupied Units
1.01 to 1.5 occupants per room	24	0	24	2.2%
1.51 or more occupants per room	0	11	11	1.0%
Total	24	11	35	3.2%

Source: U.S. Census Bureau, 2000 Census; Summary File 3, Table H20.

Cost of Housing

Value of Owner–Occupied Units

A general statement regarding the value of specified owner–occupied housing units in 1990 is that both of the extremes were lacking in Holly Springs. Housing units valued under \$50,000 accounted for 4.5 percent of specified owner–occupied housing units, roughly half the level found in Cherokee County and about 6 times less than the share in Georgia. On the other end of the scale, there were no units valued above \$300,000 in 1990. The median value of specified owner–occupied units in Holly Springs in 1990 was \$77,900, roughly halfway between the median value for Georgia and Cherokee County. Table A–2.24 lists ranges of housing values and the percentage of units within each range in 1990 for Holly Springs, Cherokee County and Georgia.

Table A–2.24 – Value of Specified Owner–Occupied Housing Units in 1990, City, County, and State

Range of Value	City of Holly Springs		Cherokee County		Georgia
	Units	Percent	Units	Percent	Percent
Less than \$50,000	27	4.5%	1,754	8.6%	28.1%
\$50,000 to \$99,999	530	88.5%	12,633	62.1%	46.5%
\$100,000 to \$149,999	38	6.3%	4,200	20.6%	14.2%
\$150,000 to \$199,999	2	0.3%	1,119	5.5%	5.7%
\$200,000 to	2	0.3%	491	2.4%	3.5%

\$299,999					
\$300,000 or more	0	0.0%	145	0.7%	2.0%
Total	599	100%	20,342	100%	1,153,109
Median	\$77,900		\$86,700		\$70,700

Source: U.S. Census Bureau, 1990 Census, Summary File 3, Table H26.

Table A–2.25 – Value of Specified Owner–Occupied Housing Units in 2000, City, County, and State

Range of Value	City of Holly Springs		Cherokee County		Georgia
	Units	Percent	Units	Percent	Percent
Less than \$50,000	9	1.1%	400	1.1%	9.5%
\$50,000 to \$99,999	206	25.0%	6,072	16.5%	34.2%
\$100,000 to \$149,999	471	57.2%	14,801	40.3%	25.8%
\$150,000 to \$199,999	129	15.7%	7,684	20.9%	13.3%
\$200,000 to \$299,999	9	10.9%	5,628	15.3%	10.2%
\$300,000 or more	0	0.0%	2,169	5.9%	7.0%
Total	824	100%	36,754	100%	1,596,408
Median (specified owner–occupied units)	\$115,700		\$139,900		\$111,200
Median (all owner–occupied units)	\$115,500		\$138,300		\$100,600

Source: U.S. Census Bureau, 2000 Census, Summary File 3, Tables H74, H76, and H85.

As of 2000 and in relation to Cherokee County and Georgia, the median value of Holly Springs' owner–occupied housing did not change significantly during the prior decade. As was the case in 1990, in 2000 the median value of housing in Holly Springs was higher than Georgia but below the value of Cherokee County's housing stock. There were no units valued at over \$300,000 in Holly Springs and just 1.1 percent was valued at lower than \$50,000 in 2000. Table A–2.25 presents these data.



Cost Burden of Homeowner Households

When considering cost burden of households, there are various levels to consider. Those paying less than 30 percent of their income in monthly owner costs are considered to be not cost burdened. Those households paying 30 to 49 percent are considered to be cost burdened, while those paying 50 percent or more of their income for housing are considered to be severely cost burdened. As indicated in Table A-2.26, as of 1999, 81.8 percent of specified owner-occupied housing units were not cost burdened, 14.7 were cost burdened and 2.2 percent were severely cost burdened. The median monthly owner cost as a percentage of household income was 18.4 percent, significantly below the 30 percent threshold for cost burdened. This suggests that, as of 2000, the housing provided in Holly Springs was affordable for the residents of the city.

Table A-2.26 – Monthly Owner Costs as a Percentage of Household Income in 1999, City of Holly Springs

Monthly Owner Costs as Percentage of Household Income in 1999	Specified Owner-Occupied Housing Units	Percent of Units
Less than 30 percent	674	81.8%
30 to 49 percent	121	14.7%
50 percent or more	18	2.2%
Units not computed	11	1.3%
Total Specified Owner-Occupied Housing Units	824	100%
Median Monthly Owner Cost as a Percentage of Household Income in 1999	18.4%	

Source: U.S. Census Bureau, 2000 Census, Summary File 3, Tables H94, H95.

Renter-Occupied Households

Table A-2.27 presents detailed gross rent data for Holly Springs and Georgia in 1990. Gross rents were higher in Holly Springs than for the State of Georgia. Nearly 65 percent of renter-occupied units in Holly Springs had a monthly rental rate of \$500 or higher in 1990. Statewide, only 34.6 had monthly rental rates of \$500 or higher. Renter-occupied households paying under \$300 in monthly rent accounted for 1.3

percent of all such units in Holly Springs in 1990, whereas with Georgia's housing stock as a whole in 1990 almost one quarter of all such units in Georgia rented for less than \$300 per month in 1990.

Table A–2.27 – Gross Rent, Specified Renter–Occupied Households, 1990, City and State

Contract Rent	Specified Renter–Occupied Units City of Holly Springs	Percentage of Specified Renter–Occupied Units City of Holly Springs	Percentage of Specified Renter–Occupied Units State of Georgia
Less than \$300	2	1.3%	24.4%
\$300–\$499	44	28.2%	35.9%
\$500–\$749	75	48.1%	28.0%
\$750–\$999	26	16.7%	5.0%
\$1,000 or more	0	0.0%	1.6%
No Cash Rent	9	5.8%	5.1%
Total	156	100%	100%

Source: U.S. Census Bureau, 1990 Census, Summary Tape File 3, Table H034.

Table A–2.28 presents detailed gross rent data for Holly Springs and Georgia households in 2000. As with the year 1990, in 2000 gross rent continued to be higher in Holly Springs than for the state. The median gross rent in Holly Springs in 2000 was \$825, compared to \$613 in Georgia. No housing units in Holly Springs in 2000 paid under \$300 monthly gross rent, while approximately 12 percent of households in Georgia did (as of 2000). Renter–occupied households paying \$1,000 or more accounted for nearly one third of all such units in Holly Springs in 2000, but only 9.2 percent in Georgia.

Table A–2.28 – Gross Rent, Specified Renter–Occupied Households, 2000, City and State

Gross Rent	City of Holly Springs		Georgia
	Units	Percent	
Less than \$300	0	0.0%	11.9%
\$300–\$499	8	3.5%	20.9%
\$500–\$749	88	37.9%	31.2%
\$750–\$999	55	23.7%	20.8%
\$1,000 or more	71	30.6%	9.2%
No Cash Rent	10	0.4%	6.1%
Total	232	100%	100%
Median Gross Rent	\$825		\$613

Source: U.S. Census Bureau, 2000 Census, Summary File 3, Tables H62, H63.

Cost Burden of Renter Households

Table A–2.29 presents information on the cost burden of renter households in 2000 in the city. Cost-burdened households were more of an issue in 1999 for households that rent than for households that own and occupied the home. In 1999, nearly 30 percent of renter-occupied units were either cost burdened or severely cost burdened (14.7 percent in each classification).

Table A–2.29 – Gross Rent as a Percentage of Household Income in 1999, City of Holly Springs

Gross Rent as a Percentage of Household Income in 1999	Specified Renter–Occupied Housing Units	Percent of Units Computed
Less than 30 percent	154	66.4%
30 to 49 percent	34	14.7%
50 percent or more	34	14.7%
Units not computed	10	4.3%
Total Specified Renter–Occupied Housing Units	232	100%
Median Gross Rent as a Percentage of Household Income in 1999		19.8%

Source: U.S. Census Bureau, 2000 Census, Summary File 3, Tables H69, H70.

Housing Projections

It is necessary to consider assumptions made in the housing projections. The projections assume that the occupancy rate of 96.8 percent will remain constant through the forecast period. The projections also assume that the average household size will decrease through 2020, and then increase through 2030. Due to the small geographic size of Holly Springs, it is probably necessary that the city limits expand into unincorporated areas surrounding the city for such an increase in households to occur. In 2030, the projection is for there to be 6,823 households, a nearly 280 percent increase from the 2005 figure of 1,798 households. The data presented in Tables A-2.32 and A-2.33 are the “medium forecasts” as given by the Housing section of Plan Cherokee.

Table A-2.30 – Household and Housing Unit Projections, City of Holly Springs, 2005–2030

Year	Households		Housing Units	
	Average Household Size	Number of Households	Occupancy Rate	Number of Units
2005	2.756	1,798	96.8%	1,857
2010	2.715	2,375	96.8%	2,452
2015	2.690	3,120	96.8%	3,222
2020	2.681	4,075	96.8%	4,208
2025	2.689	5,290	96.8%	5,462
2030	2.714	6,823	96.8%	7,045

Source: Plan Cherokee: Technical Report: Housing (2006).

Table A–2.31 – Household and Housing Projections, Cherokee County, 2005–2030

Year	Households		Housing Units	
	Average HH Size	Number of Households	Occupancy Rate	Number of Units
2005	2.790	65,209	95.3%	68,426
2010	2.748	82,501	95.3%	86,571
2015	2.723	100,912	95.3%	105,891
2020	2.714	119,191	95.3%	125,072
2025	2.722	136,046	95.3%	142,758
2030	2.748	150,222	95.3%	157,634

Source: Plan Cherokee; Technical Report: Housing.

At the county level, there are projected to be 150,222 households in Cherokee County in 2030, up 130 percent from the 65,209 households in 2005.

CHAPTER A-3 – ECONOMIC DEVELOPMENT

Labor Force

Labor Force Participation in 1990

In 1990 the City of Holly Springs had a total labor force of 1,712 person, with 78.7% of the population ages 16 years and older in the labor force. Male participation (88.2%) in the labor force was significantly higher than that of females (69.3%). Table A-3.1 presents information on labor force participation by sex in Holly Springs in 1990.

Table A-3.1 – Labor Force Participation by Sex, Persons 16 Years and Over, City of Holly Springs, 1990

Labor Force Status	Male	Percent of Males	Female	Percent of Females	Total (Male + Female)	Percent of Total Persons
In Labor Force	749	88.2%	598	69.3%	1,347	78.7%
Not in Labor Force	100	11.8%	265	30.7%	365	21.3%
Total Population (16+ Years)	849	100%	863	100%	1,712	100%

Source: U.S. Census Bureau. 1990 Census, Summary Tape File 3; Table P070.

Comparison of Labor Force Participation in 1990

Table A-3.2 shows unemployment and labor force participation rates of Holly Springs in comparison with nearby cities in 1990.

Table A-3.2 – Comparison of Labor Force Participation, Holly Springs and Nearby Cities, 1990

Municipality	Percent Labor Force Participation, 1990	Municipality	Percent Labor Force Participation, 1990
Holly Springs	78.7	Cumming	56.4
Acworth	68.2	Kennesaw	80.7
Alpharetta	77.4	Marietta	71.4
Canton	63.8	Roswell	76.9
Cartersville	64.2	Woodstock	73.2

Source: U.S. Census Bureau. 1990 Census, Summary Tape File 3; Table P070.

When comparing Holly Springs to the surrounding municipalities it is apparent that the City had high level of labor force participation in 1990. Holly Springs's labor force participation rate was the second highest of the selected cities shown; only Kennesaw's rate was higher, at 80.7 percent. As shown in Table A-3.3, Holly Springs's labor force participation rate was significantly higher than both the State (67.9%) and the Nation (65.3%) in 1990.

Table A-3.3 – Comparison of Labor Force Participation by Sex, Persons 16 Years and Over, City, State, and Nation, 1990

Jurisdiction and Sex	In Labor Force	Percent	Not In Labor Force	Percent
City of Holly Springs – Males	749	88.2%	100	11.8%
City of Holly Springs – Females	598	69.3%	265	30.7%
City of Holly Springs – Total	1,347	78.7%	365	21.3%
State of Georgia – Males	1,804,052	76.6%	549,607	23.4%
State of Georgia – Females	1,547,461	59.9%	1,037,261	40.1%
State of Georgia – Total	3,351,513	67.9%	1,586,868	32.1%
United States – Males	68,509,429	74.4%	23,516,484	25.6%
United States – Females	56,672,949	56.8%	43,130,409	43.2%
United States – Total	125,182,378	65.3%	66,646,893	34.7%

Source: U.S. Census Bureau. 1990 Census, Summary Tape File 3; Table P070.

Employment Status in 1990

Table A-3.4 provides data on employment status by sex in 1990 for the City of Holly Springs. Unemployment for females (3.5%) was higher than for males (2.8%). Unemployment was not a significant problem or issue in 1990, with a total unemployment rate of 3.1%, significantly lower than the State (5.7%) and Nation (6.3%).

Table A-3.4 – Employment Status of the Labor Force by Sex, Persons 16 Years and Over, City of Holly Springs, 1990

Labor Force Status	Male	% of Male Labor Force	Female	% of Female Labor Force	Total	% of Total Labor Force
Employed (all civilian)	726	96.9%	577	96.5%	1,303	96.7%
Unemployed	21	2.8%	21	3.5%	42	3.1%
Armed Forces	2	0.3%	0	0%	2	0.1%
Total Labor Force	749	100%	598	100%	1,347	100%

Source: U.S. Census Bureau. 1990 Census, Summary Tape File 3; Table P070.

Comparison of Employment Status in 1990

Table A-3.5 compares Holly Springs's unemployment rate in 1990 with that of nearby cities. Holly Springs's 1990 unemployment rate was lower than most of the comparison cities selected. The city's unemployment rate of 3.1 percent was only 0.5 percent higher than the comparison cities with the lowest unemployment rate, Alpharetta and Roswell, which had unemployment rates of 2.6 percent.

Table A-3.5 – Comparison of Unemployment Rates, Holly Springs and Nearby Cities, 1990

Municipality	Unemployment, 1990 (Percent)	Municipality	Unemployment, 1990 (Percent)
Holly Springs	3.1%	Cumming	7.4%
Acworth	4.0%	Kennesaw	4.3%
Alpharetta	2.6%	Marietta	5.3%
Canton	4.2%	Roswell	2.6%
Cartersville	5.7%	Woodstock	4.6%

Source: U.S. Census Bureau. 1990 Census, Summary Tape File 3; Table P070.

Table A-3.6 shows employment status in 1990 for Holly Springs, the State, and the nation for males, females, and the total labor force. In 1990, both males and females in Holly Springs had higher employment levels than the State and Nation. Employment

levels for males in Holly Springs were more than 2 percent higher than the State level and for females the level was nearly 3 percent higher than the State.

Table A–3.6 – Comparison of Employment Status by Sex, Persons 16 Years and Over in the Civilian Labor Force, City, State, and Nation, 1990

Jurisdiction and Sex	In Civilian Labor Force, Employed	%	In Civilian Labor Force, Unemployed	%
City of Holly Springs – Males	726	97.2%	21	2.8%
City of Holly Springs – Females	577	96.5%	21	3.5%
City of Holly Springs – Total	1,303	96.9%	42	3.1%
State of Georgia – Males	1,648,895	94.8%	89,593	5.2%
State of Georgia – Females	1,441,381	93.6%	98,509	6.4%
State of Georgia – Total	3,351,513	94.3%	188,102	5.7%
United States – Males	62,704,579	93.6%	4,281,622	6.4%
United States – Females	52,976,623	93.8%	3,510,626	6.2%
United States – Total	115,681,202	93.7%	7,792,248	6.3%

Source: U.S. Census Bureau. 1990 Census, Summary Tape File 3; Table P070.

Trends During the Last Decade

Table A–3.7 provides annual average data for the labor force, employment, and unemployment in Cherokee County from 1995 to 2004. Data were unavailable for Holly Springs. The labor force in Cherokee County has grown significantly during the last ten years for which annual data are available. The data in Table A–3.7 shows that Cherokee County's labor force has been successful in finding employment.

Unemployment peaked in 2002 and 2003, corresponding to a national recession, and as of 2004 had begun a downward trend. The number of persons unemployed and the unemployment rates both dropped slightly in 2004. Due to the rapid population growth, even in years of increased unemployment, employment figures grew every year since 1995.



Table A–3.7 – Labor Force, Employment and Unemployment, Cherokee County, 1995 to 2004

Year	Labor Force	Employment	Unemployment	Unemployment Rate
1995	64,541	62,330	2,211	3.4%
1996	68,672	66,868	1,804	2.6%
1997	72,324	70,629	1,695	2.3%
1998	77,433	75,732	1,701	2.2%
1999	81,685	80,125	1,560	1.9%
2000	82,961	80,814	2,147	2.6%
2001	86,377	83,984	2,393	2.8%
2002	88,951	85,534	3,417	3.8%
2003	90,983	87,478	3,505	3.9%
2004	91,823	88,540	3,283	3.6%

Source: U.S. Bureau of Labor Statistics

Labor Force Participation in 2000

Table A–3.8 presents the labor force participation by sex in the City of Holly Springs in 2000. Comparing this to 1990 data (Table A–3.1), one can see there have been certain changes in labor force participation by sex. The labor force participation rate of men has decreased slightly from 88.2 percent in 1990 to 85.9 percent in 2000. The rate has also decreased slightly among women, from 69.3 percent in 1990 to 65.8 percent in 2000. Overall, the labor force participation rate fell slightly from 78.7 percent in 1990 to 76.1 percent in 2000.

Table A–3.8 – Labor Force Participation by Sex, Persons 16 Years and Over, City of Holly Springs 2000

Labor Force Status	Male	Percent of Males 16+ Years	Female	Percent of Females 16+ Years	Total (Male + Female)	Percent of Total Persons 16+ Years
In Labor Force	1,002	85.9%	726	65.8%	1,728	76.1%
Not in Labor Force	164	14.1%	378	34.2%	542	23.9%
Total Population (16+ Years)	1,166	100%	1,104	100%	2,270	100%



Source: U.S. Census Bureau. 2000 Census, Summary File 3; Table P43.

Comparison of Labor Force Participation in 2000

As of 2000, the labor force participation for Holly Springs's population (76.1%) was substantially higher than that of the State (66.1%) and the Nation (63.9%). Holly Springs had a higher male labor force participation rate in 2000 (85.9%) than the State (73.1%) and the Nation (70.7%). Holly Springs also had a higher female labor force participation rate (65.8%) than the State (59.4%) and the Nation (57.5%). See Table A-3.9, which includes the Armed Forces for Georgia and the U.S.

Table A-3.9 – Comparison of Labor Force Participation by Sex, Persons 16 Years and Over, City, State, and Nation, 2000

Jurisdiction and Sex	In Labor Force	Percent	Not In Labor Force	Percent
City of Holly Springs– Males	1,002	85.9%	164	14.1%
City of Holly Springs– Females	726	65.8%	378	34.2%
City of Holly Springs – Total	1,728	76.1%	542	23.9%
State of Georgia – Males	2,217,015	73.1%	815,427	26.9%
State of Georgia – Females	1,912,651	59.4%	1,305,594	40.6%
State of Georgia – Total	4,129,666	66.1%	2,121,021	33.9%
United States – Males	74,273,203	70.7%	30,709,079	29.3%
United States – Females	64,547,732	57.5%	47,638,063	42.5%
United States – Total	138,820,935	63.9%	78,347,142	36.1%

Source: U.S. Census Bureau. 2000 Census. Summary File 3, Table P43.

Employment Status in 2000

Table A-3.10 shows employment status for the city, state, and nation in 2000. For the year 2000, of the 1,728 persons in the city's labor force, 1,713 were employed and 15 were unemployed. This represents an unemployment rate of 0.9 percent, which is virtually insignificant and substantially lower than the State's rate (5.5%) and the Nation's rate (5.8%).



Table A–3.10 – Employment Status of the Labor Force by Sex, Persons 16 Years and Over, City of Holly Springs, 2000

Labor Force Status	Male	Percent of Male Labor Force	Female	Percent of Female Labor Force	Total (Male + Female)	Percent of Total Labor Force
Employed (all Civilian)	995	99.3%	718	98.9%	1,713	99.1%
Unemployed	7	0.7%	8	1.1%	15	0.9%
Armed Forces	0	0%	0	0%	0	0%
Total Labor Force	1,002	100%	726	100%	1,728	100%

Source: U.S. Census Bureau. 2000 Census, Summary File 3; Table P43.

Comparison of Employment Status in 2000

Table A–3.11 compares employment and unemployment rates of the labor force in Holly Springs in 2000 with those of the State of Georgia and the Nation. The overall unemployment rate in Holly Springs (0.9%) was significantly lower than that of the State (5.5%) and the Nation (5.8%). The unemployment rate among males in Holly Springs in 2000 was just 0.7 percent, while for women it was nearly as low at 1.1 percent. Both of these levels were substantially below State and National levels.

Table A–3.11 – Comparison of Employment Status by Sex, Persons 16 Years and Over in the Civilian Labor Force, City, State, and Nation, 2000

Jurisdiction and Sex	In Civilian Labor Force, Employed	Percent	In Civilian Labor Force, Unemployed	Percent
City of Holly Springs – Males	995	99.3%	7	0.7%
City of Holly Springs – Females	718	98.9%	8	1.1%
City of Holly Springs – Total	1,713	99.1%	15	0.9%
State of Georgia – Males	2,051,523	95.0%	107,652	5.0%
State of Georgia – Females	1,788,233	93.9%	115,400	6.1%
State of Georgia – Total	3,839,756	94.5%	223,052	5.5%
United States – Males	69,091,443	94.3%	4,193,862	5.7%
United States – Females	60,630,069	94.2%	3,753,424	5.8%
United States – Total	129,721,512	94.2%	7,947,286	5.8%

Source: U.S. Census Bureau. 2000 Census, Summary File 3; Table P43.

Table A–3.12 – Comparison of Unemployment Rates, Cherokee County and Selected Jurisdictions, 1995–2004

Jurisdiction	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Alpharetta	N/A	N/A	N/A	1.5	1.4	1.3	1.6	2.3	2.2	2.1
Kennesaw	N/A	N/A	N/A	N/A	N/A	1.9	2.2	3.1	3.0	2.9
Marietta	4.7	4.0	3.9	3.5	3.2	3.8	4.4	6.0	5.8	5.6
Bartow County	6.0	5.3	5.4	4.2	3.8	3.7	4.3	5.3	5.1	5.0
Cobb County	3.6	3.0	2.9	2.6	2.4	2.8	3.3	4.5	4.3	4.2
Dawson County	3.9	3.2	2.8	2.9	2.5	2.7	3.0	4.3	3.7	3.6
Forsyth County	3.0	2.1	2.1	1.8	1.5	2.4	2.7	3.8	3.5	3.1
Fulton County	5.3	4.9	4.6	4.0	3.7	3.5	4.2	5.7	5.7	5.3
Gordon County	6.0	5.3	5.5	4.5	4.8	3.3	5.2	4.9	4.7	4.3
Pickens County	5.4	3.8	3.6	2.8	2.5	3.0	3.2	3.9	4.1	3.6
Cherokee County	3.4	2.6	2.3	2.2	1.9	2.6	2.8	3.8	3.9	3.6
Georgia	4.8	4.6	4.5	4.2	3.8	3.5	4.0	4.8	4.7	4.6
United States	5.6	5.4	4.9	4.5	4.2	4.0	4.7	5.8	6.0	5.5

Source: U.S. Department of Labor, Bureau of Labor Statistics.

Table A–3.12 presents annual unemployment rates for Cherokee County (data unavailable for Holly Springs), nearby cities (when data are available), the State of Georgia, and the United States for the period between 1995 and 2004. Unemployment rates in Cherokee County were highest in 2002 and 2003, corresponding to the nationwide recession underway during those years. The unemployment rate in 2004 was down slightly in Cherokee County from the previous two years, as it was in most other jurisdictions. With the economic recovery expected to continue, it is likely this rate will continue to edge downward, at least in the short term. In 2004 unemployment in Cherokee County was lower than the State and National levels, but roughly in the middle when compared to surrounding jurisdictions. Neighboring Forsyth County had the lowest unemployment rate of the counties surrounding Cherokee, with an unemployment rate of 3.1 percent in 2004. Fulton County had the highest unemployment rate of counties surrounding Cherokee County in 2004, with 5.3 percent but that figure was still lower than the unemployment rate for the Nation that year.

Employment by Occupation

Table A-3.13 presents the employment by occupation of the civilian labor force ages 16 and over in Holly Springs in 1990. Data for the labor force in Georgia and the United States are also presented, in order to offer a comparison of occupational mixes. The table presents the occupations (jobs) of Holly Springs residents, not just the jobs (occupations) located within the city limits of Holly Springs.

Table A-3.13 – Employment by Occupation, Employed Civilian Population 16 Years and Over, City of Holly Springs, 1990

Occupation	City of Holly Springs	%	GA %	U.S. %
Managerial and professional specialty	265	20.3%	24.6	26.4
Technical, sales and administrative support	485	37.2%	31.9	31.7
Service	129	9.9%	12.0	13.2
Farming, fishing, and forestry*	16	1.2%	2.2	2.5
Precision production, craft, and repair	267	20.5%	11.9	11.3
Operators, fabricators, and laborers	141	10.8%	17.4	14.9
Total	1,303	100%	100	100

Source: U.S. Census Bureau. 1990 Census. Summary Tape File 3, Table P078.

Holly Springs had a significantly greater number of residents employed in white-collar jobs (i.e., managerial, technical, sales, service) than blue-collar jobs (production, operators, laborers, etc.) in 1990. When considering managerial and professional specialty, technical, sales and administrative support, and service occupations as white-collar, 67.4 percent of Holly Springs's residents had white-collar jobs compared to 32.5 percent with blue-collar jobs. The divisions at the State and National levels were similar to Holly Springs in 1990.

Table A-3.14 presents similar data as provided in Table A-3.13, but cross-tabulated by sex and for the year 2000. The percentages of white-collar and blue-collar jobs for Holly Springs in 2000 were 72.8 percent and 27.2 percent, respectively. This means over time Holly Springs's labor force has become even more white-collar than it was in 1990.

Table A–3.14 – Employment by Occupation by Sex, Employed Civilian Population 16 Years and Over, City of Holly Springs, 2000

Occupation	City of Holly Springs				GA	U.S.
	Male	Female	Total	%	%	%
Managerial professional, and related	274	204	478	27.9%	32.7%	33.6%
Service	131	151	282	16.5%	13.4%	14.9%
Sales and office	179	308	487	28.4%	26.8%	26.7%
Farming, fishing, and forestry	0	0	0	0.0%	0.6%	0.7%
Construction, extraction, and maintenance	238	9	247	14.4%	10.8%	9.5%
Production, transportation, and material moving	173	46	219	12.8%	15.7%	14.6%
Total	995	718	1,713	100%	100%	100%

Source: U.S. Census Bureau, 2000 Census. Summary File 3, Table P50.

The largest variation between the sexes was within construction occupations, with 238 males but only 9 females employed in this occupation. It is important to note that direct comparisons between 1990 and 2000 cannot be made, due to the changes in industry classifications from the Standard Industrial Classification (SIC) to North American Industrial Classification System (NAICS) between the two Censuses.

In 2000, employment by occupation (i.e., the occupational mix) in Holly Springs was similar to the State and Nation. The largest percentage difference between Holly Springs and the State and Nation were in the managerial, professional, and related occupation classification which accounted for 27.9 percent of employment among Holly Springs's labor force participants but 32.7 percent for the State and 33.6 percent for the Nation.

Employment by Industry

Table A–3.15 presents the civilian labor force employment by industry for the City of Holly Springs according to the 1990 Census. Data for the State and Nation are also presented in order to offer comparisons with Holly Springs. Percentages for Holly Springs, the State and Nation are comparable for most industry classifications, but Holly Springs differs substantially within a few categories, in 1990.

Manufacturing accounted for 18.9 percent of employment in Georgia and 17.7 percent in the U.S., but accounted for a significantly smaller percentage in Holly Springs (14.8 percent). Services were significantly underrepresented in Holly Springs in 1990 when compared to the State and Nation. Services accounted for 23.9 percent in Holly Springs, compared to 29.5 percent in Georgia and 32.8 percent in the United States. Construction accounted for a significantly larger portion of employment for the labor force residing in Holly Springs in 1990 than at the State or National levels; approximately 13 percent of Holly Springs's residents were employed in the construction industry in 1990, compared to 6.9 percent in the State and 6.2 percent in the Nation.

Table A-3.15 – Employment by Industry, Employed Civilian Population 16 Years and Over, City of Holly Springs, 1990

Industry	City of Holly Springs	%	GA %	U.S. %
Agriculture, forestry, and fisheries	20	1.5%	2.4%	2.7%
Mining	4	0.3%	0.3%	0.6%
Construction	170	13.1%	6.9%	6.2%
Manufacturing	193	14.8%	18.9%	17.7%
Transportation, communications, and other public utilities	114	8.8%	8.5%	7.1%
Wholesale trade	105	8.1%	5.1%	4.4%
Retail trade	226	17.3%	16.5%	16.8%
Finance, insurance, and real estate	109	8.4%	6.5%	6.9%
Services	311	23.9%	29.5%	32.8%
Public administration	51	3.9%	5.4%	4.8%
Total	1,303	100%	100%	100%

Source: U.S. Census Bureau. 1990 Census, Summary Tape File 3; Table P077.

Table A-3.16 shows the employment by industry by sex in 2000 for Holly Springs. Three categories differ significantly from the State and Nation: manufacturing, retail trade and education, health and social services.

It is not surprising that employment in the construction industry was highly represented in Holly Springs in 2000, given the rapid housing development within



Cherokee County. Educational, health and social services and manufacturing were the two most underrepresented industries in Holly Springs when compared to the State and Nation in 2000. Retail trade accounted for slightly more than nineteen percent of employment, well above State and National levels.

When comparing employment by industry by sex in Holly Springs, there are substantial differences. The most notable differences between the sexes are within the construction industry, where 17.4 percent of the male workforce is employed and no female in the construction workforce. In the educational, health and social services industry in 2000, 21.6 percent of females were employed, compared to only 2.6 percent of males employed within that industry sector.

Table A–3.16 – Employment by Industry by Sex, Employed Civilian Population 16 Years and Over, City of Holly Springs, 2000

Industry	City of Holly Springs				GA	U.S.
	Male	Female	Total	%	%	%
Agriculture, forestry, fishing and hunting, and mining	0	0	0	0%	1.4%	1.9%
Construction	173	0	173	10.1%	7.9%	6.8%
Manufacturing	120	42	162	9.5%	14.8%	14.1%
Wholesale trade	52	14	66	3.9%	3.9%	3.6%
Retail trade	172	155	327	19.1%	12.0%	11.7%
Transportation and warehousing and utilities	71	9	80	4.7%	6.0%	5.2%
Information	44	55	99	5.8%	3.5%	3.1%
Finance, insurance, real estate and rental and leasing	45	79	124	7.2%	6.5%	6.9%
Professional, scientific, management, admin., and waste management services	119	86	205	12.0%	9.4%	9.3%
Educational, health and social services	26	155	181	10.6%	17.6%	19.9%
Arts, entertainment, recreation, accommodation and food services	48	68	116	6.8%	7.1%	7.9%

Other services (except public administration)	55	47	102	6.0%	4.7%	4.9%
Public administration	70	8	78	4.6%	5.0%	4.8%
Total	995	718	1,713	100%	100%	100%

Source: U.S. Census Bureau, 2000 Census. Summary File 3, Table P49.

Place of Work of Holly Springs' Labor Force

Table A-3.17 presents the locations of employment for Holly Springs' labor force in 1990 and 2000. In both 1990 and 2000 the percentages of Holly Springs's residents working inside the city limits were low, at 5.6 and 4.0 percent, respectively. In 1990, 29.3 percent of Holly Springs's work force was employed in Cherokee County, and that level remained about the same in 2000, at 29.7 percent.

The largest shift in place of employment came from those employed in the Atlanta Metropolitan Statistical Area (MSA) but not in the central city (Atlanta). In 1990, 79.13 percent of Holly Springs's work force was employed in the Atlanta MSA but not in the City of Atlanta, compared to 88.4 percent in 2000. A corresponding shift occurred with workers who worked in the central city of the MSA (i.e., Atlanta). Employment in the City of Atlanta accounted for 17.4 percent of Holly Springs's workers in 1990 but only 11.0 percent in 2000. This decrease is understandable, in light of the overall deconcentration of jobs into the suburbs and a decreasing share of employment in the City of Atlanta's central business district in the region.

In 1990 there were 35 individuals employed outside of the Atlanta MSA but within the state and 10 employed outside of Georgia. In 2000 the number of people employed outside of the Atlanta MSA but in Georgia dropped to zero, and the number of people employed outside of Georgia held steady at 10 from 1990 to 2000.

Table A-3.17 – Employment of Labor Force By Place of Work, Workers 16 Years and Over, City of Holly Springs, 1990 and 2000

Place of Work	1990		2000	
	Number of Residents Working	% of Total Employed	Number of Residents Working	% of Total Employed
Worked in place of residence (Holly Springs)	72	5.6%	67	4.0%
Worked in Cherokee County, not in Holly Springs	378	29.3%	497	29.7%
Worked in central City of MSA (Atlanta)	224	17.4%	185	11.0%
Worked in Atlanta MSA but not in central City	1,020	79.13%	1,480	88.4%
Worked outside Atlanta MSA but in Georgia	35	2.7%	0	0%
Worked Outside Georgia	10	0.8%	10	0.6%
Total	1,289	100%	1,675	100%

Source: U.S. Census Bureau, 1990, and 2000 Census. Summary File 3, Tables P26, P27, and P28.

Table A-3.18 presents the commuting patterns, by travel time, of the Holly Springs labor force in 1990 and 2000. Overall, the data show that Holly Springs's residents are commuting longer to work in 2000 than they did in 1990. That finding is consistent with trends in metropolitan Atlanta, where commute times and distances have increased significantly in recent years. In both 1990 and 2000, the largest travel time range for commuters was 45 to 59 minutes, accounting for 18.5 percent of the labor force in 1990 and 21.1 percent in 2000. Those traveling 60 to 89 minutes to work increased from 12.0 to 17.1 percent. The number of workers residing in the city that traveled 90 minutes or more to work increased from 1.2 percent in 1990 to 5.2 percent in 2000.

Table A–3.18 – Employment of Labor Force by Travel Time, Workers 16 Years and Over, City of Holly Springs, 1990 and 2000

Travel Time	1990		2000	
	Number of Residents	% of Total	Number of Residents	% of Total
Did not work at home:	1,266	98.2%	1,647	98.3%
Less than 5 minutes	19	1.5%	10	0.6%
5 to 9 minutes	57	4.4%	51	3.0%
10 to 14 minutes	120	9.3%	157	9.4%
15 to 19 minutes	205	15.9%	129	7.7%
20 to 24 minutes	134	10.4%	171	10.2%
25 to 29 minutes	49	3.8%	41	2.4%
30 to 34 minutes	175	13.6%	225	13.4%
35 to 39 minutes	38	2.9%	27	1.6%
40 to 44 minutes	60	4.7%	108	6.4%
45 to 59 minutes	238	18.5%	354	21.1%
60 to 89 minutes	155	12.0%	287	17.1%
90 or more minutes	16	1.2%	87	5.2%
Worked at home:	23	1.8%	28	1.7%
Total:	1,289	100%	1,675	100%

Source: U.S. Census Bureau, 1990 and 2000. Summary Tape File 3, Table P050, Summary File 3 Table P31.

Place of Work of Cherokee County's Labor Force

Table A–3.19 shows the county of employment for Cherokee County residents in 2000. In 2000, Cherokee County was the most frequent place of work for Cherokee County's resident labor force. Of the 65,402 residents of Cherokee County employed in 2000, 26,239 worked inside Cherokee County (35.4%). That is a comparatively low percentage, however, when one considers counties with larger economic bases. Typically, about half of the resident labor force is employed in the same county.

The second largest area of employment for Cherokee County's labor force was Cobb County, where just over 25 percent of Cherokee County's labor force was employed in 2000. Because of its close proximity to Cherokee County and its mature economic base, Cobb County captures a high percentage of workers residing in Cherokee



County. Nearly 24 percent of Cherokee County's labor force was employed in Fulton County in 2000, where the major employment centers of Downtown, Midtown, Buckhead, Perimeter Center and Alpharetta are located.

Table A-3.19 – Employment of Cherokee County Residents, By County of Work, 2000

County of Work	Number of Cherokee County Residents Working	% of Total Cherokee County Residents Working
Cherokee County	26,239	35.4%
Cobb County	18,911	25.5%
Fulton County	17,494	23.6%
DeKalb County	2,898	3.9%
Gwinnett County	2,037	2.7%
Forsyth County	1,961	2.6%
Bartow County	1,104	1.5%
Pickens County	776	1.0%
Other	2,655	3.6%
Total Working	74,075	100%

Source: Georgia Department of Labor.

Employment in Cherokee County by Residence

Table A-3.20 presents the location of residency for individuals employed within Cherokee County in 2000. The majority (71.1%) of workers employed in Cherokee County also resided in Cherokee County. Cobb County accounted for the second largest share of persons employed in Cherokee County's employment in 2000, with 12.9 percent. The other counties surrounding Cherokee County each accounted for single-digit percentages of employment in Cherokee County employment. Cherokee County has a significantly higher number of residents commuting to other counties for employment than it has residents of other counties employed in Cherokee. This is because Cherokee County is more suburban in nature than the core counties and it also has fewer jobs than core counties.

Table A-3.20 – Employment in Cherokee County, By County of Residence, 2000

County of Residence	Persons Working in Cherokee County, 2000	%
Cherokee County	26,239	64.4%
Cobb County	5,234	12.9%
Pickens County	2,191	5.4%
Bartow County	1,154	2.8%
Fulton County	1,129	2.8%
Gwinnett County	582	1.4%
Gilmer County	527	1.3%
Paulding County	459	1.1%
Other Counties	3,202	7.9%
Total Working	40,717	100.0%

Source: Georgia Department of Labor.

Economic Base

This section explores the economic base of Cherokee County and Holly Springs. Trends within the economic base are noted by comparing employment and earnings across different years. Each industry represented is examined and noted for its significance or lack of significance to Cherokee County and Holly Springs.

Table A-3.21 provides a general overview of the economic base of Cherokee County and Holly Springs.

Table A-3.21 – Number of Establishments and Sales/Receipts, Balance of Cherokee County and Cherokee County, 1997

Industry	Holly Springs				Cherokee County	
	Number of Establishments	% of County Total (by Industry)	Sales (\$ 1,000s) Receipts for Services	% of County Total (by industry)	Number of Establishments	Sales Receipts for Services (1,000s)
Retail	4	1.1%	2,552	0.3%	351	968,854
Wholesale	4	2.0%	N/A	---	201	490,843
Services*	14	2.7%	N/A	---	516	273,399

* Includes educational services, health care and social assistance, arts, entertainment and recreation, accommodation and food service, and other services (except public administration)

Source: U.S. Census Bureau. 1997 Economic Census.

Table A-3.21 shows the number of establishments and the sales/receipts of those establishments in 1997. Data for Holly Springs and Cherokee County are shown. The data show that establishments in Holly Springs account for a small portion of the total establishments in the county. Sales receipts for the wholesale and services sectors were not available for Holly



Music Store in Holly Springs

Table A-3.22 shows the number of establishments and their annual payroll for Cherokee County and Holly Springs in 2002. Data were not available for all industries in Holly Springs in 2002. Wholesale trade, in terms of establishments, had the largest percentage of countywide establishments as compared to the other industries for which data were available for Holly Springs. In terms of annual payroll, administrative and support and waste management and remediation services was the best represented in Holly Springs in 2002.

Table A-3.22 – Number of Establishments and Annual Payroll, Holly Springs and Cherokee County, 2002

Industry (NAICS Code)	Holly Springs				Cherokee County	
	Number of Establishments	% of County Total	Annual Payroll (\$1,000)	% of County Total	Number of Establishments	Annual Payroll (\$1,000)
Manufacturing (31-33)	N/A	---	N/A	---	167	122,081
Wholesale trade (42)	14	5.8%	4,713	7.8%	240	60,055
Retail trade (44-45)	6	1.3%	426	0.3%	457	142,607
Information (52)	1	1.9%	Withheld	---	52	16,694
Real estate & rental & leasing (53)	5	2.7%	453	2.7%	185	16,495
Professional, scientific, & technical services (54)	8	1.6%	986	1.6%	492	62,996
Administrative & support & waste management & remediation services (56)	9	3.7%	4,685	10.3%	242	45,330
Educational services (61)	N/A	---	N/A	---	27	2,123
Health care & social assistance (62)	2	0.8%	Withheld	---	251	87,430
Arts, entertainment, & recreation (71)	1	2.1%	Withheld	---	47	11,545
Accommodations & food services (72)	1	0.5%	Withheld	---	222	43,379
Other services (except public administration) (81)	7	2.7%	619	2.5%	263	24,390
TOTAL					2,645	635,125

Source: U.S. Census Bureau. 2002 Economic Census.

Tables A-3.23 and A-3.24 present information on employment by industry sector. Because of the relatively small size of Holly Springs, much of the employment data is listed in ranges as opposed to specific levels to avoid disclosing data of individual companies. Table A-3.23 provides employment data for Holly Springs from the 2002 economic census. Table A-3.24 provided employment data for Cherokee County from the *County Business Patterns*, published by the Census Bureau.

Table A-3.23 – Employment by Industry, Holly Springs and Cherokee County, 2002

Industry (NAICS Code)	Holly Springs		Cherokee County
	Employment	% of County Total	Employment
Manufacturing (31-33)	Z		3,936
Wholesale trade (42)	101	6.4%	1,588
Retail trade (44-45)	21	0.3%	6,859
Information (51)	1-19		454
Real estate & rental & leasing (53)	7	1.3%	534
Professional, scientific, & technical services (54)	47	2.9%	1,602
Administrative & support & waste management & remediation services (56)	277	15.5%	1,789
Educational services (61)	Z	---	180
Health care & social assistance (62)	20-99	---	2,677
Arts, entertainment, & recreation (71)	1-19	---	654
Accommodations & foodservices (72)	1-19	---	3,837
Other services (except public administration) (81)	24	2.4%	1,021
Total Shown	---	---	25,131

Z= zero or below publication threshold

Source: U.S. Census Bureau. 2002 Economic Census.

Table A-3.24 presents the number of employees in each of the industry classifications for establishments with payroll. Employment in Cherokee County peaked in 2001 and dropped slightly from 31,227 in 2001 to 31,018 in 2002. This correlates with the

economic recession that occurred during this time frame. By 2003, employment rebounded substantially to 33,592, a 34.4 percent increase over 1998.

**Table A–3.24 – Employment by Industry, Cherokee County, 1998–2003
(Establishments with Payroll Only)**

NAICS Code	Industry	1998	1999	2000	2001	2002	2003
11	Forestry, fishing, hunting, and agricultural support	43	44	38	20–99	20–99	59
21	Mining	20–99	20–99	20–99	20–99	20–99	20–99
22	Utilities	88	89	94	20–99	100–249	98
23	Construction	2,279	2,660	3,136	3,310	3,417	3,476
31–33	Manufacturing	4,044	4,116	4,128	4,111	3,573	3,717
42	Wholesale Trade	1,135	1,337	1,472	1,680	1,613	1,954
44–45	Retail Trade	5,917	6,078	6,475	6,943	6,897	7,271
48	Transportation and warehousing	266	240	301	299	338	447
51	Information	237	313	324	415	404	483
52	Finance and insurance	1,020	1,060	1,060	1,038	1,055	1,132
53	Real estate & rental & leasing	286	348	450	516	601	599
54	Professional, scientific, & technical services	1,194	1,482	1,327	1,498	1,789	1,748
55	Management of companies and enterprises	0–19	20–99	52	56	119	226
56	Administrative support & waste management & remediation services	1,611	1,654	1,687	2,151	1,547	1,919
61	Educational services	462	492	542	383	378	497
62	Health care and social services	2,161	2,117	2,384	2,586	2,632	3,136
71	Arts, entertainment, & recreation	478	486	562	534	547	672
72	Accommodation & food services	2,537	3,111	3,661	3,918	4,033	4,213
81	Other services (except public administration)	1,140	1,275	1,473	1,554	1,789	1,894
95	Auxiliaries	---	---	0–19	9	63	---
99	Unclassified	29	52	50	37	10	0–19
	Subtotal, County Business Patterns	24,992	27,039	29,283	31,227	31,018	33,592

Source: U.S. Census Bureau, *County Business Patterns* (CBP), 1998, 1999, 2000, 2001, 2002 and 2003.

Table A-3.25 presents the annual payroll by industry sector for establishments in Cherokee County. The amounts represent the aggregate of all employees' annual pay. It is important to note that the "N/A" values are used when a range of employees was given rather than the exact number of employees for that sector. There was an increase in the overall payroll every year, including in 2002, when a slight drop in employment occurred from 2001.

Table A-3.25 – Annual Payroll by Industry, Cherokee County, 1998–2003
(\$1000s)

NAICS	Industry	1998	1999	2000	2001	2002	2003
11	Forestry, fishing, hunting, and agricultural support	1,084	1,136	1,217	N/A	N/A	1,696
21	Mining	N/A	N/A	N/A	N/A	N/A	N/A
22	Utilities	3,447	4,120	4,210	N/A	N/A	4,999
23	Construction	66,385	83,240	106,900	110,447	116,190	122,484
31–33	Manufacturing	115,221	122,069	123,112	116,061	108,961	111,925
42	Wholesale Trade	43,469	46,955	51,344	58,385	60,424	69,380
44–45	Retail Trade	104,782	118,974	130,206	139,896	147,759	153,074
48	Transportation and warehousing	6,800	6,923	8,549	8,606	9,881	12,137
51	Information	5,866	7,400	9,374	11,946	11,116	16,533
52	Finance and insurance	31,609	37,754	41,377	40,749	38,584	46,270
53	Real estate & rental & leasing	6,995	9,274	12,083	16,175	17,449	18,772
54	Professional, scientific, & technical services	43,992	54,491	52,743	64,118	71,777	70,664
55	Management of companies and enterprises	N/A	N/A	1,654	2,248	10,392	10,817
56	Administrative support & waste management & remediation services	33,900	36,147	39,170	42,967	41,740	47,084
61	Educational services	7,889	8,443	10,373	9,481	10,661	13,055
62	Health care and social services	54,865	59,928	67,738	77,110	86,935	97,679
71	Arts, entertainment, & recreation	7,949	10,164	10,081	10,803	10,379	14,166
72	Accommodation & food services	24,605	32,136	35,883	39,805	44,277	47,810



81	Other services (except public administration)	20,303	22,977	26,153	30,376	36,878	36,731
95	Auxiliaries	---	---	N/A	1,014	2,173	---
99	Unclassified	539	1,520	1,358	1,133	687	N/A
	Total	582,636	666,373	736,738	790,089	834,201	897,088

Source: U.S. Census Bureau, County Business Patterns (CBP), 1998, 1999, 2000, 2001, 2002 and 2003.

Retail Trade

Table A-3.26 examines the retail trade sector in Cherokee County. Each of the categories within the retail trade industry sector are listed along with the number of establishments and number of employees for 1997 and 2002. Within the retail trade sector, food and beverage stores were the largest retail trade type in both 1997 and 2002.

Table A-3.26 – Retail Trade Establishments and Employment, Cherokee County, 1997 and 2002

Type	1997		2002	
	Establish- ments	Employ- ment	Establish- ments	Employ- ment
Motor vehicles and parts	44	583	64	697
Furniture and home furnishings stores	24	111	22	95
Building materials and garden supply stores	52	703	55	1,073
Food & beverage stores	32	1000- 2499	50	1,967
Health & personal care stores	26	223	39	362
Gasoline stations	67	397	64	446
Electronics & appliance stores	15	45	26	105
Clothing & clothing accessories stores	19	94	33	367
Sporting goods, hobby, book, & music stores	7	13	17	146
General merchandise stores	11	500-999	17	1,190
Miscellaneous store retailers	32	100-249	40	263
Nonstore retailers	22	147	30	148
TOTAL, Retail Trade	351	5,202	457	6,859



Source: U.S. Economic Census, 1997 and 2002.

Table A-3.27 presents the retail sales, in thousands of dollars, by store group for Cherokee County in 2003. The largest aggregate of sales came from the motor vehicle and parts dealers sub-sector, with \$538,853,000 in sales in 2003. The aggregate of retail sales across all store groups was over \$2.08 billion in 2003.

Table A-3.27 – Retail Sales by Store Group, Cherokee County, 2003

Store Group	Retail Sales (\$1,000 Dollars)
Food and beverage sales	244,145
Food service and drinking places	201,867
General and merchandise stores	213,445
Clothing and clothing accessories stores	24,659
Furniture/home furnishings/appliance stores	34,320
Motor vehicle and parts dealers	538,853
Gasoline service stations	227,847
Building material and garden equipment and supplies	446,256
Health and personal care stores	41,255
Total retail sales	2,082,461

Source: Georgia County Guide; Georgia Statistics System: <http://www.georgiastats.uga.edu/>

Services

Table A-3.28 presents the number of establishments and employment within the service sector in Cherokee County in 1997 and 2002. The service sector includes educational services, health care and social assistance, arts, entertainment and recreation, accommodations and food services and other services. Accommodations and food services has been the largest source of employment in the service sector, and educational services the smallest.

Table A–3.28 – Service Establishments and Employment, Cherokee County, 1997 and 2002

Type	1997		2002	
	Establish –ments	Employ– ment	Establish –ments	Employ– ment
Educational Services	22	101	27	180
Technical and trade schools	1	1–19	4	1–19
Other schools and instruction	13	92	16	100–249
Health care and social assistance	152	1,980	251	2,677
Ambulatory health care services	117	1,020	192	1000– 2499
Offices of Physicians	30	329	59	503
Offices of dentists	36	216	50	391
Offices of other health practitioners	36	102	63	165
Outpatient care centers	8	69	10	20–99
Home health care services	3	100–249	2	100–249
Nursing/residential care facilities	3	100–249	10	250–499
Social assistance	31	250–499	48	626
Child day care services	27	429	36	558
Arts, entertainment and recreation	37	331	47	654
Performing arts, spectator sports	10	20–99	13	38
Amusement, gambling & recreation	27	250–499	34	616
Accommodations and food services	139	2,314	222	3,837
Accommodation	6	23	8	97
RV parks and recreational camps	1	1–19	2	20–99
Food services and drinking places	133	2,291	214	3,740
Other Services	166	631	263	1,021
Repair and maintenance	107	337	139	560

Personal and laundry services	59	294	107	424
Total	516	5,357	810	8,369

Source: US Economic Census, 1997 and 2002.

Major, Special, or Unique Economic Activities

Major Employers

Table A-3.29 presents the five largest employers in Cherokee County in 2004. Two grocery chains, Kroger and Publix, were among the top five largest employers in the county in 2004.

Table A-3.29 – Major Employers in Cherokee County, 2004

Name of Firm
Kroger Company
Northside Hospital
Pilgrim's Pride Corporation
Publix Super Markets
Wal-Mart Associates Inc

Source: Georgia Labor Market Explorer

Table A-3.30 presents the ten largest industries in Cherokee County in 2004 and employment. In 2004 Pilgrim's Pride, a poultry processing company, was by far the largest industry in Cherokee County, with 750 employees.

Table A-3.30 – Ten Largest Industries in Cherokee County, 2004

Name of Firm	Product	Number of Employees
Pilgrim's Pride	Poultry Processing	750
Kingway Material Handling	Metal Storage Racks	250
Chart Industries, Inc	Steel Cylinders	200
Piolax Corporation	Auto Parts	180
ERB Industries, Inc	Safety Equipment	140
Universal Alloy Corp	Aerospace Extrusions	125
Morrison Products	Blower Wheels for AC Units	106
Haygood Contracting	Hauling & Grading	100
Kirk-Rudy, Inc	Labeling & Imprinting Equipment	95
International Fragrance & Technology, Inc	Fragrances	82



Source: Cherokee County Development Authority

Employment Projections

The Atlanta Regional Commission provides employment projections by census tract, for purposes of transportation modeling. Holly Springs is located in census tract 907.02, so data for this tract is analyzed to determine employment growth in and around Holly Springs through 2030. The retail sector is expected to experience the most growth, growing by 2,483 percent between 2000 and 2030. Manufacturing is projected to grow the slowest, increasing by only 5.9 percent. Overall, employment growth is expected to be strong, with a 107.3 percent increase in employment expected by 2030. Table A-3.31 provides the number of jobs projected by each industry sector and lists the growth rate between 2000 and 2030, for the primary Census Tract of Holly Springs.

Table A-3.31 – Employment Projections by Industry Sector, Census Tract 907.02, 2000–2030

Year	CONST	MFG	TCU	WHOL	RETL	FIRE	SVCS	GOV	TOTAL
2000	402	1,191	29	183	18	12	179	83	2,097
2010	410	1,200	58	283	28	32	463	123	2,597
2020	501	1,200	88	375	124	54	823	171	3,336
2030	560	1,261	145	515	465	84	1,085	232	4,347
Change	39.3%	5.9%	400.0%	181.4%	2,483.3%	600.0%	506.1%	179.5%	107.3%

Source: Atlanta Regional Commission, 2030 Employment Projections

The data used in Table A-3.32 are from the “medium forecast” of the employment section of *Plan Cherokee*. The 2030 employment projections for Holly Springs and Cherokee County show that significant employment growth is expected in both jurisdictions. Employment in Holly Springs is forecasted to grow by just over 300 percent and in Cherokee County by nearly 130 percent. The fastest growing employment sector in Holly Springs is projected to be service industry jobs, which are projected to grow by 2,246, more than four times the current number of persons employed in that sector. Overall, there is projected to be an increase of 4,352 private sector jobs and 386 government jobs, for a total employment increase of 4,738 between 2005 and 2030. No industry sector is forecast to lose jobs during that period.

Table A-3.32 – Employment Projections, City of Holly Springs and Cherokee County, 2005 & 2030

Industry	City of Holly Springs		Cherokee County	
	2005	2030	2005	2030
Farm employment	10	–	708	709
Construction	232	929	7,687	20,599
Manufacturing	294	460	4,170	6,523
TCU	124	495	1,851	5,337
Wholesale	131	526	2,867	6,777
Retail	124	495	12,779	26,169
FIRE	39	155	6,036	12,838
Service	494	2,740	19,432	48,384
Total Private	1,448	5,800	55,530	127,336
Government	128	514	7,632	17,635
TOTAL	1,576	6,314	63,162	144,971

Source: *Plan Cherokee*: Technical Report: Employment

Industry Outlook in Cherokee County

The Georgia Department of Labor provides forecasts of employment by industry and indicators of change from 2002 to 2012. Cherokee County is included in the Metro Atlanta region (comprised of Cherokee, Clayton, Douglas, Fayette, Gwinnett, Henry and Rockdale Counties). This region of Georgia has seen a rapidly expanding employment base, and the projections show this pattern continuing.

According to the Georgia Department of Labor, the region's employment will increase by 51,770, from 199,970 in 2002 to 251,740 in forecast year 2012. This is an annual growth rate of 2.3 percent in total employment.

The forecasts are provided for specific industry sectors (Standard Industrial Classification) codes. These forecasts are useful in terms of determining industry sectors that are anticipated to increase and decline in Cherokee County and the surrounding region.

Growing Industries

The industries in the Metro Atlanta region that are expected to witness the fastest annual growth rate from 2002 to 2012 include the following: loan officers (9.5%); tellers (8.9%); medical assistants (8.3%); network systems and data communications analysts (7.1%); computer software engineers, systems software (6.2%); nursing aides, orderlies, and attendants (6.1%); truck drivers, heavy and tractor-trailer (6.0%); computer software engineers, applications (5.9%); registered nurses (5.8%); computer systems analysts (5.7%); counter attendants, cafeteria, food concession, and coffee shop (5.6%); carpenters (5.5%); bill and account collectors (5.5%); personal and home care aides (5.5%); and computer and information systems managers (5.5%) (Source: Georgia Department of Labor).

Declining Industries

Some of the industries with substantial employment that are expected to witness the fastest annual declines in the Metro Atlanta region from 2002 to 2012 include the following: telephone operators (-51.7%); bindery workers (-50%); welding, soldering, and brazing machine setters, operators, and tenders (-50%); prepress technicians and workers (-37.21%); electromechanical equipment assemblers (-25.93%); grinding, lapping, polishing, and buffing machine tool setters, operators, and tenders (-25%); lathe and turning machine tool setters, operators, and tenders, metal and plastic (-25%); word processors and typists (-22.95%); tool and die makers (-20.83%); electrical and electronic equipment assemblers (-15.43%); job printers (-15%); printing machine operators (-14.43%); structural metal fabricators and fitters (-10.53%); coil winders, tapers, and finishers (-9.52%); hotel, motel and resort desk clerks (-5.88%) (Source: Georgia Department of Labor). Note that these are predominantly “blue collar” occupations that are projected to decline during the time period.

Average Wages

Wage data are available from the Georgia Department of Labor for counties but not for cities. Table A-3.32 presents the average weekly wages by industry for Cherokee County and the State of Georgia. The wages statewide have been higher than Cherokee counties for most industry sectors. The industry with the highest average weekly wages in Cherokee County was the utilities sector, with an average weekly wage of \$1,184 in 2004. The average across all industries in 2004 was \$596 for Cherokee County and \$728 for the State of Georgia. In 2002 the average was \$551 for Cherokee County and \$687 for the State of Georgia.



Table A–3.32 – Weekly Wages by Industry, Cherokee County and Georgia 2002–2004, (Weekly Wages in Dollars)

Industry	Cherokee County 2002	State 2002	Cherokee County 2003	State 2003	Cherokee County 2004	State 2004
Agriculture, forestry, and fishing	ND	409	ND	420	276	432
Mining	ND	915	ND	952	910	993
Construction	656	693	703	710	750	739
Manufacturing	593	727	623	761	645	798
Transportation and warehousing	563	824	551	838	587	868
Wholesale Trade	837	1,019	876	1,032	904	1,084
Retail Trade	421	440	441	454	464	464
Utilities	1,172	1,295	1,101	1,312	1,184	1,314
Information	849	1,098	804	1,148	876	1,181
Finance and Insurance	874	1,081	844	1,117	915	1,175
Real estate/rental/leasing	609	598	627	629	624	769
Professional and technical services	834	1,089	776	1,099	795	1,135
Education Services	626	581	644	680	666	618
Health care and social assistance	595	687	630	694	672	723
Arts, entertainment, and recreation	341	585	336	552	319	524
Accommodation and food services	216	259	222	261	230	270
Other services (exc. public adm.)	437	466	434	483	450	498
Public administration	574	584	617	602	638	622
Unclassified	516	724	697	688	772	771
Total All Industries	551	687	572	704	596	728

ND: Not Disclosable

Source: U.S. Bureau of Labor Statistics

Table A-3.33 presents average weekly wages by industry in 2004, supplied by the Georgia Department of Labor. Table 3.32 used the U.S. Bureau of Labor Statistics. Table 3.33 compares Cherokee County to the surrounding area which includes Cherokee, Bartow, Cobb, Dawson, Forsyth, Fulton, Gordon and Pickens Counties

In Cherokee County, the highest average weekly wage came from the management utilities industry sector. The 2003 average wage in this sector was \$1,105 per week. Accommodations and food services was the lowest paying industry sector with a 2003 weekly wage of \$222. The average across all of the industry sectors was \$573, \$305 below the Cherokee Area weekly wage.

Table A-3.33 – Average Weekly Wage by Industry, Cherokee County and Cherokee Area¹, 2003

Industry	Cherokee County Weekly Wage (\$)	Cherokee Area ¹ Weekly Wage (\$)
Goods Producing (Industry Average)	660	919
Mining	N/A	811
Construction	703	844
Manufacturing	623	979
Service Producing (Industry Average)	525	886
Wholesale Trade	878	1,174
Retail Trade	441	519
Transportation and Warehousing	550	938
Utilities	1,105	1,480
Information	804	1,354
Finance and Insurance	850	1,383
Real Estate and rental and leasing	625	882
Professional, Scientific/Tech	776	1,287
Management Companies	889	1,412
Administrative/waste Services	490	613
Educational Services	547	665
Health Care/Social services	630	824
Arts, entertainment and recreation	336	740
Accommodation and Food Services	222	335



Government	633	785
All Industries	573	877

1: Cherokee, Bartow, Cobb, Dawson, Forsyth, Fulton, Gordon and Pickens Counties; 2003 Data

Source: Georgia Department of Labor, Georgia Labor Market Explorer.

Table A-3.34 – Average Annual Wage per Job, Selected Jurisdictions, 2003

Jurisdiction	Average Wage Per Job (Dollars)
Cherokee County	\$29,535
Bartow County	\$30,079
Cobb County	\$41,594
Dawson County	\$24,185
Forsyth County	\$35,883
Fulton County	\$49,616
Gordon County	\$28,554
Pickens County	\$28,566
State of Georgia	\$36,031

Source: Bureau of Economic Analysis.

Table A-3.34 presents the average annual wage per job across various jurisdictions. Cherokee County, the surrounding counties and the State of Georgia are examined.

Cherokee County in 2003 had a lower average wage per job than the State of Georgia by nearly \$6,500. The average annual wage per job in Cherokee County was significantly lower in 2003 than its southern neighbor, Cobb County, which averaged \$41,594 annually per job. Fulton County had the highest average annual wage per job, with nearly \$50,000 in 2003.

Sources of Income

This section examines the source of income for Holly Springs's residents and compares it to the State. Income from sources other than wage or salary incomes, such as social security income, public assistance income and retirement income, are received by a smaller portion of Holly Springs's residents than residents of the state as a whole.

Table A-3.35 presents the sources of income for Holly Springs's households in 1989. Outside of wage or salary income, which 91.6% of Holly Springs's households received,

interest, dividends or net rental income and social security income were the two most common sources of income. Only 1.7% of Holly Springs's households received public assistance income in 1989, well below the state level of 8.2%.

Table A-3.35 – Sources of Household Income, City of Holly Springs and State of Georgia, 1989

Source of Household Income in 1989	Number of Households, City of Holly Springs	Percentage of Total Households, City of Holly Springs	Percentage of Total Households, Georgia
With earnings	779	93.6%	83.1%
With wage or salary income	762	91.6%	80.6%
Interest, dividends, or net rental income	283	34.0%	31.5%
Self-employment income	113	13.6%	11.0%
Social security income	102	12.3%	22.9%
Public assistance income	14	1.7%	8.2%
Retirement income	85	10.2%	12.9%
Total households	832	100%	100%

Source: U.S. Census Bureau, 1990. Summary Tape File 3, Table P083.

Table A-3.36 presents the sources of income for households in Holly Springs in 1999. Households with earnings remained very similar between 1989 to 1999 (93.6 percent and 93.5 percent of households, respectively). The percentage of households receiving income from interest, dividends, or net rental income dropped significantly between 1989 and 1999, from 34 percent of households to 26.6 percent.

Table A–3.36 – Sources of Household Income, City of Holly Springs and State of Georgia, 1999

Source of Household Income in 1999	Number of Households, City of Holly Springs	Percentage of Total Households, City of Holly Springs	Percentage of Total Households, Georgia
With earnings	1,021	93.5%	83.8%
With wage or salary income	966	88.5%	81.3%
With self-employment income	201	18.4%	10.9%
Interest, dividends, or net rental income	291	26.6%	28.8%
Social security income	133	12.2%	21.9%
Supplemental Security Income (SSI)	0	0.0%	4.5%
Public assistance income	17	1.6%	2.9%
Retirement income	90	8.2%	14.4%
Total households	1,092	--	--

Source: U.S. Census Bureau, 2000. Summary File 3, Tables P59–P66.

Table A–3.37 presents the mean income by households by type in income in 1999. Households with earnings in Holly Springs had a mean annual income of \$61,848, more than \$5,000 above the Georgia mean. Those households receiving public assistance income received slightly more than \$500 above the Georgia mean.

Table A–3.37 – Mean Income by Households by Type of Income, Holly Springs and Georgia, 1999

Type of Income–Households With:	Holly Springs Mean Income	Georgia Mean Income
Wage Earnings	\$61,848	\$56,625
Social Security Income	\$9,069	\$10,445
Supplemental Security Income	---	\$5,889
Public Assistance Income	\$2,800	\$2,261
Retirement Income	\$18,828	\$17,957

Source: U.S. Census Bureau, 2000. Summary File 3, Tables P67–P75.

Economic Development Resources

Business and Professional Association

The Holly Springs Business and Professional Association consists of business and professional leaders, from diverse backgrounds, whose purpose is to promote local businesses by being a positive influence in the personal, business, and professional lives of those in the City of Holly Springs (Source: City of Holly Springs Website).

Downtown Development Authority

The purpose of the Downtown Development Authority is to promote development and to prevent deterioration in the downtown area. Its stated goals are: to maintain downtown as the financial, professional, cultural and social center of the City; to increase the number of jobs and overall occupancy through the development of new office and retail space; and to improve quality of life for people living, working and visiting downtown (Source: City of Holly Springs Website).

Cherokee County Chamber of Commerce

The Cherokee County Chamber of Commerce provides many services and resources to make the county a progressive, prosperous and imminently livable community. In addition to the chamber staff, business and community leaders are active in meeting the goals of the chamber (Source: Cherokee County Chamber of Commerce Website).

The Development Authority of Cherokee County

The Development Authority was chartered to recruit and promote quality commercial and industrial development within Cherokee County. The Authority oversees the county's economic development, including the Authority's two industrial parks. It is also involved with the development of several other new business-industrial parks and community projects (Source: Cherokee County Chamber of Commerce Website).

Workforce Development

Atlanta Regional Workforce Board

The Atlanta Regional Workforce Board (ARWB), in combination with the Atlanta Regional Commission, offers a variety of services free of charge through a network of one stop Career Resource Centers. A variety of services are offered, including: help finding

employment; training and education services, including advanced training for those who need additional skills to become employed or return to work (Source: Atlanta Regional Commission Website).

Cherokee County Chamber of Commerce/Development Authority

The Cherokee County Chamber of Commerce and Development Authority offers workforce and economic development programs to residents. There is a partnership in place between Appalachian Technical College and Cherokee County businesses to adequately place graduates into jobs (Source: Discover Cherokee).

Holly Springs Business & Professional Association

Holly Springs is home to over 200 businesses. In 2000 local businesses joined together to form the Holly Springs Business & Professional Association. The association works with city government to stimulate additional economic development.

Georgia Department of Economic Development

The Georgia Department of Economic Development (GDEcD) is responsible for administering many of the state incentive programs as well as providing technical assistance to local governments, development authorities, and private for-profit entities in the area of economic development. GDEcD's primary purpose is to assist potential businesses considering locating in the State of Georgia in identifying an optimal location for their operational needs. GDEcD also assists the movie industry in locating appropriate movie sets throughout the State of Georgia. The identification of international markets for the export of Georgia goods and services is another duty of GDEcD.

The Redevelopment Fund Project, Employment Incentive Program, and the Downtown Development Revolving Loan Fund are a few of the resources available through the department. GDEcD is a statewide agency; therefore, its programs are not tailored directly toward Holly Springs or any other city or county. GDEcD will work with local governments and chambers of commerce to assist businesses when dealing with specific localities.

Georgia Power Company

Georgia Power operates a full-service Community and Economic Development organization that serves the entire State of Georgia. There are 130 local offices Statewide with a primary concern of job development. The purpose of this program is to facilitate the expansion of new and existing companies in Georgia. Experienced leadership, leading edge technology, and targeted research and management tools have all led to the success of the community and economic efforts.

Infrastructure and Amenities

Holly Springs and Cherokee County are well served by transportation systems. The following is a listing of the major transportation systems serving Holly Springs and Cherokee County.

Cherokee County Airport (Canton): Approximately 10 miles to the NNE of Holly Springs

Cobb County Airport– McCollum Field (Marietta): Approximately 15 miles to the SSW of Holly Springs

Hartsfield–Jackson International Airport (Atlanta): Approximately 45 miles to the SSE of Holly Springs– 80% of the US population is within a two-hour flight

I–75: I–75 passes through the extreme southwestern portion of Cherokee County, near the Cobb County line.

I–575: I–575 bisects Cherokee County running in a north–south fashion. Holly Springs is located along the interstate, which provides for an excellent connection to the rest of metro Atlanta.

Georgia Northeastern Railway

Education and Training Opportunities

[Appalachian Technical College](#)

Woodstock Campus: 8371 Main Street
Woodstock, GA 30188

Appalachian Technical College provides services to meet the workforce and economic development needs for Cherokee, Fannin, Gilmer and Pickens counties. The school offers associate degree, diploma, and certificate technical programs, non-credit courses, customized training, and adult education services.

[Kennesaw State University](#)

1000 Chastain Road
Kennesaw, GA 30144

Kennesaw State University has more than 40 undergraduate degree programs in the arts, humanities, social sciences, mathematics, natural sciences, accounting, business fields, teacher education, computing and information systems, and nursing. The university also offers applied undergraduate and graduate certificate programs. Kennesaw State University is the third largest state university in the University System of Georgia, with 18,000 students enrolled.

[Reinhardt College](#)

7300 Reinhardt College Circle
Waleska, GA 30183-2981

Reinhardt is a four-year liberal arts college affiliated with the United Methodist Church. The college offers 33 degree programs ranging from business, education and communication to sociology, English, music and history.

[Troy University – Canton Campus](#)

1331 Fields Chapel Road
Canton, GA 30114

Troy University offers both undergraduate and graduate programs to students. The Atlanta branch, including the Atlanta and Canton locations, offers 1 associate degree, 2 bachelors, 1 executive master and 5 masters programs.

CHAPTER A-4 –NATURAL RESOURCES

Natural resource preservation is important for maintaining healthy ecosystems as well as a community's aesthetic and scenic beauty. Conservation of our natural environment requires that land areas be used in such ways that new development does not lead to destruction of this valuable resource. Development without proper planning procedures often results in severe damage to the natural environment. In accord with DCA comprehensive planning standards for natural resources, such diverse factors as water supply watersheds, groundwater recharge areas, wetlands, soil types, topography, prime agricultural and forest lands, plant and animal habitats, national and state parks and recreation areas, and scenic views and sites, are addressed. The identification and inventory of these resources are necessary to develop a sound land use plan for the future that protects the city's sensitive environments and guides development to the most suitable areas.

Water Resources

Several important regulatory measures are in place to protect the water resources within the City of Holly Springs. Water resources are a particular focus of regulatory efforts due to the sensitivity of hydrological features to development pressures. In 2001, the Governor and the Georgia General Assembly created the Metropolitan North Georgia Water Planning District (MNGWPD) in order to address the need for regional long-range water planning. This planning entity is dedicated to developing comprehensive regional and watershed-specific plans to be implemented by local governments in the District. The MNGWPD encompasses a 16-county area including Bartow, Cherokee, Clayton, Cobb, Coweta, DeKalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Hall, Henry, Paulding, Rockdale, and Walton Counties. (See Figure A.4.1) The general purposes of the District are: To establish policy, create plans, and promote intergovernmental coordination for all water issues in the district; To facilitate multijurisdictional water related projects; And to enhance access to funding for water related projects among local governments in the District area. The District helps develop regional and watershed-specific plans for storm-water management, waste-water treatment, water supply, water conservation, and the general protection of water quality.

The MNGWPD has provided several model ordinances for the purpose of protecting water resources. The City has worked to incorporate the ordinances required by the



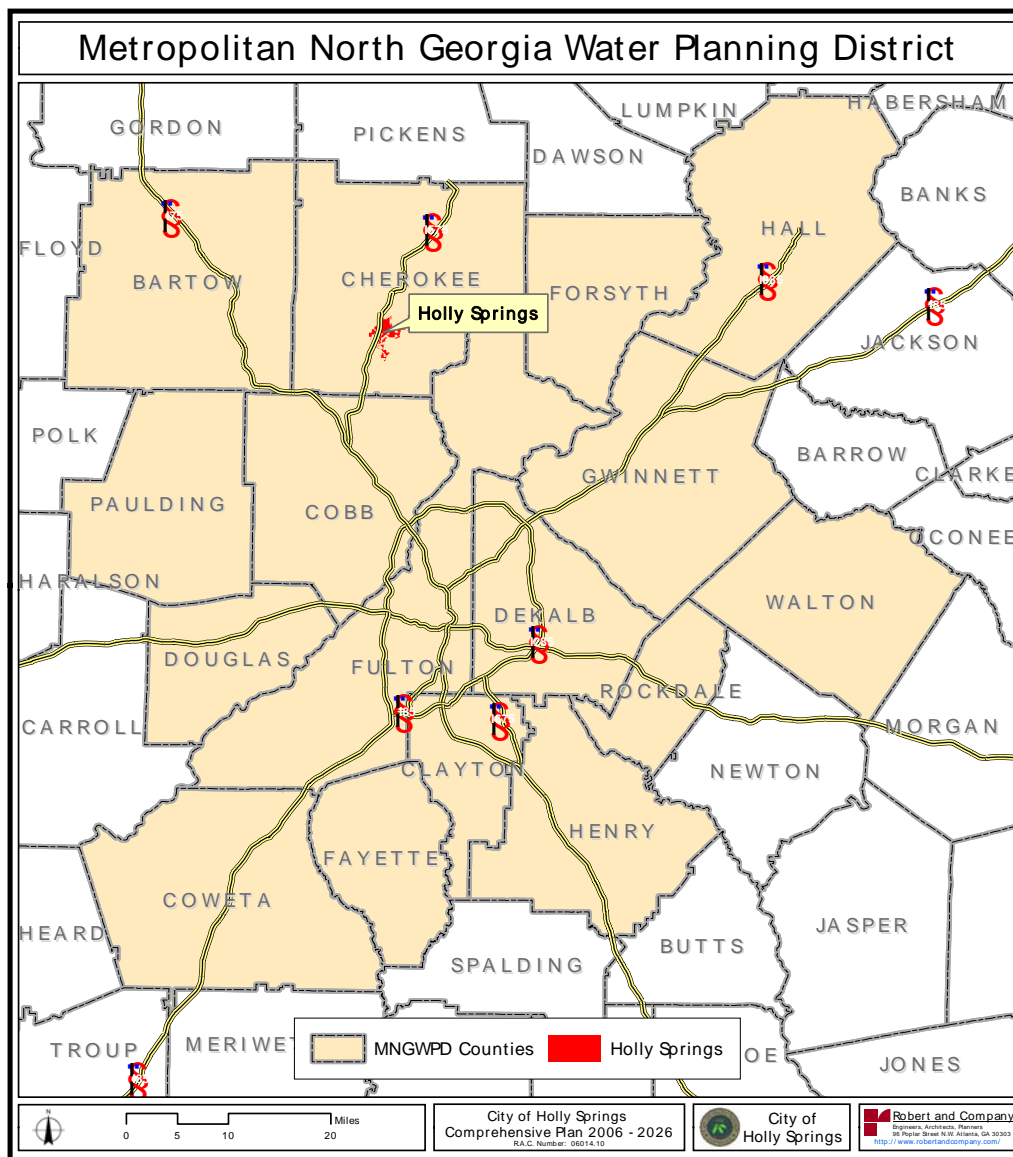
regional water planning district into the local zoning code and development regulations. The following list of ordinances have been adopted or amended in order to maintain compliance with MNGWPD planning standards:

- Conservation Subdivision Ordinance
- Erosion and Sedimentation Control Ordinance
- Floodplain Management/Flood Damage Prevention Ordinance
- Stormwater Quality Side Development Review Tool
- Illicit Discharge and Illegal Connection Ordinance
- Streambank Buffer Protection Ordinance

Georgia's Part V Environmental Planning Standards constitute another set of requirements that manage environmental resources. Most of these standards also apply to water resources. Whereas, the Georgia Planning Act of 1989 provides minimum requirements for local comprehensive planning, the Part V Environmental Planning Criteria are the part of the State's minimum planning standards that deal specifically with the protection of water supply watersheds, groundwater recharge areas, wetlands, river corridors, and mountains. These criteria were developed by the Department of Natural Resources (DNR) as mandated in Part V of the Georgia Planning Act and in the Mountains and River Corridors Protection Act.

The function of the comprehensive plan is to provide an inventory of the environmentally sensitive areas located within the city and assess if all or part of the DNR environmental planning criteria should be applied locally.

Figure A.4.1 – Metropolitan North Georgia Water Planning District



Water Supply Watersheds

A watershed is an area separated by a ridge line where rainfall runoff drains into a river, stream, or reservoir. The river basins that make up a watershed are classified into a nested hierarchy of hydrologic unit codes. Thus, the sub-basins of small tributary streams are combined into greater basins as those streams flow into rivers. A water supply watershed is defined by the Georgia Department of Natural Resources (DNR) as the areas of land upstream of a governmentally-owned public drinking water intake.

Georgia's Part V Environmental Planning Criteria apply watershed management regulations based on the size of the greater basin area. The purpose of these criteria is to establish the protection of drinking water resources while allowing manageable development within the watershed. In order to accomplish this protection, buffer zones around streams are specified. Within these buffer zones, limits are placed on permitted uses and the proportion of impervious surface allowed. Large drainage basins are less vulnerable to contamination by land use development than small basins. The Georgia Department of Natural Resources classifies watersheds as "large" if they have greater than 100 square miles of land area upstream of a governmentally owned public drinking water supply intake. Within large water supply watersheds, development buffers are specified at 100 feet on both sides of all perennial streams. No impervious surface may be constructed within a 150 foot setback area on both sides of the stream and no septic tanks or septic tank drainfields are permitted. Furthermore, new facilities located within seven miles of a water supply intake which handle hazardous materials are required to conduct their operations on impermeable surfaces having spill and leak collection systems.

The City of Holly Springs lies within a large water supply watershed associated with the Etowah River basin. Two public water intakes are located within Cherokee County directly on the Etowah River, supplying the City of Canton and Cherokee County water systems. The southeastern portion of Cherokee County also contains a water supply watershed associated with a public water intake located in Fulton County.

Thus far, Holly Springs has not adopted the development regulations specified in the Georgia Part V Environmental Planning Criteria. The Holly Springs Stream Buffer Ordinance establishes a 25-foot undisturbed natural vegetative buffer on both sides of all streams. Septic tanks and septic tank drain fields are not permitted within the city's 25 foot stream buffer.

Wetlands

Wetlands are transitional zones between dry land and open waters that are wet at least part of the year. Some wetlands are consistently covered with waters while others are flooded only at certain times of the year. Wetlands are important areas for habitat, fisheries, flood control, clean water, and recreation. In addition, wetlands filter out pollutants, improve water quality, and reduce soil erosion.



The U.S. Fish and Wildlife Service, Georgia Department of Natural Resources, and the U.S. Geological Survey have identified wetlands and their associated soils, and topographic and geologic features, through the National Wetlands Inventory. Freshwater wetlands are defined as areas that are inundated and saturated by surface water or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soils. Wetlands generally include swamps, bogs, marshes, and similar areas.

The National Wetlands Inventory has identified a total of 87.8 acres of wetlands within the City of Holly Springs. Virtually all of the wetlands in Holly Springs (86.4 acres) are Palustrine System wetlands. (See Figure A.4.2) This classification system includes all nontidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and such wetlands that occur in tidal areas. It also includes wetlands lacking such vegetation, but with all of the following four characteristics:

- 1) area less than 20 acres;
- 2) active wave-formed or bedrock shoreline features lacking;
- 3) water depth in the deepest part of basin less than 2 meters at low water;
- 4) salinity due to ocean-derived salts.

The Palustrine system classification was developed to group the vegetated wetlands traditionally referred to as marsh, swamp, bog, fen and prairie, which are located throughout the United States. It also includes the small, shallow, permanent or intermittent water bodies often called ponds. Palustrine wetlands may be located shoreward of lakes, river channels, or estuaries; on river floodplains; in isolated catchments; or on slopes. They may also occur as islands in lakes or rivers. Plant species common to this type of wetland includes barnyard grass, black gum, cattails, cottongrass, foxtail and winterberry among others.

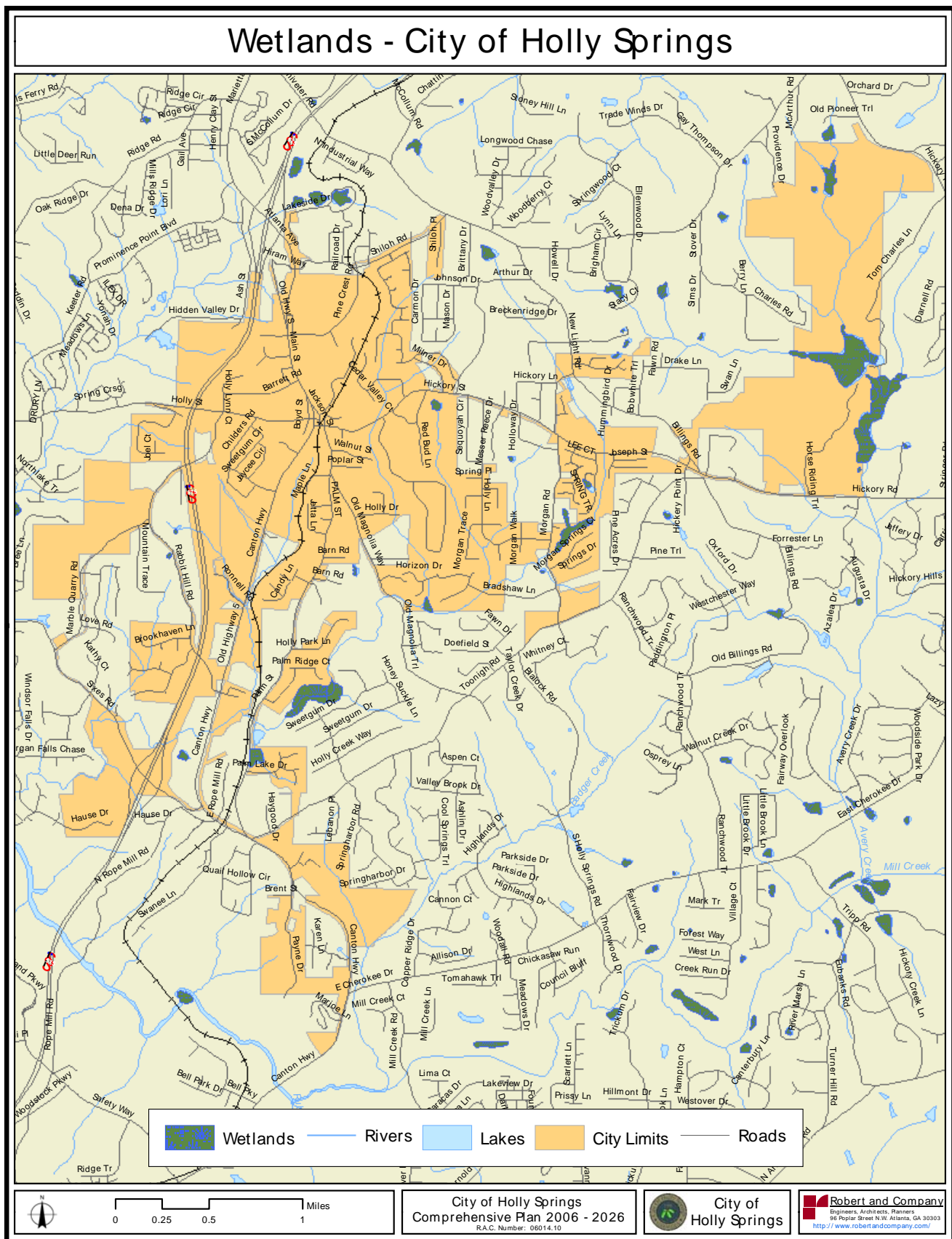
Wetlands are protected under Section 404 of the Federal Clean Water Act, which is administered by the U.S. Army Corps of Engineers and the U.S. Environmental Protection Agency. Section 404 requires that any activity involving the deposition of dredged or fill material must receive a permit from the Corps of Engineers. Before development permits are issued, a careful field examination should be conducted to determine the magnitude and importance of each wetland and its role in the overall eco-system.

The Georgia Part V Environmental Planning Criteria specify planning requirements for wetland areas. In addition to the identification and mapping of wetlands, state standards call for the following land use considerations governing development within wetland areas:

1. Whether impacts to an area would adversely affect the public health, safety, welfare, or the property of others.
2. Whether the area is unique or significant in the conservation of flora and fauna including threatened, rare or endangered species.
3. Whether alteration or impacts to wetlands will adversely affect the function, including the flow or quality of water, cause erosion or shoaling, or impact navigation.
4. Whether impacts or modification by a project would adversely affect fishing or recreational use of wetlands.
5. Whether an alteration or impact would be temporary in nature.
6. Whether the project contains significant state historical and archaeological resources, defined as “Properties On or Eligible for the National Register of Historic Places.”
7. Whether alteration of wetlands would have measurable adverse impacts on adjacent sensitive natural areas.
8. Where wetlands have been created for mitigation purposes under Section 404 of the Clean Water Act, such wetlands shall be considered for protection.

Thus far, the City of Holly Springs has not adopted a specific local ordinance for the purpose of wetlands protection.

Figure A.4.2 – Wetlands



Groundwater Recharge Areas

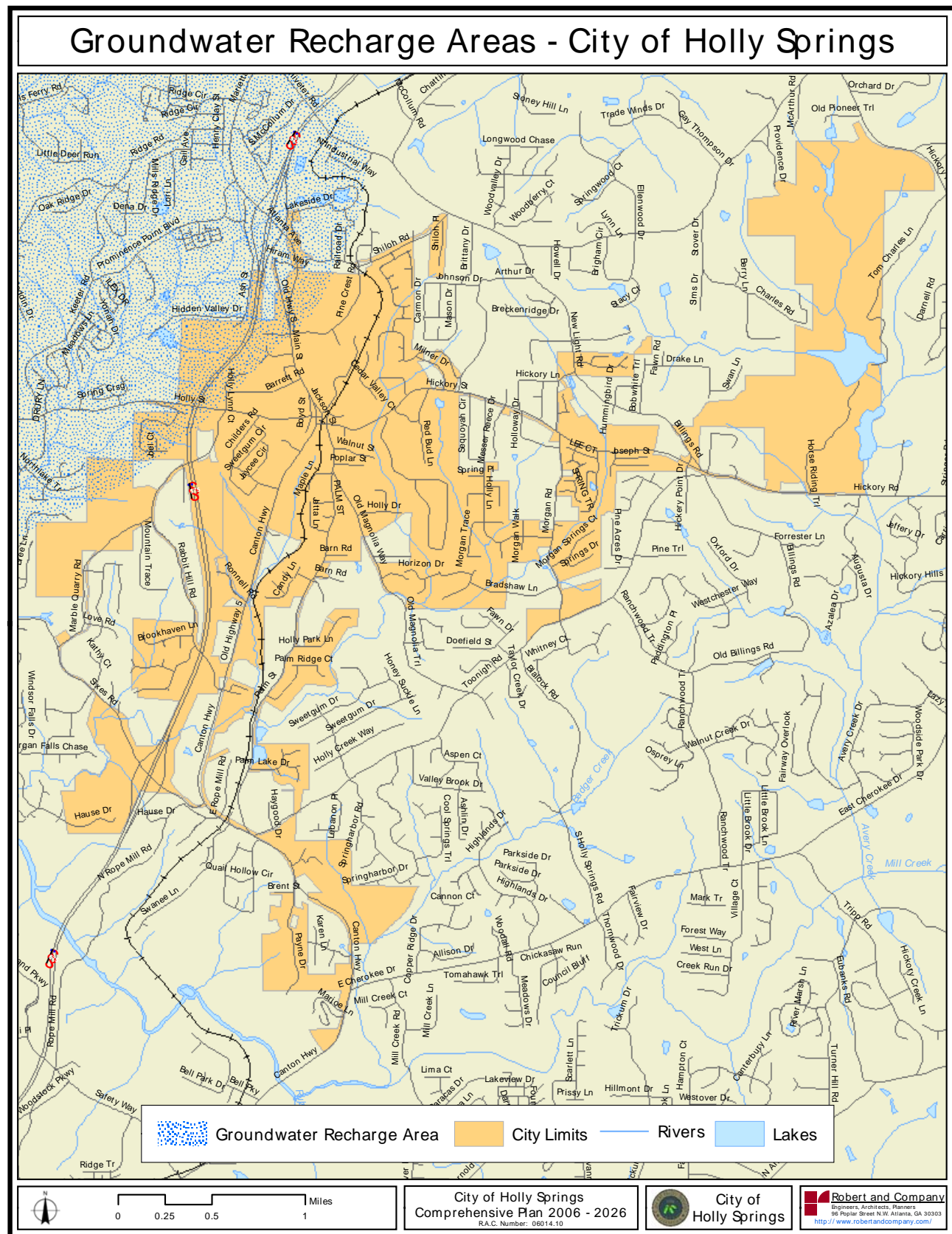
Groundwater recharge areas, as defined by state law, are any portion of the earth's surface where water infiltrates into the ground to replenish an aquifer. Probable "significant recharge areas" have been mapped by the Georgia Department of Natural Resources (DNR). DNR mapping of significant groundwater recharge areas has been produced only at a scale of 1:500,000. Therefore, some smaller groundwater recharge areas may not appear on low-resolution statewide maps. While 90% of Georgia's surface area allows groundwater recharge, only the most significant 23% has been targeted for environmental protection. Mapping of recharge areas is based on outcrop area, lithology, soil type and thickness, slope, density of lithologic contacts, geologic structure, the presence of karst, and potentiometric surfaces. Standards have been promulgated for their protection, based on their level of pollution susceptibility. Significant recharge areas are generally those with thick soils and slopes of less than 8%. Thus, groundwater recharge areas are generally found in areas of level topography. Consequently, these areas are often threatened with development because of the ease of construction in relatively flat areas.

As part of the Georgia Planning Act, the DNR has developed minimum criteria for the protection of groundwater recharge areas. According to DNR requirements, all new sanitary landfills within groundwater recharge areas must have synthetic liners and leachate collection systems. Land disposal of hazardous wastes is not permitted within significant groundwater recharge areas and handling of hazardous waste must include spill and leak collection systems. Chemical or petroleum storage tanks must have secondary containment systems for controlling leaks. Agricultural waste impoundment sites must be lined in order to prevent groundwater contamination. The Environmental Planning Criteria also call for minimum lot sizes for housing that is served by septic tanks. Finally, DNR standards recommend regulation of stormwater and wastewater treatment within significant groundwater recharge areas.

A portion of the northwest corner of the City of Holly Springs has been identified as a significant Groundwater Recharge Area by the Georgia Department of Community Affairs. (See Figure A.4.3) Thus far, the City of Holly Springs has not adopted the recommended protective measures set forth in the Georgia Part V Environmental Planning Criteria.



Figure A.4.3



Protected Rivers

This section includes protected rivers and river corridors as defined and provided for in the Rules for Environmental Planning Criteria. In DNR's Rules for Environmental Planning Criteria, Protected Rivers are defined as any perennial river or watercourse with an average annual flow of at least 400 cubic feet per second as determined by appropriate U.S. Geological Survey documents. However, those segments of rivers covered by the Metropolitan River Protection Act or the Coastal Marshlands Protection Act are specifically excluded from the definition of a protected river. River corridors are the strips of land that flank major rivers. These corridors are of vital importance in order to preserve those qualities that make a river suitable as a habitat for wildlife, a site for recreation, and a source for clean drinking water. River corridors also allow the free movement of wildlife from area to area within the state, help control erosion and river sedimentation, and help absorb flood waters.

There are no protected river corridors within the City of Holly Springs. The closest river that meets these criteria is the Etowah River, approximately three miles north of Holly Springs.

Protected Mountains

In the Georgia Department of Natural Resources Rules for Environmental Planning Criteria, protected mountains are defined as all land area 2,200 feet or more above mean sea level, that has a percentage slope of 25 percent or greater for at least 500 feet horizontally, and includes crests, summits, and ridge tops which lie at elevations higher than any such area.

There are no protected mountain areas within the City of Holly Springs.

Other Environmentally Sensitive Areas

Topography and Steep Slopes

Cherokee County lies within the Upper Piedmont Physiographic Province, which is further divided into the Cherokee Highlands District, the Dahlonega Upland District, the Hightower–Jasper District, and the Central Upland District based on differing topographical and soil characteristics. The City of Holly Springs lies within the Hightower–Jasper District, which also encompasses most of Canton and the City of Ball

Ground. Elevations in and around the City of Holly Springs range from 900 feet at the southern end of the city to 1,200 feet in the north. (See Figure A.4.4)

Topographical slopes of 25 percent or greater are considered significant environmentally sensitive areas. Steep slopes present an environmental limitation because of their strong potential for erosion. Likewise, steep slopes represent areas of difficulty for construction and development due to the potential for runoff and slippage. Figure A.4.5 displays areas in Holly Springs with a slope of 25% or greater as steep slopes and areas of 20%–24.9% as moderately steep slopes.

Figure A.4.4 – Elevation

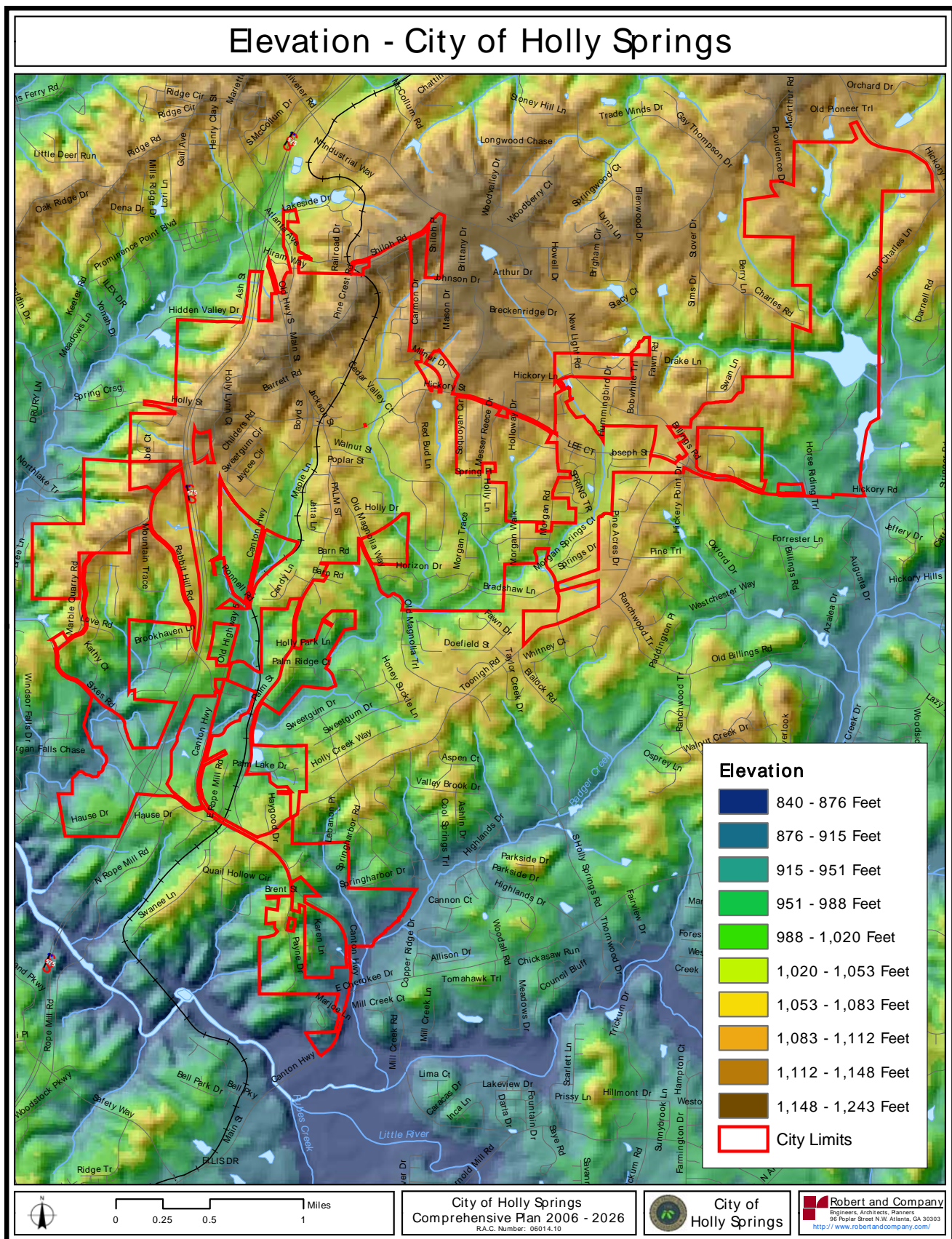
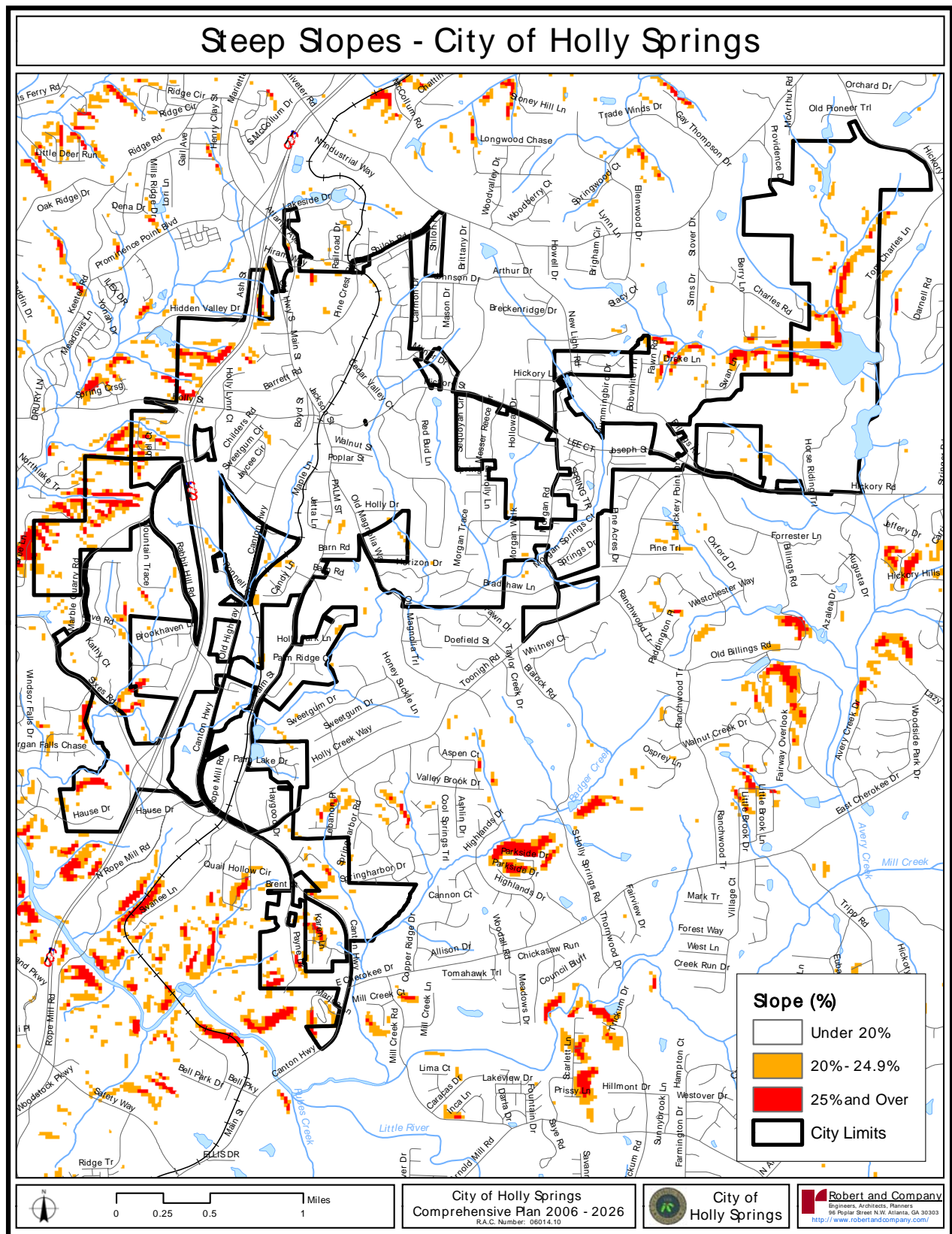


Figure A.4.5 – Steep Slopes



Coastal Resources

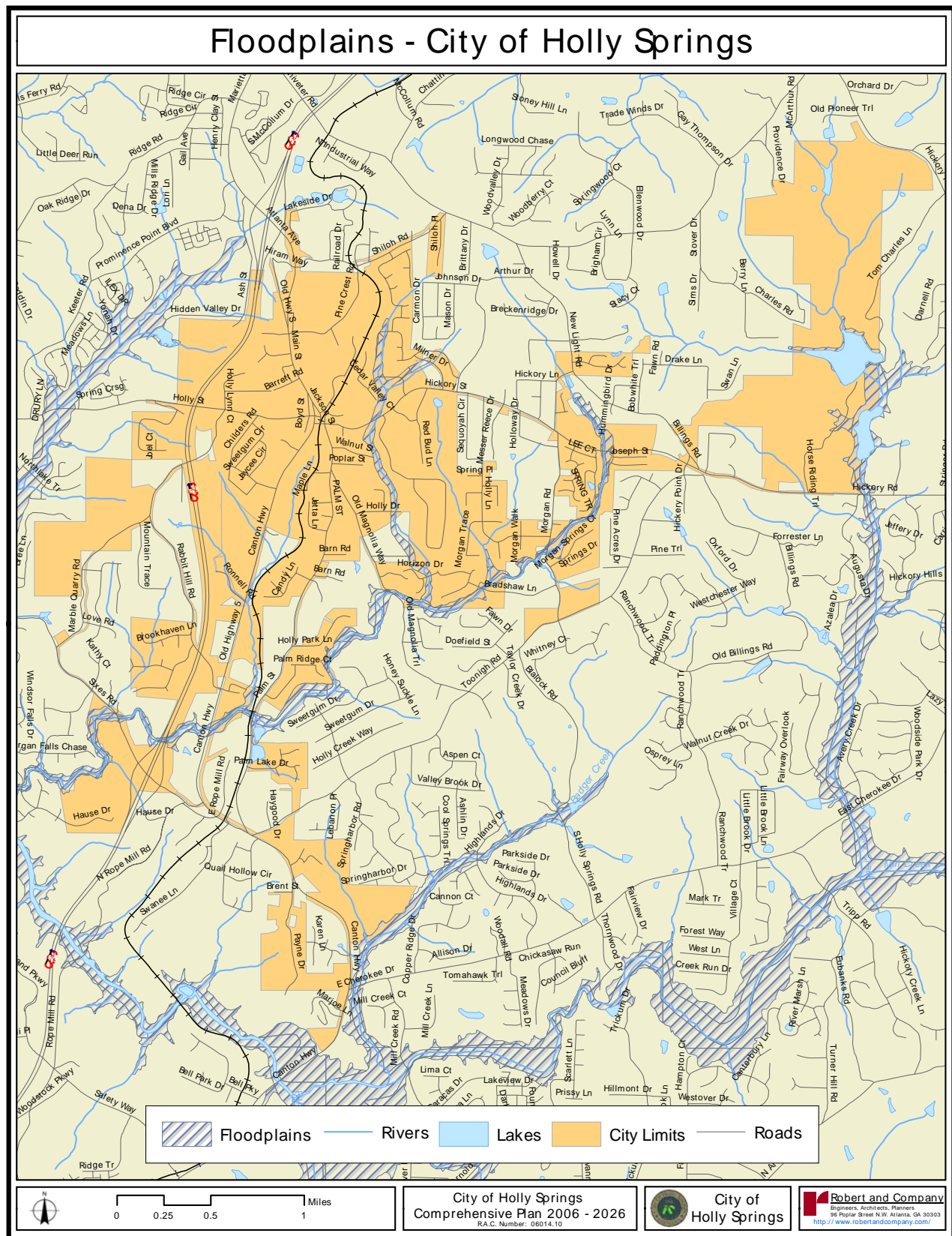
Not Applicable

Floodplains

Flood plains are areas that are subject to flooding, based on the 100-year, or base, flood. Flood plains are environmentally sensitive and significant areas which are vulnerable to the impacts of development activities. The Federal Emergency Management Agency (FEMA) is the federal agency which administers the National Flood Insurance Program. The purpose of flood plain management is to minimize public and private losses due to flood conditions in specific areas by provisions designed to promote the health, safety, and general welfare.

Flood plains in Holly Springs are found primarily along Toonigh Creek, Avery Creek, and Badger Creek. (See Figure A.4.6) The primary mechanism regulating development within floodplains is the Holly Springs Flood Damage Prevention and Stormwater Management Ordinance.

Figure A.4.6 – Floodplains



Soils

The underlying bedrock underneath the surface of Cherokee County consists of various igneous and metamorphic rocks, especially gneiss and schist. Formed deep within the earth over millions of years, they make excellent foundations for construction of all types, and weather to form fertile soils. Major bands of these minerals run from the northeast portion of the county to the southwest.

According to the Soils Conservation Service, there are nine types of soil associations found in Cherokee County. Soils may be classified according to structure, texture, organic matter content and permeability.

Table A.4.1 Suitability of Soils Associations for Selected Land Uses

Soil Type	Land Use				
	Agriculture	Woodlands	Septic	Foundation	Industrial
Chewacla – Cartecay – Toccoa	fair to good	excellent	poor	poor	poor
Wickham – Masada – Hiawasse	good	good	fair to good	good	good
Hayesville – Madison	poor	fair	poor	good	poor
Gwinnett – Hayesville – Madison	excellent	excellent	poor to fair	good	poor to fair
Hayesville – Gwinnett – Musella	good	good	fair to good	good	good
Tallapoosa – Madison – Hayesville	poor	good	poor to fair	poor	poor
Talladega – Tallapoosa	poor	poor	poor	poor	poor
DeKalb	fair to good	good	fair to good	fair	fair
Hayesville – Madison	good	good	poor	poor	poor

Source: Cherokee County Comprehensive Plan 2006

Some soil types present serious difficulties for development that will utilize on-site septic systems for sewage disposal, or for the support of load-bearing foundations. Although every soil association has some natural limitations for development, all soils in Cherokee County are more or less suitable for most land uses depending on the developer's willingness to improve soil characteristics for a particular use. The following table indicates their relative suitability for development of various land uses. In addition, soils associated with groundwater recharge areas require special protection and the restriction of certain uses.

Plant and Animal Habitats

The US Department of the Interior, Fish and Wildlife Service defines habitat as a combination of environmental factors that provides food, water, cover, and space that living beings need to survive and reproduce. Habitat types include: coastal and estuarine, rivers and streams, lakes and ponds, wetlands, riparian areas, deserts, grasslands/prairie, forests, coral reefs, marine perennial snow and ice, and urban areas.

Table A.4.2 lists endangered plant and animal species native to Cherokee County. An “endangered” species is one in danger of extinction throughout all or a significant portion of its range. Designated species are protected by the federal Endangered Species Act of 1973 and Georgia’s Rules for the Department of Natural Resources (DNR). These rules authorize the state to acquire land or conservation easements on land for the preservation of these species and to manage land for this principal objective. It prohibits capture, sale, killing, or causing the death of these species except as specifically authorized by DNR. Destruction of their habitats on land owned by local, state, or federal government is prohibited.

Table A.4.2

Threatened and Endangered Species in Cherokee County				
(updated May 2004)				
Species	Federal Status*	State Status*	Habitat	Threats
Bird				
Bald eagle <i>Haliaeetus leucocephalus</i>	T	E	Inland waterways and estuarine areas in Georgia. Active eagle nests were located in Cherokee County in 1997–1999 and 2000–2002.	Major factor in initial decline was lowered reproductive success following use of DDT. Current threats include habitat destruction, disturbance at the nest, illegal shooting, electrocution, impact injuries, and lead poisoning.
Fish				
Amber darter <i>Percina antesella</i>	E	E	Gentle riffle areas over sand and gravel substrate that becomes vegetated (primarily with <i>Podostemum</i>) during summer	Habitat loss due to dam and reservoir construction, habitat degradation, and poor water quality
Bluestripe shiner <i>Cyprinella callitaenia</i>	No Federal Status	T	Brownwater streams	Habitat loss due to dam and reservoir construction, habitat degradation, and poor water quality
Cherokee darter <i>Etheostoma scotti</i>	T	T	Shallow water (0.1–0.5 m) in small to medium warm water creeks (1–15 m wide) with predominantly rocky bottoms. Usually found in sections with reduced current, typically runs above and below riffles and at ecotones of riffles and backwaters.	Habitat loss due to dam and reservoir construction, habitat degradation, and poor water quality

Source – US Fish and Wildlife Service

* T = Threatened; E = Endangered



Table A.4.2(Continued)

Listed Species in Cherokee County				
(updated May 2004)				
Species	Federal Status*	State Status*	Habitat	Threats
Etowah darter <i>Etheostoma etowahae</i>	E	E	Shallow riffle habitat, with large gravel, cobble, and small boulder substrates. Usually found in medium and large cool water creeks or small rivers (15–30 m wide) with moderate or high gradients and rocky bottoms.	Habitat loss due to dam and reservoir construction, habitat degradation, and poor water quality
Frecklebelly madtom <i>Noturus munitus</i>	No Federal Status	E	Rivers with moderate to swift current over substrates ranging from coarse gravel to boulders, submerged trees, and brush.	Habitat loss due to dam and reservoir construction, habitat degradation, and poor water quality
Freckled darter <i>Percina lenticula</i>	No Federal Status	E	Fast deep rocky riffles of small to medium streams	Habitat loss due to dam and reservoir construction, habitat degradation, and poor water quality
Freckled madtom <i>Noturus nocturnus</i>	No Federal Status	E	Rivers with moderate to swift current over substrates ranging from coarse gravel to boulders, submerged trees, and brush.	Extremely rare. Stream impoundment and habitat degradation.
Plant				
Bay star-vine <i>Schisandra glabra</i>	No Federal Status	T	Twining on subcanopy and understory trees/shrubs in rich alluvial woods	
Indian olive <i>Nestronia umbellula</i>	No Federal Status	T	Dry open upland forests of mixed hardwood and pine	

Source – US Fish and Wildlife Service

* T = Threatened; E = Endangered



Other Significant Natural Resources

Scenic Areas

The Etowah River, which drains Holly Springs and many other parts of Cherokee County, has a buffer that protects scenic quality and wildlife habitat. The County and other agencies are considering widening the 150-foot buffer to further protect scenic resources. Although Holly Springs is within the Etowah River basin, the city does not include any of the designated river protection buffer.

Prime Agricultural or Forest Land

Within the City of Holly Springs, there are only two remaining parcels identified as maintaining agricultural uses. These parcels together total only 11 acres. Therefore, agriculture is not a significant factor in the economy or current development patterns of the city.

Detailed data on prime agricultural soils within Cherokee County is currently unavailable. A review of generalized soil data is provided in the Soils section of this chapter.

Major Parks

Recently-opened Barrett Park is Holly Springs' first major recreational area. It features a playground and a walking trail, which meanders through a scenic natural area. The 13-acre park is located on Park Lane, just off Hickory Road across from Holly Springs Elementary School. The city is currently working on plans for additional facilities in the park.



The city's JC Mullins Field is a regulation sized baseball field, which is home to several area teams. Surrounding the ball field is a walking trail, "tot lot," and picnic pavilion. JC Mullins Field is located off Holly Springs Parkway behind the Crossroads School.

Recreation and Conservation Areas

Lake Allatoona Recreation Area

Holly Springs leases parkland adjacent to Lake Allatoona, which is approximately 17,736 acres in size. The U.S. Army Corps of Engineers is a significant owner of land and water in Cherokee County. The lake is primarily operated for flood control, power production, and water supply, but recreational benefits are important as well. The Army Corps of Engineers manages several recreational facilities in the county, including boat ramps, hiking trails, campsites, picnic areas, and a museum/nature interpretive center. The City of Holly Springs leases parkland around the lake and assumes responsibility for maintenance of this area.

Etowah River Conservation Area

The Etowah River is a biologically diverse ecosystem that runs along the northern edge of the Atlanta metropolitan region until it meets the Coosa River in Rome, Georgia. The river basin drains part of many of the Metro Atlanta counties and cities, including Cherokee County and the City of Holly Springs. The Etowah has the largest number of imperiled (endangered or threatened) plant and animal species in Georgia, including four federally protected species of fish.

This significant natural resource and the unique fish species that inhabit the river (over 76 species) are being threatened by the rapid growth and substantial development impinging into the northern counties in the metropolitan region. The key issues include protection of the river's biodiversity, current and future regional water supplies, the ability of counties and cities to manage growth, and the maintenance of quality of life and character of the region.

In order to protect the river habitat and the threatened and endangered species that are part of that habitat, the localities of the Etowah Basin joined together in 2002 to enact the Etowah Regional Habitat Conservation Plan, made possible through a provision of the Endangered Species Act. Steering Committee meetings are held on a regular basis, however the Plan has not yet been implemented.

The Steering Committee that has been established to oversee the plan includes representatives from eight counties, eleven cities, and five resource management agencies and organizations drained by the Etowah River and its tributaries.

Representatives from both Cherokee County and the City of Holly Springs are members of the Steering Committee.

The ERHC Steering Committee is responsible for approval of the plan, which will work to reduce the effects of the region's explosive growth through best management practices and policies and programs that will ultimately be reviewed for adoption and implementation by counties and cities. The regulations enacted by the plan will then be enforced by local planning, zoning and engineering departments.

Cherokee County Greenspace Program

Cherokee County and its cities adopted a Greenspace Program in 2001 with the intent of ultimately creating a network of greenways that would connect recreation, living and working areas throughout the County, to include scenic corridors and the protection of endangered natural resources, specifically along the Etowah River Corridor. The Cherokee County Greenspace Program used the resources of programs such as the Governor's Greenspace Program to leverage additional funding needed to assist the county in achieving its goals of greenspace conservation.

The Cherokee County Greenspace Program specifically identified the need to preserve greenspace near heavily developed residential areas in the vicinity of Brick Mill Falls and between Canton and Holly Springs for parks or neighborhood buffers. The funding for the Governor's Greenspace Program was cut in August 2005, so Cherokee County has set a new goal of acquiring 25 acres of passive open space per year. Prior to the dissolution of the Governor's Greenspace Program, the County acquired 1,245 acres of passive open space in the unincorporated part of the County.

CHAPTER A-5 – TRANSPORTATION

Introduction

The City of Holly Springs has a total land area of 3.2 square miles, and is located approximately 35 miles northwest of Atlanta in Cherokee County. Holly Springs is bordered by the cities of Canton to the north, Woodstock to the south, Sixes and Towne Lake to the west, and Hickory Flat to the east. The City has convenient access to the local and regional transportation system, including major thoroughfares and local roadways, State Routes 5 and 92, and Interstate 575. The major thoroughfares running through Holly Springs include Hickory Road, Sixes Road, Old SR 5, and Holly Street. Other transportation modes include rail lines and proximity to the Cherokee County Airport, located northeast of Canton near Interstate 575.

The following transportation element presents an assessment of the existing conditions and the transportation system in Holly Springs. An assessment of the City's population, including where residents live and work, is a key component in evaluating the City's transportation needs. Population groups vary in their preferred routes and modes of transportation, and therefore provide insight into the City's transportation infrastructure and system needs. Demographic and travel characteristics are followed by a discussion of the City's transportation system.

Demographics Background

The U.S. Census Bureau collects data that is helpful in the assessment of the potential transportation needs and area travel patterns in Holly Springs. In addition to the city's travel information, an evaluation of the transportation system characteristics of Cherokee County is also valuable to the planning of Holly Springs' transportation system.

In 2000, Holly Springs had a population of 3,195, making up approximately 2.3% of Cherokee County's total population (141,903). In 2004, it is estimated that the City had a population of 4,699 persons, and projections estimate a 2006 population of 5,222. The 2004 and 2006 Holly Springs population estimates each predict that the

City will make up 2.7% of Cherokee County's population. The Cherokee County draft comprehensive plan predicts an annual growth rate in Holly Springs of 5.4%.

Table A.5.1 compares population and age group information, as well as the percent of persons below the poverty line and the number of households without vehicles for Holly Springs, Cherokee County, and the State of Georgia. Only 1.7 percent of households in Holly Springs do not have vehicles, which means that more households in the City own or lease cars than in both Cherokee County (2.9% without vehicles) and the State (8.3% without vehicles). There is also a lower percent of people below the poverty line in Holly Springs (1.3%), as compared with the County (5.3%) and the State (13%), which effects a household's ability to have vehicles. The percent of persons in households between the ages of 15 and 19 in Holly Springs (6.2%) is roughly the same as the County (6.4%) and State (7.3%) percentages. However, the City has a smaller population of elderly (5%) than the County (6.6%) and the State (9.6%). The two age groups presented in the table (15–19 and 65+) are significant to transportation planning in the City and the County, as these are transit-supportive markets.

Table A.5.1. Demographic Characteristics Comparison, Income and Age, 2000

	Total		Percent			
	Population	Households	Persons below poverty	Persons Age 65+	Persons Age 15-19	Households without Vehicles
Holly Springs	3,195	1,092	1.3%	5.0%	6.2%	1.7%
Cherokee County	141,903	49,562	5.3%	6.6%	6.4%	2.9%
Georgia	8,186,453	3,006,369	13.0%	9.6%	7.3%	8.3%

Source: U.S. Census Bureau, 2000

Commute Characteristics

Data provided by the U.S. Census Bureau identifies how Holly Springs residents are getting to work. Table A.5.2 shows the commuting characteristics of residents in Holly Springs, Cherokee County, and Georgia. Commuting patterns of residents help to guide transportation improvement investments for Holly Springs in the future. Holly Springs residents are more dependant on automobile transportation to and from work than the County and the State. In 2000, out of the 1,675 commuters (Age 16+) in Holly Springs, 84 percent drove alone to work and 11.2 percent carpooled with others.

The percentage of Holly Springs commuters that drive to work is relatively consistent with the rest of Cherokee County, in which 81.2 percent of commuters drove alone and

11.8 percent carpooled to work. The State of Georgia had slightly lower automobile dependency among commuters, with 77.5 percent of commuters driving to work alone and more commuters riding together to work (14.5%). According to the 2000 U.S. Census, compared with the other cities in Cherokee County and the ARC 10-County Region, more commuters in Holly Springs drove alone to work and fewer commuters carpooled to work than in virtually all of the comparison cities and the surrounding region.

The proportion of persons using public transportation in Holly Springs was higher than the overall proportion of Cherokee County residents using public transportation, but was smaller than the Atlanta Regional Commission (ARC) 10-County Region and the State of Georgia. According to the Census, no commuters walked to work in Holly Springs in 2000, and 1.7 percent of commuters used other modes of transportation to work. These proportions are typical of the figures being compared. A smaller percent of Holly Springs residents (Age 16+) worked at home (1.7%) than in the County overall (4.9%), the State (2.8%), the ARC 10-County Region (3.6%), and in most of the Cherokee County municipalities.

With an average travel time to work of 40 minutes, Holly Springs residents have a longer average commute time to work as compared with the average workers in Georgia (27.7 minutes), Cherokee County (34.4 minutes), and the other cities in Cherokee County.

Table A.5.2. Commute Characteristics, Georgia, 10-County ARC Region, Cherokee Co., 2000

Cherokee County Commute Characteristics, 2000								
Geography	Number of Commuters (Age 16+)	Drove Alone	Car-pooled	Public Transportation	Walked	Other	Worked at home	Mean travel time to work (minutes)
Georgia	3,832,803	77.5%	14.5%	2.3%	1.7%	1.1%	2.8%	27.7
ARC 10-County Region	1,733,135	76.4%	13.4%	4.3%	1.3%	1.0%	3.6%	n/a
Cherokee County	74,075	81.2%	11.8%	0.4%	0.6%	1.1%	4.9%	34.4
Ball Ground	304	83.90%	14.5%	0.0%	0.0%	0.0%	1.6%	35.7
Canton	3,762	67.2%	19.5%	1.2%	1.4%	6.7%	4.0%	26.9
Holly Springs	1,675	84.0%	11.2%	1.4%	0.0%	1.7%	1.7%	40.4
Waleska	276	69.2%	5.8%	0.0%	23.6%	0.7%	0.7%	20.8
Woodstock	5,537	82.0%	12.5%	0.2%	0.2%	0.7%	4.5%	31.7

Source: U.S. Census Bureau, 2000

Table A.5.3 provides a more detailed description of how commuters in Holly Springs, Cherokee County, and Georgia get to work. It includes the number of persons in the carpool for those that ride in carpools, as well as the form of public transportation that riders are using.

Table A.5.3. Means of Transportation to Work, Holly Springs, Cherokee Co., Georgia, 2000

Means of Transportation	Holly Springs		Cherokee County		Georgia	
	Number	Percent	Number	Percent	Number	Percent
Workers 16 and over	1,675	100	74,075	100	3,832,803	100
Car, truck, or van	1,594	95.2	68,871	93	3,525,972	92
Drove alone	1,407	84	60,125	81.2	2,968,910	77.5
Carpooled	187	11.2	8,746	11.8	557,062	14.5
In 2-person carpool	146	8.7	6,447	8.7	406,954	10.6
In 3-person carpool	41	2.4	1,246	1.7	87,725	2.3
In 4-person carpool	0	0	514	0.7	34,505	0.9
In 5- or 6-person carpool	0	0	391	0.5	18,718	0.5
In 7-or-more-person carpool	0	0	148	0.2	9,160	0.2
Workers per car, truck, or van	1.07	(X)	1.08	(X)	1.1	(X)
Public transportation	24	1.4	303	0.4	90,030	2.3
Bus or trolley bus	13	0.8	231	0.3	59,355	1.5
Streetcar or trolley car	0	0	0	0	843	0
Subway or elevated	0	0	18	0	20,116	0.5
Railroad	0	0	21	0	1,762	0
Ferryboat	11	0.7	19	0	382	0
Taxicab	0	0	14	0	7,572	0.2
Motorcycle	8	0.5	89	0.1	3,055	0.1
Bicycle	0	0	20	0	5,588	0.1
Walked	0	0	443	0.6	65,776	1.7
Other means	21	1.3	733	1	33,396	0.9
Worked at home	28	1.7	3,616	4.9	108,986	2.8

Source: U.S. Census Bureau, 2000

Table A.5.4 provides a more detailed comparison of travel times to work for Holly Springs, Cherokee County, and the State. It takes more Holly Springs commuters between 45 and 59 minutes to get to work (21.5%) than any other amount of time; the second highest category is commuters who spend 60 to 89 minutes getting to work (17.4%). It takes the majority of Cherokee County residents (58.3%) less than 35 minutes to get to work, and it takes the majority of Georgia residents (54.9%) under 25 minutes to get to work.

Table A.5.4. Travel Time to Work, Georgia, Cherokee County, Holly Springs, 2000

Subject	Georgia		Cherokee County		Holly Springs	
	Number	Percent	Number	Percent	Number	Percent
Workers who did not work at home	3,723,817	100	70,459	100	1,647	100
Less than 10 minutes	427,849	11.5	5,566	7.9	61	3.7
10 to 14 minutes	511,628	13.7	5,897	8.4	157	9.5
15 to 19 minutes	583,820	15.7	7,653	10.9	129	7.8
20 to 24 minutes	519,875	14	7,846	11.1	171	10.4
25 to 29 minutes	209,374	5.6	3,629	5.2	41	2.5
30 to 34 minutes	535,531	14.4	10,454	14.8	225	13.7
35 to 44 minutes	240,988	6.5	6,299	8.9	135	8.2
45 to 59 minutes	347,610	9.3	11,593	16.5	354	21.5
60 to 89 minutes	234,588	6.3	9,029	12.8	287	17.4
90 or more minutes	112,554	3	2,493	3.5	87	5.3
Mean travel time to work (minutes)	27.7	(X)	34.4	(X)	40.4	(X)

Source: U.S. Census Bureau, 2000

Table A.5.5 shows the percent of Holly Springs residents that work in the city and outside of the city. The vast majority of residents that work (16 and over) do not work in Holly Springs (96%). According to the U.S. Census Bureau, only 67 residents in Holly Springs worked in the City in 2000.

Table A.5.5 Residents Working within Holly Springs, 2000

	Total Workers 16 and Over Living in Holly Springs:	Residents Working in Holly Springs		Residents Working Outside Holly Springs	
		Number	Percent	Number	Percent
Holly Springs, GA	1,675	67	4.0%	1,608	96.0%

Source: U.S. Census Bureau, 2000

As shown in Table A.5.6, almost 34% of Holly Springs residents (workers age 16 and over) work in Cherokee County, and nearly all of residents work in Georgia. This indicates that approximately 66 percent of Holly Springs residents commute outside of the county for work, which corresponds to the long average travel time to work for Holly Springs residents, shown in Table A.5.5 above.

Table A.5.6 Place of Work, Holly Springs, Cherokee County, Georgia, 2000

	Total Workers 16 and Over	Worked in county of residence	Percent that work in county of residence	Worked in state of residence:	Percent that work in state of residence
Holly Springs	1,675	564	33.7%	1,665	99.4%
Cherokee County	74,075	26,239	35.4%	73,294	98.9%
Georgia	3,832,803	2,240,758	58.5%	3,737,030	97.5%

Source: U.S. Census Bureau, 2000

Road Network

Roadways in Holly Springs includes local roads, a number of major thoroughfares, State Highways 5 and 92, and Interstate 575. Interstate 575 (I-575) runs in a north-south direction along the western edge of Holly Springs. I-575 branches off from Interstate 75 in Kennesaw, and links much of Atlanta to the North Georgia mountains. The main local corridor in the City is Holly Springs Parkway, which connects the City with the rest of the region via I-575. Holly Springs Parkway intersects with Hickory Street and Holly Street (east-to-west), two of the other main corridors in the City, in the center of the historic downtown. Canton Highway runs in a north-south direction through much of the City, and the internal streets in the City are primarily residential.

Functional Classification

National and State Departments of Transportation categorize roadway systems into a hierarchy of “functional classification.” This system allows for evaluation and analysis of specific road segments within the overall functioning of the road network.

Functional classification systems organize roadways based on accessibility and mobility. There is an inverse relationship between accessibility and mobility in transportation planning. (See Figure A.5.1) At the top of the spectrum, Arterials provide the highest level of mobility due to their high travel speeds. However, these high travel speeds necessitate a restricted system of access points. At the other end of the spectrum, local serving roads provide the highest level of access to land, with numerous curb cuts and driveways. However, local roads must necessarily limit speed and mobility as a result of increased access.

Roadway systems are also classified in terms of urban and rural networks. Urban and rural areas have fundamentally different characteristics as to density and types of land use, density of street and highway networks, nature of travel patterns, and the way in which all these elements are related in the definitions of highway function. Because of the intensity of land use and travel through urban areas, it is more difficult to pinpoint specific travel generation centers. The roadway network throughout Holly Springs is classified as an urban network. (See Figure A.5.2)



Interstate Highways

Interstate highways provide the greatest level of mobility, with access points limited to highway interchanges. Interstate highways are the highest level of principal arterial roadway. The only interstate highway running through Holly Springs is I-575.

Principal Arterials

An arterial is a road that has the primary function of carrying through traffic over relatively long distances between major areas of a county. The principal arterial system serves major activity centers, the highest traffic volume corridors, and the longest trips. For principal arterials, the concept of service to abutting land is subordinate to the provision of travel service to major traffic movements. The only principal arterial in Cherokee County is SR 92, which extends east-west across the southern portion of the county.

Minor Arterials

The minor arterial street system interconnects with and augments the urban principal arterial system. The minor arterial system provides service trips of moderate length and distributes travel to geographic areas smaller than those identified with the principal arterial system. The minor arterial system also provides more emphasis on land access with a somewhat lower level of traffic mobility. Canton Highway serves as a minor arterial street running north-south through the heart of Holly Springs. In addition Hickory Flat Highway, at the extreme northeast corner of Holly Springs, is also classified as a minor arterial.

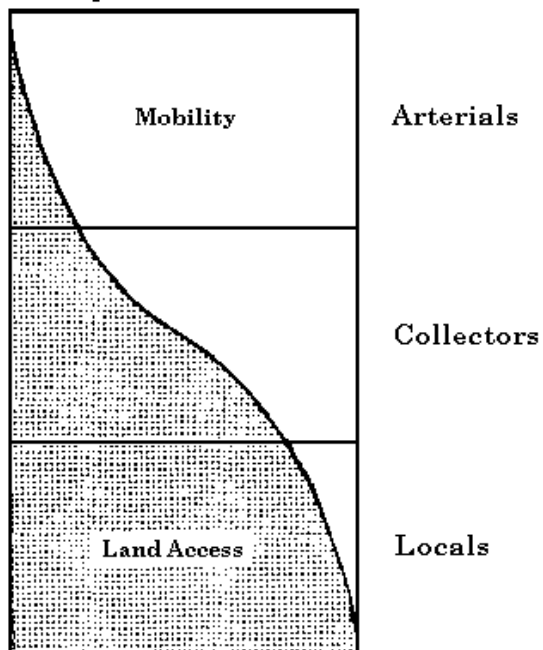
Urban Collectors

The collector street system provides both land access service and traffic circulation within residential neighborhoods, commercial and industrial areas. It differs from the arterial system in that facilities on the collector system may penetrate residential neighborhoods, distributing trips from the arterials through the area to the ultimate destination. Conversely, the collector street also collects traffic from local streets in residential neighborhoods and channels it into the arterial system. Urban collectors within Holly Springs include Hickory Street, Holly Street, Sixes Road, Univeter Road, and Arthur Drive.

Local Streets

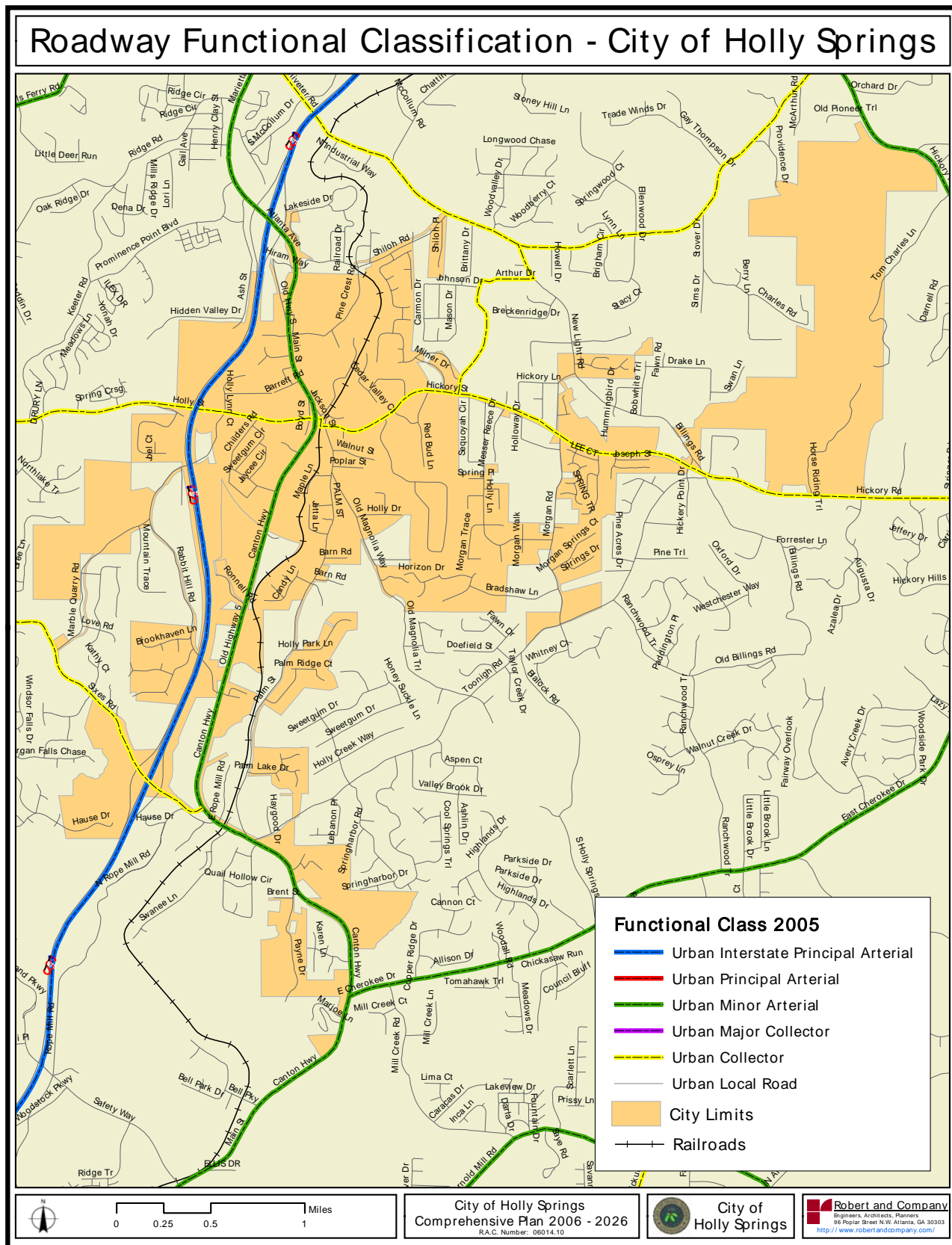
Local streets feed the collector system from low volume residential and commercial areas.

Figure A.5.1 – Functional Classification by Mobility and Accessibility



Source: Federal Highway Administration

Figure A.5.2 - Functional Classification



Jurisdiction

The Georgia Department of Transportation (GDOT) is required to maintain information about the roads in the State. Using information from a 2003 GDOT Road Characteristics (RC) file, Figure A.5.3 displays the jurisdiction of roads within the city's street network. Roadway jurisdiction affects maintenance responsibility as well as planning authority. As shown on the map, the majority of roadways are under city and county jurisdiction. Interstate 575 is the only roadway under State jurisdiction, and is owned and maintained by GDOT.

Bridges

There are eleven (11) bridges within or adjacent to the city limits of Holly Springs. A map of these bridge locations is provided in Figure A.5.4. As of the 2001 Georgia DOT bridge inspection, all bridges within Holly Springs were considered to be in acceptable condition.

Roadway Operational Characteristics / (Same as Capacity?)

Number of Lanes

The number of lanes and traffic signal locations are important in determining the roadway network capacity. GDOT's road characteristics file (2003) provides the data in Figure A.5.5, which shows the number of lanes of the roadways in Holly Springs. The vast majority of roadways in the city have two lanes, with the exception of I-575, which has four lanes and a number of local roads that only have one lane.

Signalization

(See Figure A.5.5)

Figure A.5.3 - Roadway Jurisdiction

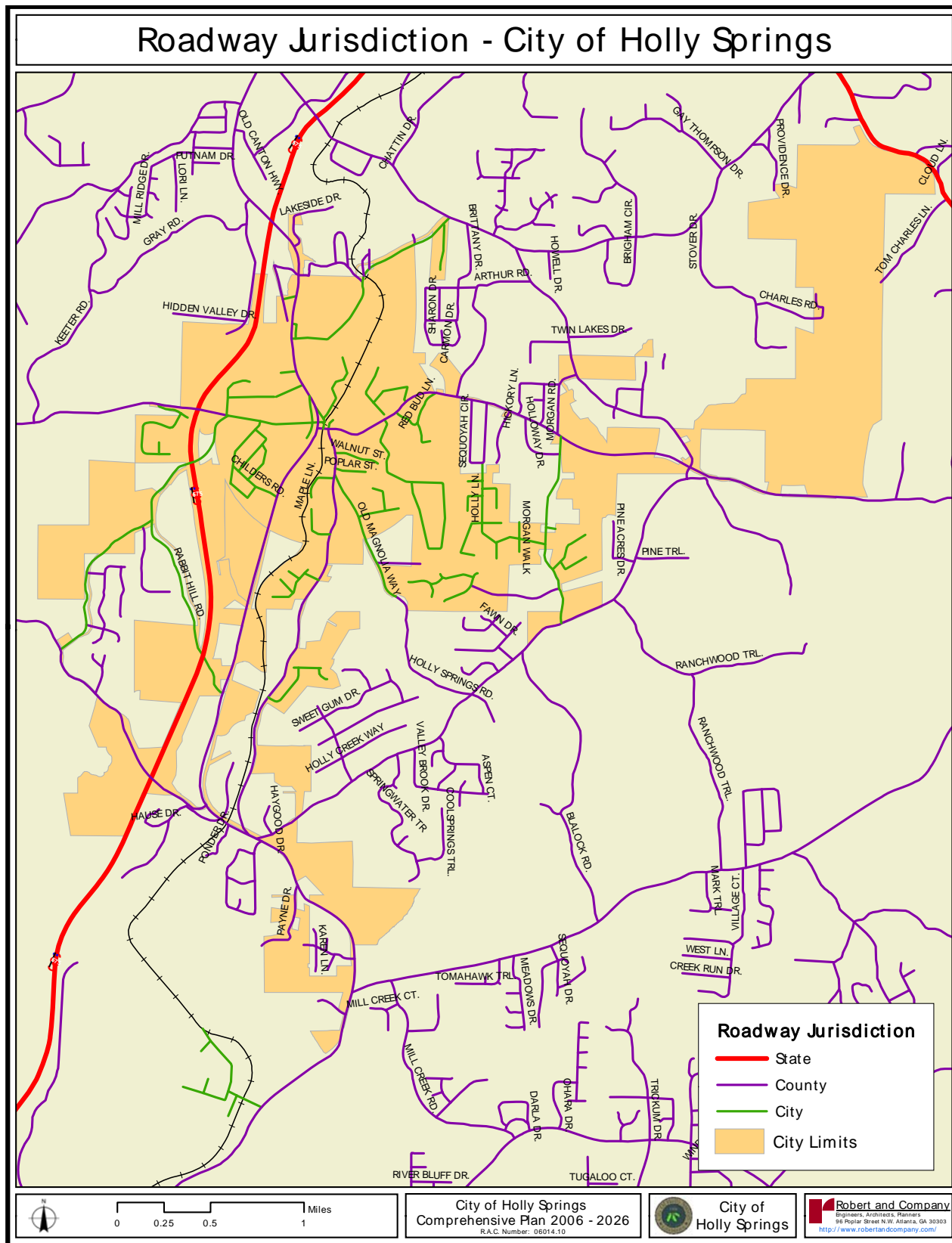
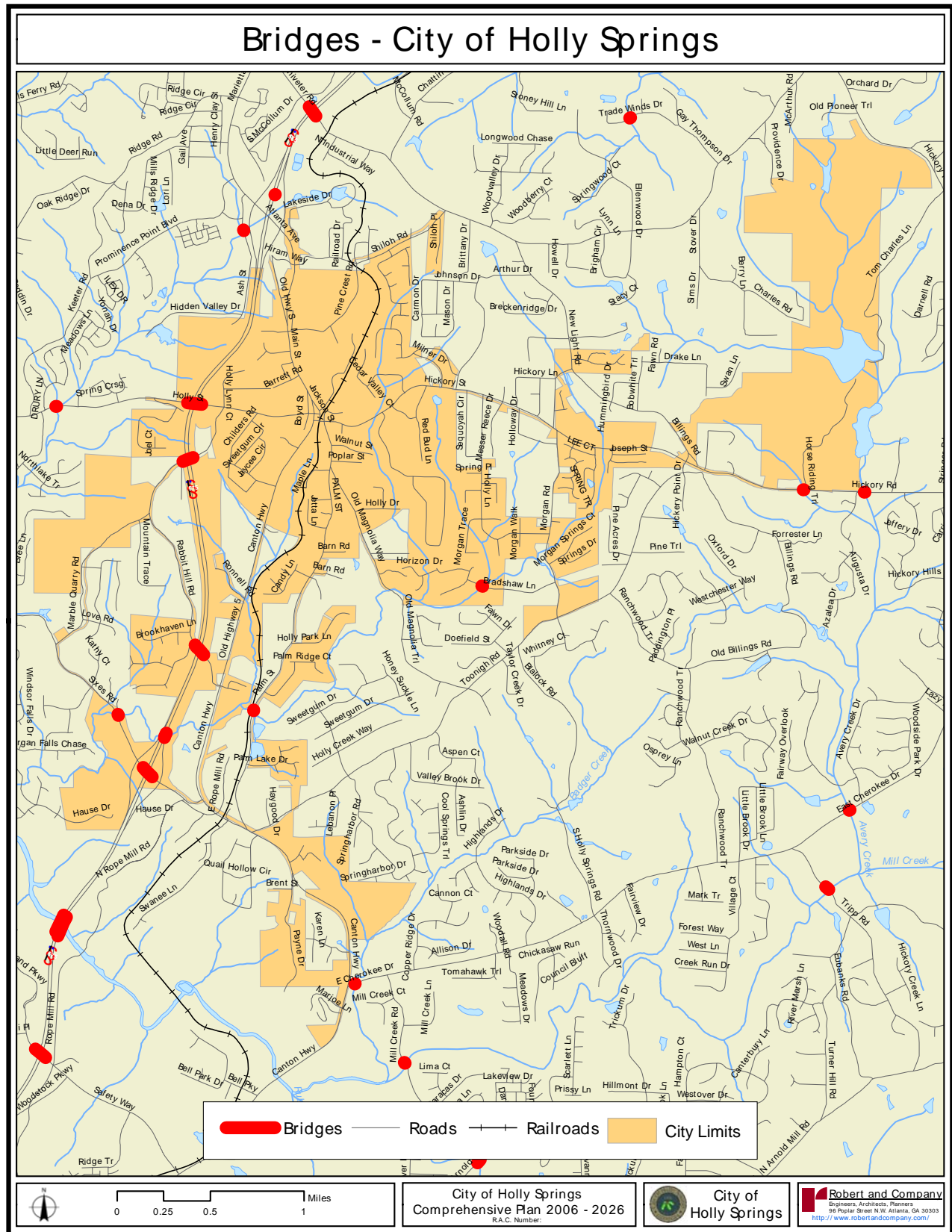


Figure A.5.4 - Bridges



Existing Conditions

Pavement Conditions

The Georgia Department of Transportation (GDOT) maintains a road characteristics file that utilizes the PACES (Pavement Condition Evaluation System) rating system to measure the quality of roadway pavement. PACES rates the roadway by assigning a pavement in perfect condition a maximum value of 100 points and deducting points according to the extent and severity of observed distress. Pavement is rated under the PACES system on a linear scoring system from 10 to 99. The rating ranges are summarized in Table A.5.7.

Table A.5.7– PACES Rating

Rating	Definition	Score
Very Good	No maintenance necessary at present time.	81 to 99
Good	Rideability good, some minor repairs needed.	65 to 80
Fair	Considerable deterioration; needs major repairs or resurfacing in near future.	45 to 64
Poor	Badly deteriorated; needs leveling and resurfacing.	28 to 44
Very Poor	Critical condition; needs immediate attention.	11 to 27

Source: GDOT

Roadways rated below 70 are further evaluated to determine the need for possible resurfacing or replacement by GDOT. However, this maintenance criterion applies only to roadways under state jurisdiction. Maintenance schedules for county and city streets may follow an independent set of standards. Figure A.5.6 displays the PACES rating of the roadway network throughout the City of Holly Springs. The majority of roadways in Holly Springs are rated Fair or Poor (69 points or less) in the city limits.

Traffic Counts

The Georgia Department of Transportation (GDOT) maintains annual average daily traffic (AADT) count information for all counties throughout the state. Count stations are set up along major roadways in order to directly measure the existing volume of traffic. Traffic counts for Holly Springs and surrounding areas as of 2003 are displayed in Figure A.5.8.

Count stations along I-575 registered the highest traffic volume passing through the City of Holly Springs. Average daily traffic at the I-575 count station closest to Downtown Holly Springs registered over 22,000 cars northbound and over 26,000 cars southbound. Table A.5.8 lists historic trends of traffic volume at count stations in Holly Springs. During the five year period between 1998 and 2003, traffic increased substantially in Holly Springs. Traffic volume on I-575 and Marietta Highway both increased by over 30% during this time period.

Table A.5.8 – Historic Traffic Trends

Traffic Station No.	Location Description	1998 AADT	2003 AADT	Total Change	% Change
241	I-575 (N&S) b/w Holly St and Rabbit Hill Rd	36,878	48,660	11,782	32%
18	Marietta Hwy b/w I-575 and Ridge	11,914	15,860	3,946	33%
219	Sixes Rd b/w Falls of Cherokee Dr and I-575	5,500	15,230	9,730	177%
12	Canton Hwy b/w E. Cherokee and E. Rope Mill	8,604	12,480	3,876	45%
16	Main St. b/w Pine Crest and I-575	10,100	11,120	1,020	10%
14	Canton Hwy @ Ronnell Rd	5,500	6,941	1,441	26%

Source: GDOT

Level of Service

The ARC travel demand model is used to determine the future capacity needs for the Atlanta region, and has projected the Future Levels of Service (LOS) that can be expected on the roadways for 2010, 2020 and 2030. The daily volume-to-capacity ratio or level of service to be expected on that roadway is one of the measures used to predict future capacity needs in the region. LOS are identified by corresponding alphabet letters that indicate whether a road's traffic volume has reached its capacity. A volume-to-capacity ratio (V/C) of less than 1.0 indicates that the road can remain at capacity, even with increased traffic volume. A V/C ratio of 1.0 indicates that the road is at capacity, and will be defined as less than acceptable if the amount of traffic on the roadway increases. A V/C ratio greater than 1.0 means that the roads volume exceeds its capacity to handle the amount of traffic, and therefore has an unacceptable LOS.

Roadway Congestion maps are included for the years 2005, 2010, 2020, and 2030 in Figures A.5.8 through A.5.11. The 2001 Highway Capacity Manual provides the following LOS guidelines:

Table A.5.9 Level of Service Guidelines, 2001

LOS	Conditions
A,B,C	Traffic can move relatively freely.
D	Vehicle speeds beginning to decline slightly due to increasing flows. Speed and freedom of movement are severely restricted.
E	Traffic volumes are at or close to capacity, resulting in serious delays.
F	Breakdown in vehicular flow. Flow rate exceeds roadway capacity. Describes traffic downstream from the bottleneck of breakdown.

Congestion levels are identified by LOS. The LOS criteria used to determine congestion levels on roadway segments is the following for Holly Springs:

Table A.5.10 – Congestion Levels and Level of Service

LOS	Volume-to-Capacity Ratio
A,B,C	Less than 0.7
D	0.70 to 1.00
E	1.0 to 1.25
F	Over 1.25

Areas with higher congestion in Holly Springs in 2005 were concentrated on state routes and I-575. In 2005 (Figure A.5.8), I-575 through Holly Springs was identified as having low congestion (LOS D) in the northbound lanes and no congestion (LOS A-C) in the southbound lanes, with no congestion on the access ramps. Sixes Road/Old Highway 5, Hickory Road, and Holly Springs Street, major corridors through the city, were all identified as having no congestion.

Future Level of Service

In 2010, both directions of traffic on I-575 through Holly Springs are projected to have low congestion (LOS D), and are predicted to continue having no congestion on Hickory Road and Holly Springs Street, and the majority of Sixes Road/Old Highway 5 through the city. By 2020, traffic is projected to increase in the area, specifically to low

congestion on part of Old Highway 5, and on a segment of Canton (See Figure A.5.10). Moderate congestion (LOS E) is projected for the segment of Hickory Road to the east of the railroad tracks. By 2030, the southbound lanes of I-575 through the city are expected to be reduced to no congestion again, as capacity improvements are anticipated for the roadway.

Connectivity

There are a few identifiable areas of concern with a lack of connectivity in Holly Springs. Most of the city's issues with connectivity pertain to pedestrian and vehicular accessibility in and around Downtown Holly Springs.

The railroad runs in a north-south direction through the City and splits through the center of the historic downtown area. Although the railroad has been significant to the development of the town, it now presents connectivity issues for both vehicular and pedestrian traffic. Only a few trains pass through the town daily, but the tracks themselves present an obstruction to downtown connectivity because they split the core area. There is only one location in this central area to cross the tracks, located at the intersection of Holly Springs Parkway and Holly Street/Hickory Springs Road. This hinders the opportunity for a pedestrian-friendly environment, and is inconvenient for bicycles and automobile travel.

Lack of a defined grid system in the downtown area also hinders pedestrian and bicycle connectivity. Additionally, there are few pedestrian and bicycle facilities in the downtown area. The sidewalk network is limited and bicycle lanes do not exist.

Roadway Operational Characteristics - Holly Springs

Total Lanes

- No Data Available
- 1
- 2
- 3
- 4

City Limits

City of Holly Springs
Comprehensive Plan 2006 - 2026

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Figure A.5.6 - Roadway Conditions

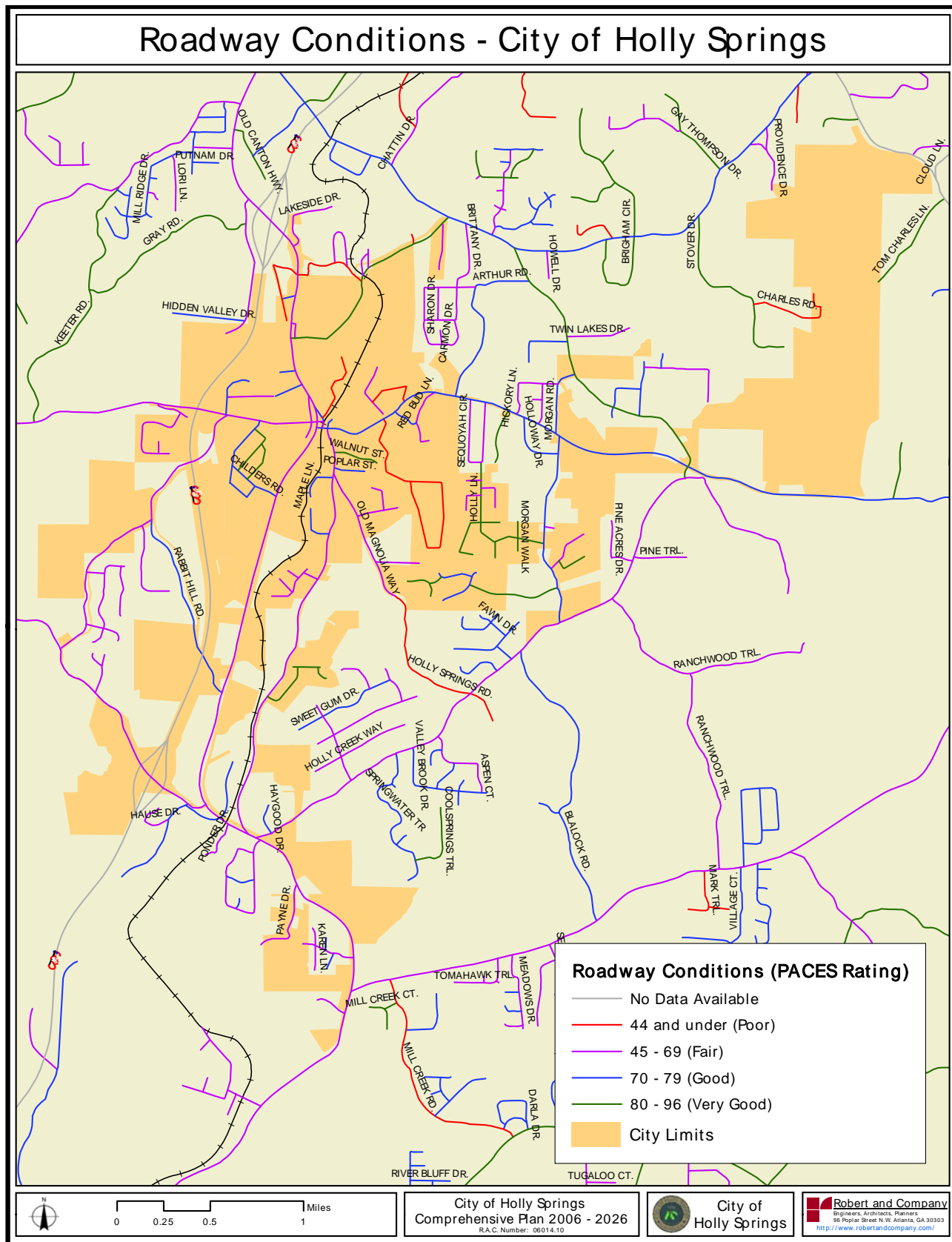


Figure A.5.7 - Annual Average Daily Traffic

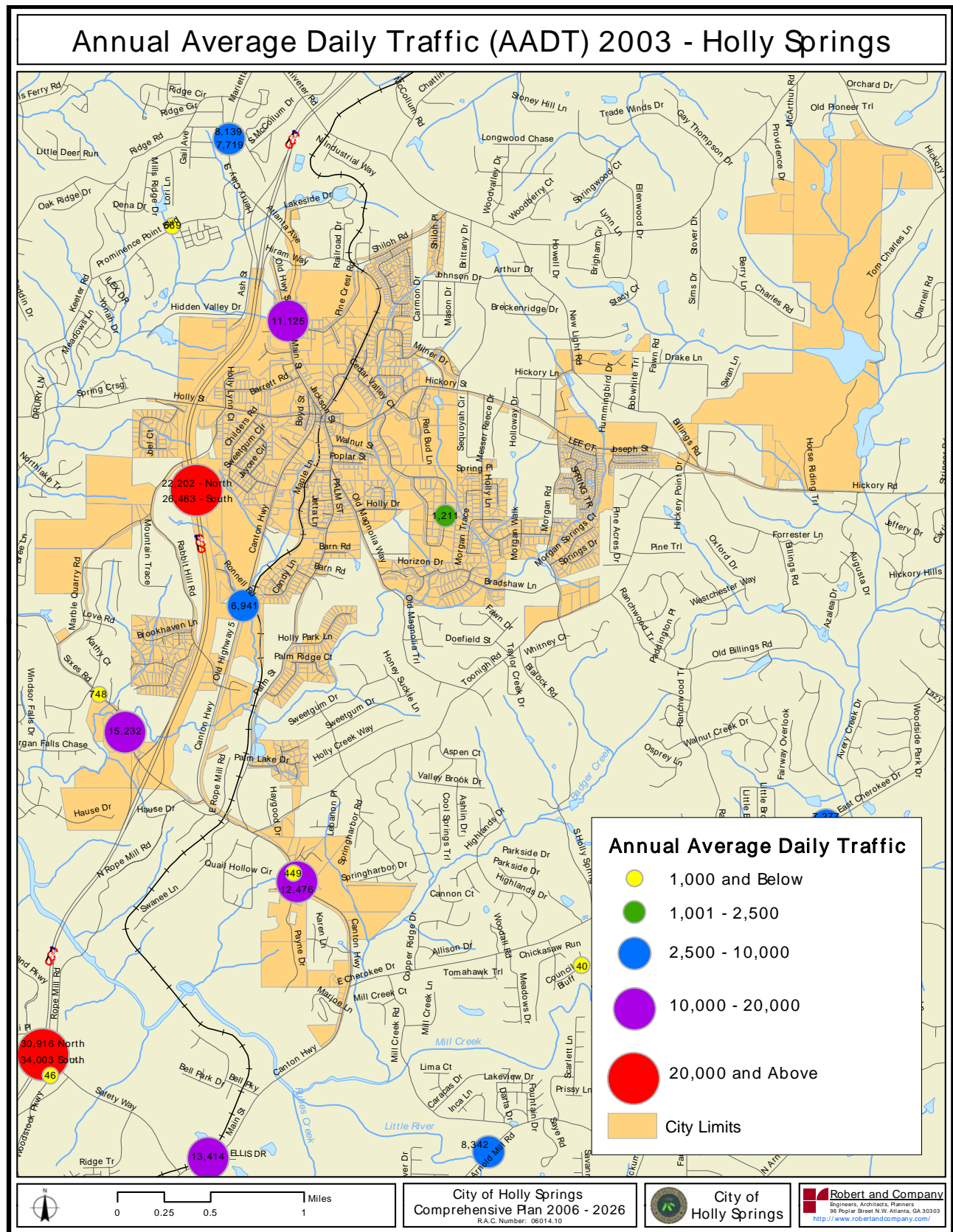


Figure A.5.8 - Roadway Congestion 2005

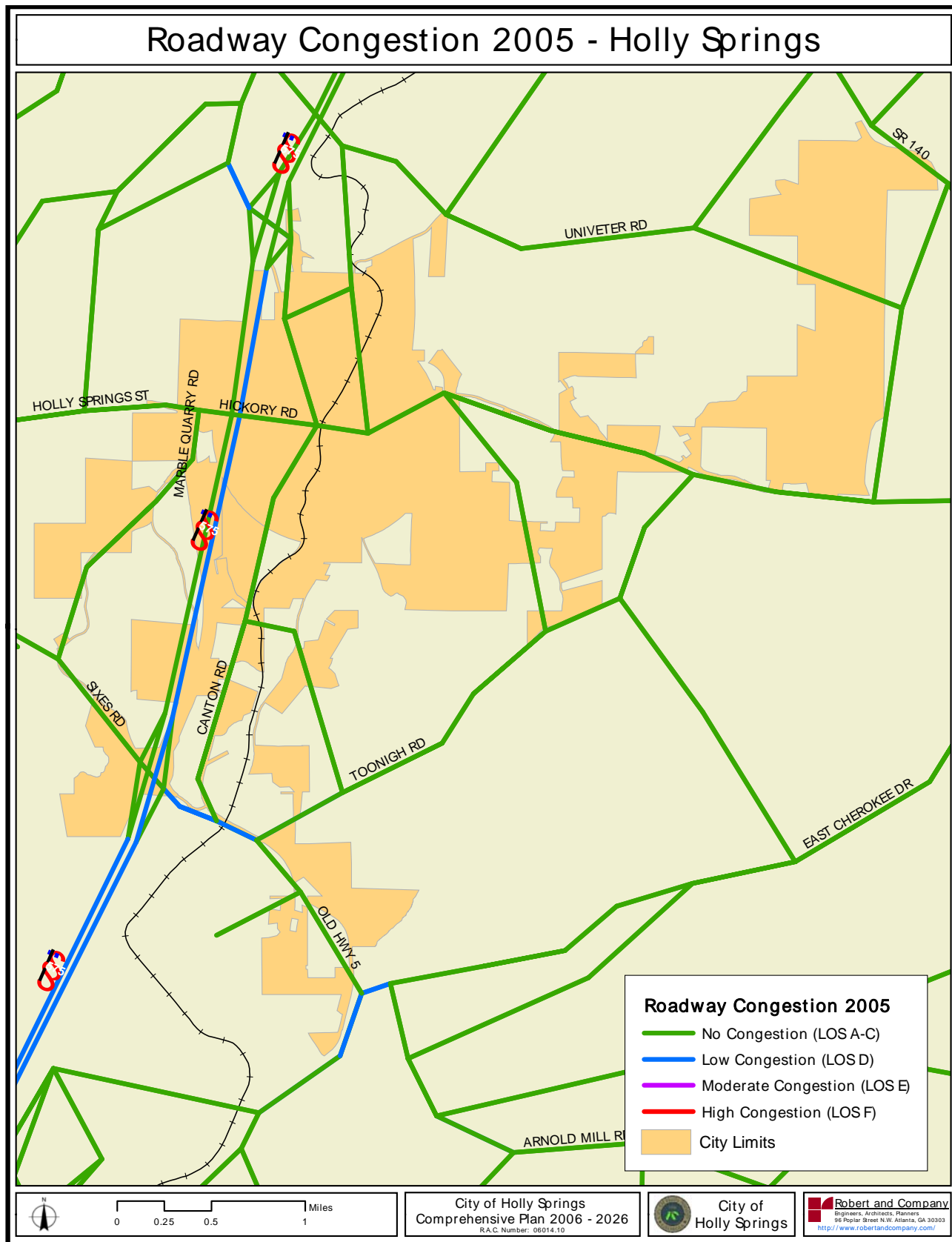


Figure A.5.9 - Projected Roadway Congestion 2010

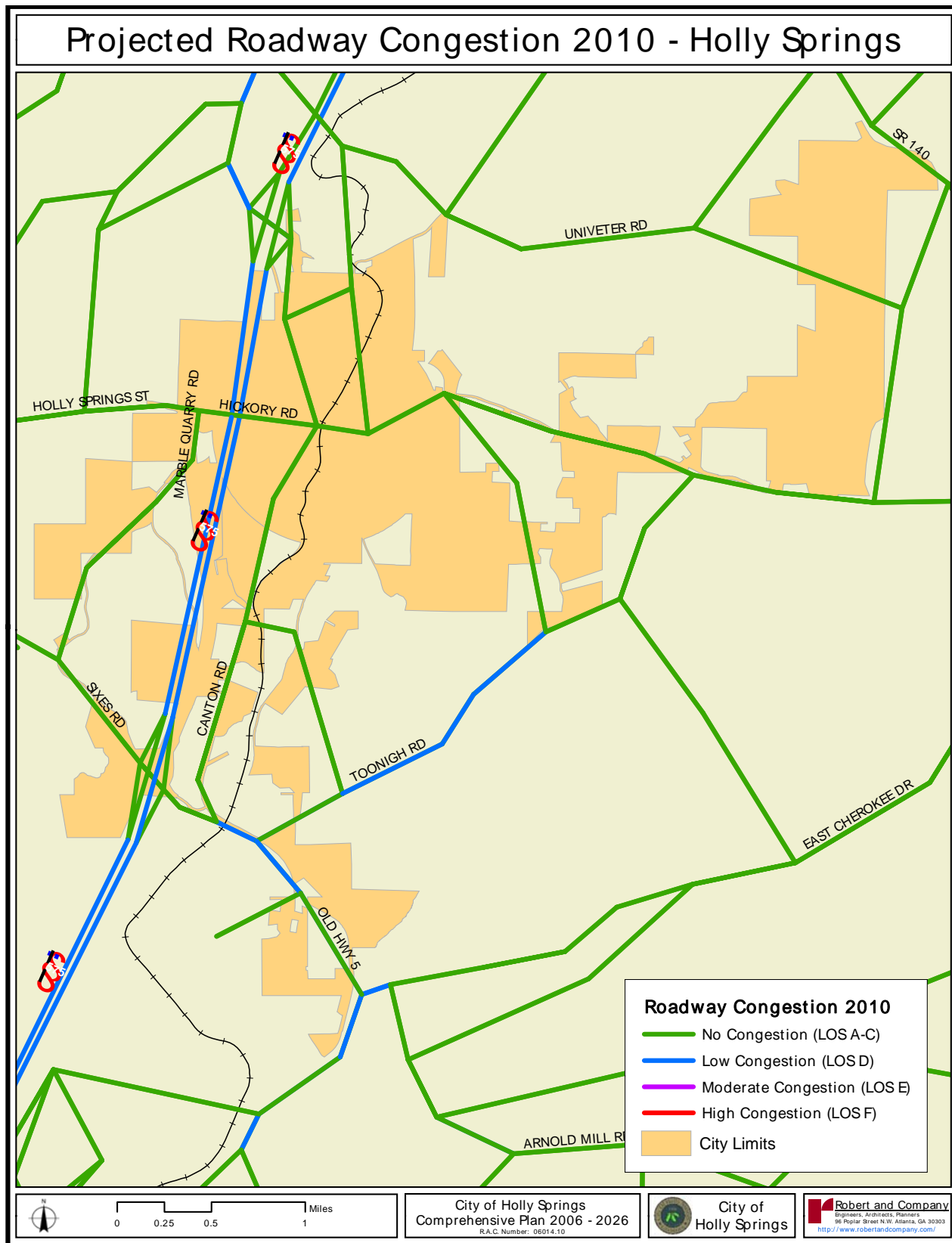


Figure A.5.10 - Projected Roadway Congestion 2020

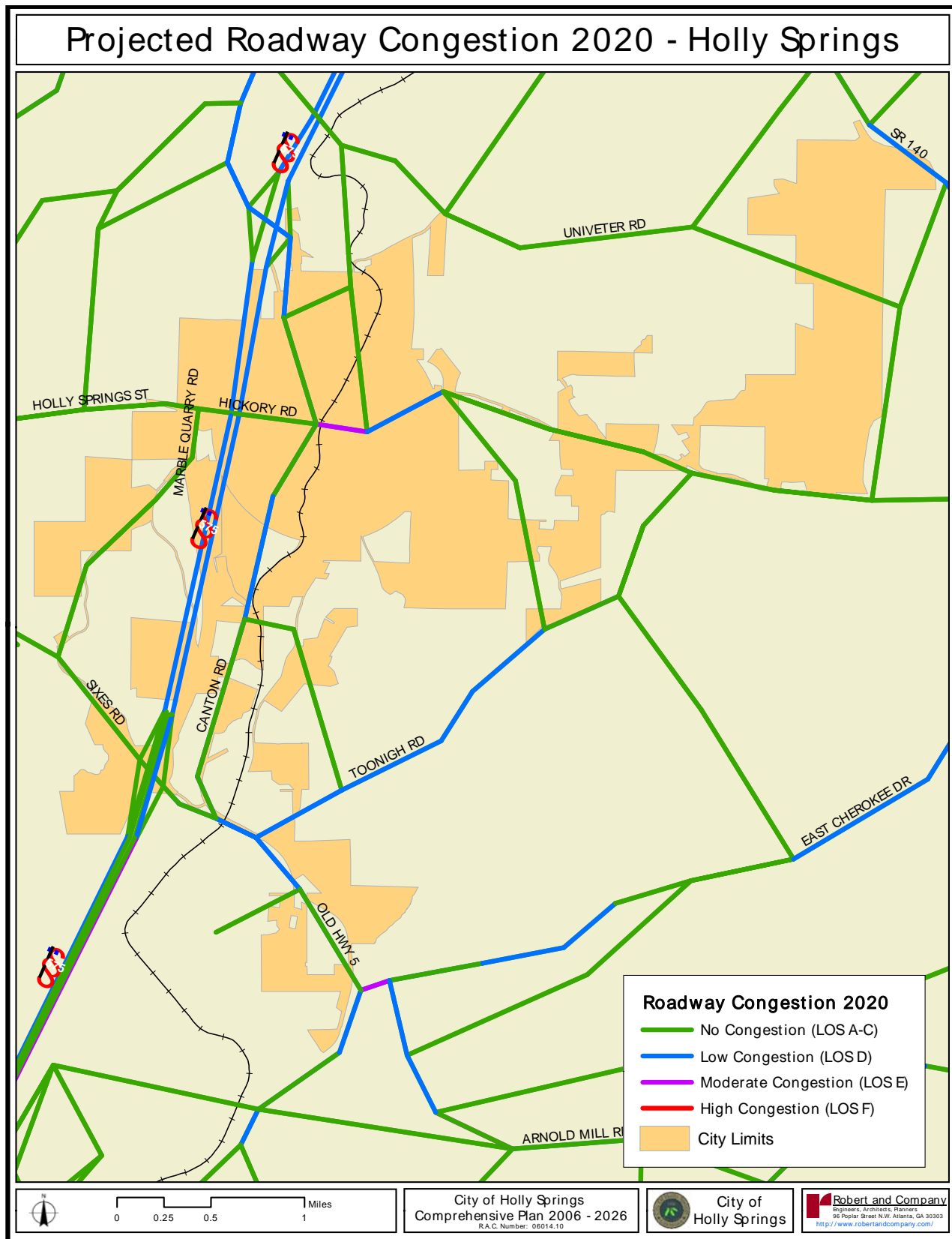
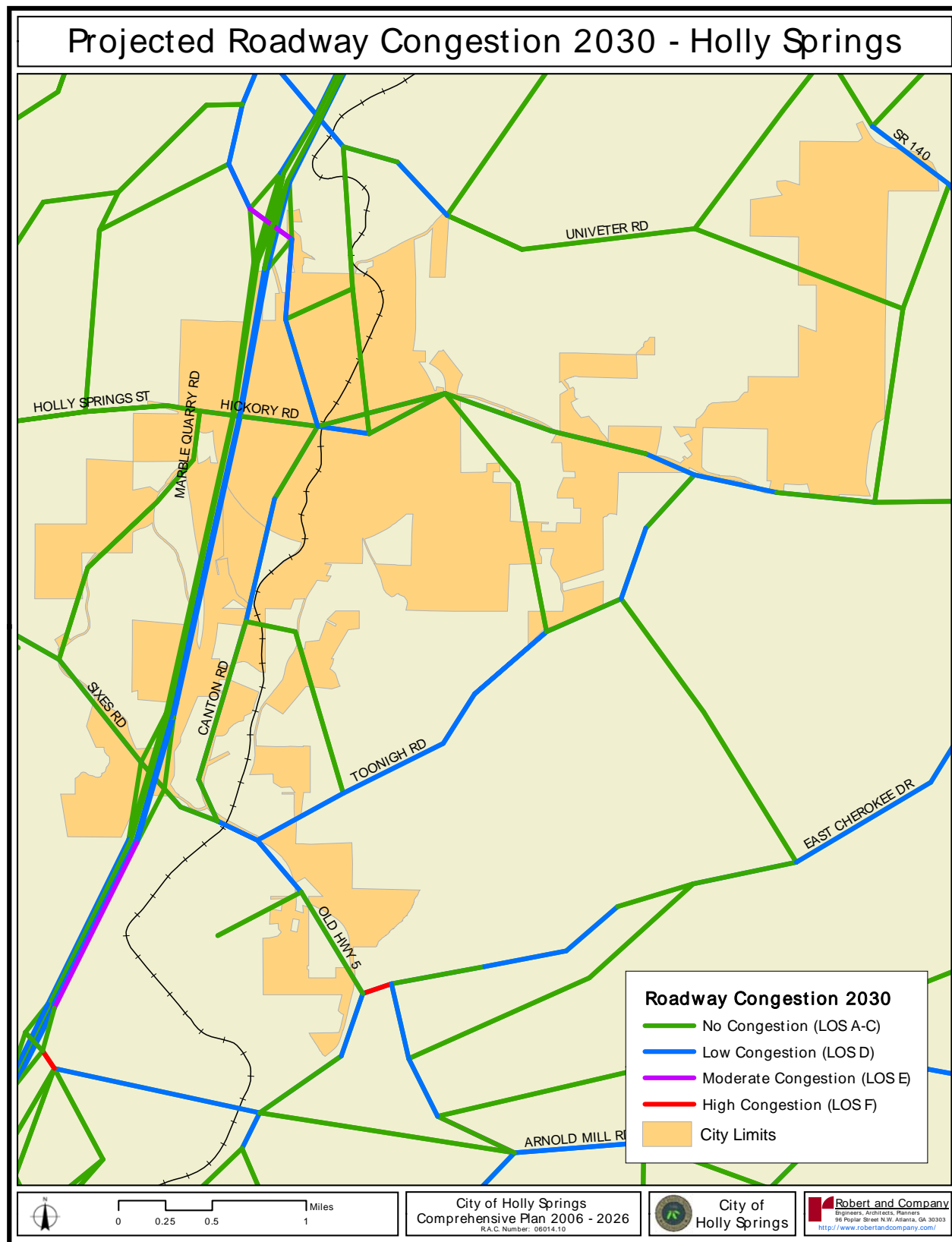


Figure A.5.11 - Projected Roadway Congestion 2030



Vehicle Crashes

Crash data from the Georgia Department of Transportation is included in Figure A.4.12. The map shows the frequency of crashes and crashes with fatalities for 2004. Between 2000 and 2004 there was an average of 135 crashes per year within the City of Holly Springs. Of these accidents, there was an average of 36 injuries per year and one fatality. This figure does not include crashes occurring along the portion of I-575 that passes through Holly Springs.

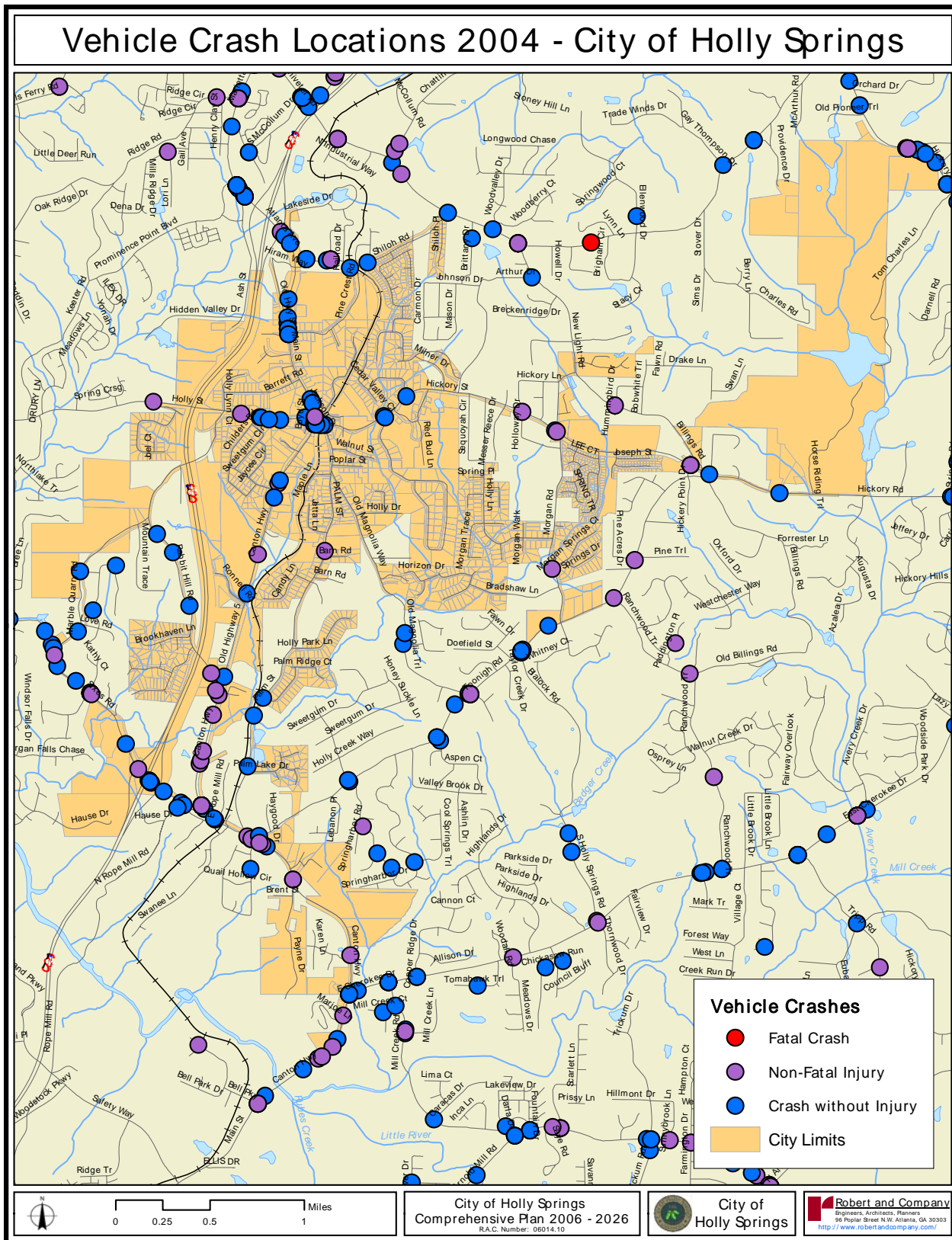
Table A.5.11 – Vehicle Crashes in Holly Springs 2000 – 2004

Year	Vehicle Crashes*	Non-Fatal Injuries	Fatalities
2000	170	52	0
2001	101	21	0
2002	116	31	1
2003	133	27	0
2004	156	48	0

Source: Atlanta Regional Commission, GDOT

*Excludes Interstate I-575

Figure A.5.12 - Vehicle Crashes 2004



Alternate Transportation Modes

Public Transportation

Mountain Area Transportation System (MATS)

The Mountain Area Transportation System serves Cherokee County and provides curb-to-curb and shared-ride van service on a fixed-route/demand schedule during weekday business hours and individual service to during other hours. The county contracts with the North Georgia Community Action Agency to provide this public transportation option. The service is provided to the general public, including social service agencies, senior centers, and to other destinations for daily errands and activities (e.g. day care, medical, banks, shopping).

Cherokee Area Transportation System

The Cherokee Area Transportation System (CATS) is a van pool that provides commuters with an option to carpool with others in a CATS-provided van for a monthly fee. Fees vary based on distance and the number of riders in each vanpool. A private operator, VPSI Commuter Van Pools, provides the vans, along with maintenance, insurance, and backup services.

There are no MARTA stations or carpooling lots in Holly Springs. There is one GDOT Park and Ride lot in Cherokee County in Canton, located at SR 5 at Etowah River with 173 spaces.

Transit Facilities

No longer an active train station, the Holly Springs Train Depot has been renovated and converted into a Community Center. The Georgia Northeastern Railroad still operates trains through the city, and also passes through Woodstock, Canton and Ball Ground. The City of Holly Springs has no public at-grade railroad crossings.

Pedestrian and Bicycle Facilities

Well-planned pedestrian and bicycle facilities are key elements to a successful community transportation network. Communities benefit from a pedestrian and bicycle-friendly environment, which allows greater accessibility for more members of the community, as well as alternative modes of transportation to residential and commercial areas in the city. Holly Springs would benefit from a planned pedestrian or

bicycle connection between residential areas and the town center. Currently the environment is not conducive to pedestrian or bicycle activity.

Characteristics of a pedestrian-friendly environment include sidewalks, crosswalks, pedestrian traffic signals, and compact development patterns. Figure A.5.13 is a map of pedestrian facilities in Holly Springs in 2003, with information provided by GDOT's 2003 Road Characteristics (RC) file. Overall, the city has a limited pedestrian network due to lack of sidewalk connectivity. Recently, a sidewalk was constructed along a segment of Hickory Road, near the newly renovated Holly Springs Depot / Community Center.



There are no dedicated bicycle facilities in the City of Holly Springs. In 2003, the ARC conducted a study of bicycle suitability in the Atlanta region, which ranks roads according to “best conditions for bicycling,” “medium conditions for bicycling,” and “difficult conditions for bicycling.” (See Figure A.5.14) Bicycle suitability ratings were based on factors such as traffic counts, posted speed limits, lane and shoulder width, percent truck traffic, and functional class designation. Each of these factors were given a weighted score. Most of the roads in Holly Springs are designated as medium conditions or difficult conditions for bicycling. Hickory Road, Holly Street, and Toonigh Road are among the roadways that were identified as having medium conditions for bicycling. Holly Springs Parkway, East Cherokee Drive and Hickory Flat Highway were included in the roads that were identified as having difficult conditions for bicycling. No roadways in Holly Springs were identified as having the best conditions for bicycling.

Parking

There is a shortage of parking in the historic downtown area. There are public parking lots at Holly Springs City Hall, on Jackson Street, and on Palm Street. There are private parking lots at churches and businesses downtown. Underutilized and vacant parcels often function as surface parking lots near the downtown area, but are insufficient for the parking needs in the community.

Pedestrian Facilities - City of Holly Springs

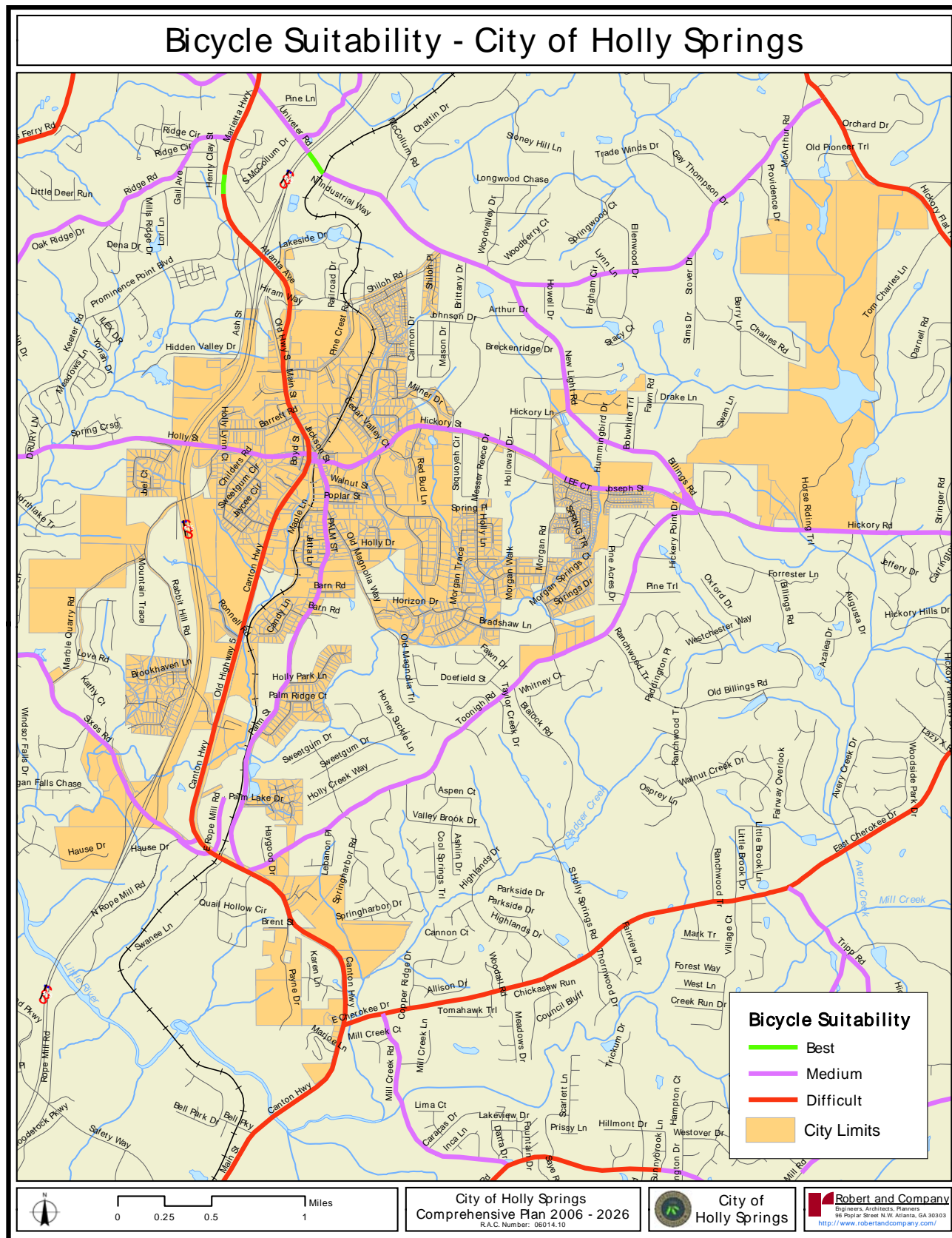
This map illustrates the pedestrian facilities within the City of Holly Springs. It features a network of roads shown as thin black lines and sidewalks highlighted in purple. The city's limits are indicated by orange-shaded areas. A legend in the bottom right corner identifies these symbols: Roads (black line), Sidewalks (purple line), and City Limits (orange area). A scale bar at the bottom left shows distances from 0 to 1 mile. The map includes numerous street names such as Keeter Rd., Mill Ridge Dr., Putnam Dr., Old Canton Hwy., Lakeside Dr., Chastin Dr., Brigham Cir., Gray Thompson Dr., Providence Dr., Cloud Ln., Tom Charles Ln., Charles Rd., Stover Dr., Stover Dr., Twin Lakes Dr., Howell Dr., Arthur Rd., Sharon Dr., Britany Dr., Morgan Rd., Holloway Dr., Morgan Walk, Fine Acres Dr., Ranchwood Trl., Ballock Rd., Fawn Dr., Holly Springs Rd., Sweet Gum Dr., Valley Brook Dr., Springwater Tr, Aspen Ct., Fool Springs Trl., Mill Creek Ct., Tomahawk Trl., Meadows Dr., Trickum Dr., Daria Dr., Chapa Dr., Tugalo Ct., River Bluff Dr., Payne Dr., Hangoo Dr., Kasey Ln., West Ln., Village Ct., Mark Trl., and Creeks Run Dr. Three red 'X' marks are placed along Rabbit Hill Rd., Old Canton Hwy., and US Highway 67.

Roads
Sidewalks
City Limits

City of Holly Springs
Comprehensive Plan 2006 - 2026
R.A.C. Number: 06014.10

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Figure A.5.14 - Bicycle Suitability 2003



Railroads, Trucking, Port Facilities, and Airports

Railroad

The Georgia Northeastern Railroad runs through the center of the city in a north–south direction and intersects with several major roadways, including Hickory Street and Holly Street.

Holly Springs developed around the L&N (Louisville & Nashville) Railroad Line, which was positioned to run through the town given its proximity to the marble quarry located nearby. CSX bought the L&N Railroad Company in 1983 and used the line through 1987, when the part of the rail line that runs through Holly Springs was sold to investors in Tennessee. The investors named it the Georgia Northeastern Railroad, which still operates as a short line freight railroad from Marietta, Georgia to the City of Blue Ridge, Georgia. It primarily transports timber, grain, poultry, and marble products. The railroad tracks through the city are still in operation; however few trains still travel through the City. The Blue Ridge Scenic Railway, a subsidiary of Georgia Northeastern Railroad, runs tours for certain months of the year from the Toccoa River to McCaysville.

The rail line and the rail depot, located on Hickory Street between Main Street and Palm Road, were both responsible for much of the community’s initial growth in the early twentieth century. Industries and business built up around the rail line and the depot, making it the center of the surrounding commercial activity. The depot, which has been renovated and functions as a community center, served as a station for passenger and freight trains until 1959, and was then used as the City Hall from the 1970s to the early 1990s.

Trucking

Figure A.5.15 shows the only defined freight line through the city, located along the I–575 corridor through Holly Springs. The source of this information is GDOT’s 2003 RC File. Holly Springs Parkway links the industrial parks located in the city to I–575, which generates a significant volume of truck traffic through the city and the downtown. I–575 is traveled by over 20,000 vehicles daily and borders the western edge of the city. As explained in the Current Studies and Projects section of this plan, the ARC’s 2030 long–range Regional Transportation Plan projects include the construction of an

industrial connector from Holly Springs Parkway to Hickory Road with the intent to divert truck traffic away from the downtown area and reduce congestion in the area.

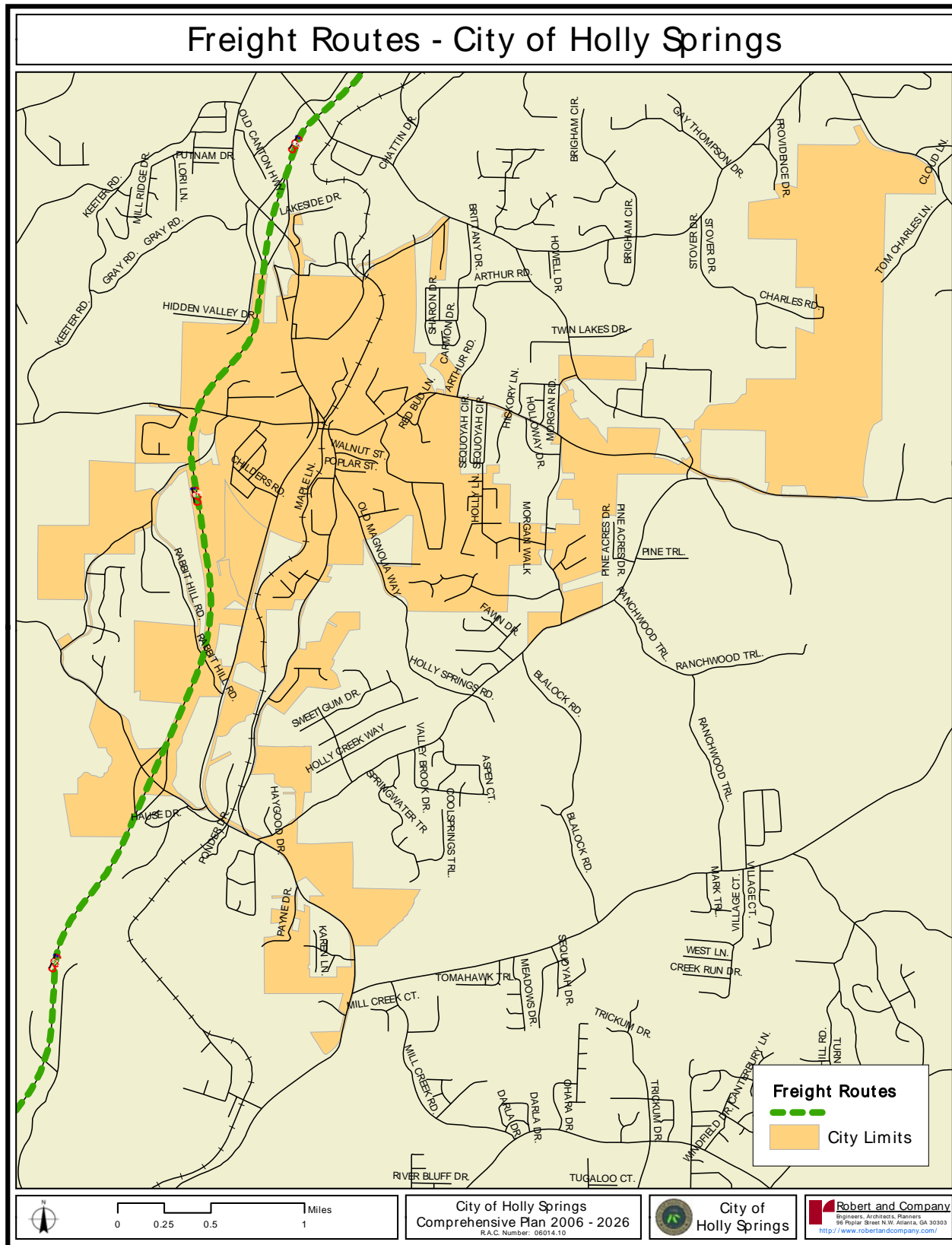
Port Facilities

There are no port facilities in the City of Holly Springs.

Airports

There are no airports in the City of Holly Springs; however, the Cherokee County Airport is located 7 miles northeast of Canton, near Interstate 575. This municipal airport is open to the public, and primarily serves local operations. An increase in airport use is projected, and designation as a “reliever airport” for the Atlanta region is expected, which would necessitate airport expansion and improvements. By 2012, the based aircraft at the Cherokee County Airport are expected to increase to 79 (from 47 in 1992) with 33,000 total flight operations. The Airport Authority is in phase two of a three-part redevelopment of the airport. This includes the evaluation of a linkage to the short line rail system that runs parallel to I-575 and includes Holly Springs.

Figure A.5.15 - Freight Routes



Current Studies and Projects

Transportation Improvement Projects

The Atlanta Regional Commission, the federally designated Metropolitan Planning Organization for Atlanta and the surrounding eighteen counties, has identified existing and future capacity needs for Cherokee County through the Mobility 2030 Regional Transportation Plan. This long-range plan, with a planning horizon through the year 2030, develops region-wide projects such as bridges, bicycle paths, sidewalks, transit services, new and upgraded roadways, safety improvements, transportation demand management initiatives and emission reduction strategies. Figure A.5.15 shows a map with the locations of the projects identified by the ARC for Holly Springs. A Transportation Improvement Program (TIP) is developed annually based on the long-range RTP.

As Figure A.5.16 (ARC 2030 RTP) and Table A.5.12 shows, a project to upgrade the roadway operations on Old SR 5 (Holly Springs Parkway) at the intersection of Hickory Street and Holly Street is planned and the network year for this project is 2025 (Project CH-205). A bridge widening from two lanes to four lanes is planned for the juncture of Sixes Road and I-575. The network year for this project is 2015. Also shown in Figure A.5.15, there is a roadway capacity expansion planned for Industrial Drive from the Holly Springs extension, down to Hickory Road (Project CH-215). An improvement to roadway operations and the reconstruction of intersections along SR 5 (Canton Highway) through the southern portion of Holly Springs from the Holly Springs city limits to the Woodstock city limits is planned as well (CH-181).

Long range future plans also call for the addition of High Occupancy Vehicle (HOV) lanes on I-575 for the entire length of highway that runs through Holly Springs. This project will be conducted in multiple phases. The HOV lanes through Holly Springs are included in the phase of the project that includes a two-lane HOV expansion from Sixes Road to SR 20 in Cherokee County (Project AR-H-006). A complete list of the ARC's long-range projects in Holly Springs through the year 2030 is included in Table A.5.12.

Table A.5.12 – ARC Planned Projects – 2030 Regional Transportation Plan (RTP)

ARC Project No.	Project Type	Location	Status	Project Description
AR-917	Roadway Capacity	Multi-Jurisdictional	Long Range	I-575 from I-75 North to SR 5 Business
AR-H-005	HOV Lanes	Multi-Jurisdictional	Programmed	I-575 HOV lanes from I-75 North in Cobb County to Sixes Rd. in Cherokee County
AR-H-006	HOV Lanes	Cherokee County	Programmed	I-575 HOV lanes from Sixes Rd. to SR 20
CH-010D	Roadway Capacity	Cherokee County	Long Range	Bells Ferry Road from North of Sixes Rd. to SR 20
CH-140D2	Roadway Capacity	Cherokee County	Programmed	SR 140 Hickory Flat Rd. from I-575 to E. Cherokee Dr.
CH-181	Roadway Operations	Cherokee County	Long Range	Reconstruct intersections along Old SR 5 from Holly Springs city limits to Woodstock city limits
CH-215	Roadway Capacity	Cherokee County	Long Range	Industrial Drive extension from Holly Springs Extension to Hickory Rd.
CH-189	Bridge Capacity	Cherokee County	Programmed	Sixes Rd. at I-575
CH-205	Roadway Operations	Cherokee County	Programmed	Old SR 5 (Holly Springs Pkwy) at Hickory St. / Holly St.

Figure A.5.16 - ARC 2030 RTP Projects

