

**City of Holly Springs
City Council Meeting Minutes
September 5, 2024**

Elected Officials Present: Mayor Steven Miller, Mayor Pro Tem Michael Roy Zenchuk II, Councilwoman Dee Phillips, and Councilman Kevin Moore.

Elected Officials Not Present: Councilman Kyle Whitaker and Councilman Jeff Wilbur.

Staff Present: Alicia Argo from the City Attorney's Office, City Manager Robert H. Logan, City Clerk/Human Resources Director Karen Norred, Assistant City Clerk/Records Manager Lou Stewart, Finance Director Denise Lamazares, Community Development Director Nancy Moon, Chief Building Official Jon Page, IT/Facilities Manager Ron Carter, Permit Tech MaryBeth Latham, Community Development Coordinator Tracey Chambers, Chief Tommy Keheley, Deputy Chief Greg Clyburn, Captain Casey Barton, Lieutenant Naveed Babar, Sergeant Michael J. Adams, Sergeant Mike Sheehan, Corporal Brandon Boyce, Officer Michael Stearnes, Officer Billy Greer, Officer Nicholas Hoskins, Officer Eric Bastress, Officer Carson Warner, Officer Dustin Miller.

I. CALL TO ORDER

Mayor Miller called the City Council Meeting to order.

II. PLEDGE OF ALLEGIANCE

Mayor Miller led the Pledge of Allegiance.

III. INVOCATION

Mayor Pro Tem Zenchuk gave the invocation.

IV. PRESENTATIONS

A. Yard of the Month - Kjell and Anne T. Hestvedt

B. Employee Recognitions - Five Years of Service
MaryBeth Latham
Officer Dustin Miller

Mayor Pro Tem Zenchuk informed everyone that this was Community Helper Appreciation Week, and Ms. Zenchuk's class at St. Michael the Archangel Preschool wanted to make something for the Holly Springs Police Officers. Mayor Pro Tem Zenchuk read the card which said, "High fives for all you do. Thanks for protecting us. Thanks, Love the Bunny Class."

V. PUBLIC COMMENTS

Ms. Ursula Cox spoke concerning traffic issues with the proposed development on Arthur Drive.

Mr. Roger McIver spoke concerning changing roadway lighting to dark sky compliant lights and the buffer for the proposed development on Arthur Drive.

Mr. Dick Hall spoke concerning the buffer for the proposed development on Arthur Drive and construction traffic on Peardon Court.

Ms. Karen Kaplan requested that construction traffic be prohibited on Peardon Court and spoke concerning the number of houses for the proposed development on Arthur Drive.

Mr. Jimmy Payne from the Cherokee Association of Realtors spoke concerning the proposed Dominion project being a good option for seniors.

Ms. Shannon Wymer spoke concerning the traffic issues and the lower property tax base for senior housing with the proposed development on Arthur Drive.

Ms. Marishell Mulvihill requested City Council to lower the number of homes for the proposed project on Arthur Drive and voiced concerns about the traffic study.

VI. CONSENT AGENDA

- A. August 5, 2024 City Council Meeting and Public Hearing minutes.
- B. August 19, 2024 City Council Meeting and Public Hearing minutes.

Mayor Pro Tem Zenchuk made a motion to approve the consent agenda.
Councilman Moore seconded the motion. Motion carried. Yes 3, No 0, Abstained 0.

VII. OLD BUSINESS

VIII. NEW BUSINESS

- A. MA-04-2024, applicant, Dominion Development and Acquisitions, requests rezoning of 10.07 +/- acres located off of Holly Springs Parkway, Holly Springs, GA, tax parcels 009, 011, 012 and 013 of tax plat 93N20, from GC, General Commercial, to HDMFR, High Density Multi-Family Residential.

Mayor Pro Tem Zenchuk made a motion to approve Item A with staff stipulations. Councilman Moore seconded the motion. Motion failed due to an affirmative vote of a majority of the entire council. Yes 2, No 1, Abstained 0. Councilwoman Dee Phillips voted no.

Mayor Pro Tem Zenchuk made a motion to defer Item A to the next City Council meeting on September 23rd. Councilman Moore seconded the motion. Motion carried. Yes 3, No 0, Abstained 0.

- B. A-01-2024, applicant, EC New Vision Georgia, LLC, requests annexation of 23.12 +/- acres located off of Arthur Drive, Cherokee County, GA, tax parcel 288 of tax plat 15N14 and tax parcels 119 and 124 of tax plat 15N20.

- C. MA-01-2024, applicant, EC New Vision of Georgia, LLC, requests rezoning of 23.12 +/- acres located off of Arthur Drive, Holly Springs GA, tax parcel 288 of tax plat 15N14 and tax parcels 119 and 124 of tax plat 15N20, from R-40, Single Family Residential Estate (County), to TND, Traditional Neighborhood Development (City).

Mayor Pro Tem Zenchuk made a motion to approve Item B and C with staff stipulations, including revisions to stipulations number seven (7) and sixteen (16), and to add stipulation number seventeen (17). Councilman Moore seconded the motion. Motion carried. Yes 3, No 0, Abstained 0.

MA-01-2024 Arthur Drive-Additional/Revised Stipulations:

Revise #7 as follows:

7. The lot frontage may be reduced to forty-five (45) feet for Lot 50 as shown on site plan, entitled, "Arthur Drive" and dated August 19, 2024.

Revise #16 to add Peardon Court as follow:

16. All construction and employee vehicles and equipment shall be parked, and otherwise located, on the property during development of infrastructure and construction of residences and shall not be parked on or along Arthur Drive or Peardon Court. No construction traffic shall be permitted on Peardon Court. There will be no stacking of vehicles along any roadway waiting for entry onto the property.

Add stipulation #17 that was also recommended by Planning Commission.

17. Owner/Developer shall install the following traffic improvements subject to approval of the City Engineer and County Engineer: a left-turn lane on Hickory Road at the intersection of Arthur Drive, a right-turn lane on Hickory Road at the intersection of Arthur Drive, and a deceleration lane at the entrance to the development.

- D. A-03-2024, applicant, PR Land Investments, LLC, requests annexation of 5.54 +/- acres located off of Old Pioneer Trail, Cherokee County, GA, tax parcel 196 of tax plat 15N19.
- E. MA-05-2024, applicant, PR Land Investments, LLC, requests rezoning of 28.24 +/- acres located off of Old Pioneer Trail, Holly Springs, GA, tax parcels 196, 197, 198, 199, 200, 200A, 201, 202, 203, 223, and 226 of tax plat 15N19, from R-40, Single Family Residential Estate (County) and TND, Traditional Neighborhood Development (City), to TND, Traditional Neighborhood Development (City).

Councilman Moore made a motion to approve Items D and E with staff stipulations. Mayor Pro Tem Zenchuk seconded the motion. Motion carried. Yes 3, No 0, Abstained 0.

- F. Change order #1 from Ohmshiv Construction, LLC for the Holly Springs Parkway @ Fox Creek Dr. Intersection Improvements and Sidewalk Project (RFB # 2024-03) in an amount not to exceed \$21,500 and an additional one (1) week time extension.

Mayor Pro Tem Zenchuk made a motion to approve Item F. Councilwoman Phillips seconded the motion. Motion carried. Yes 3, No 0, Abstained 0.

- G. Resolution to open SPLOST VI checking account at South State Bank.

Councilwoman Phillips made a motion to approve Item G. Mayor Pro Tem Zenchuk seconded the motion. Motion carried. Yes 3, No 0, Abstained 0.

- H. Resolution to close SPLOST V checking account at South State Bank.

Mayor Pro Tem Zenchuk made a motion to approve Item H. Councilman Moore seconded the motion. Motion carried. Yes 3, No 0, Abstained 0.

IX. REPORTS

- A. Monthly Departmental Reports

Mayor Miller congratulated Chief Keheley on Holly Springs being designated as the safest city in Georgia.

X. ADJOURNMENT

Mayor Pro Tem Zenchuk made a motion to adjourn the meeting and move into executive session for the purpose of personnel. Councilwoman Phillips seconded the motion. Motion carried. Yes 3, No 0, Abstained 0.

XI. EXECUTIVE SESSION

- A. Personnel

Respectfully submitted.


Steven W. Miller, Mayor

Attest:



Karen Norred, City Clerk
(Seal)

