



City Council Meeting

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy. Holly Springs, GA 30115
Monday, January 6, 2025 | 6:30 PM

Ryan P. Shirley, Mayor

Michael Roy Zenchuk II, Mayor Pro Tem, Ward 3

Kyle Whitaker, Ward 1 | Dee Phillips, Ward 2 | Kevin Moore, Ward 4 | Jeff Wilbur, Ward 5

AGENDA

I. OATH OF OFFICE FOR NEWLY ELECTED OFFICIALS

II. CALL TO ORDER

III. PLEDGE OF ALLEGIANCE

"Veterans of U.S. military services may proudly salute the flag while not in uniform based on a change in the governing law on 25 July 2007."

IV. INVOCATION

V. PRESENTATIONS

- A. Employee Recognition - Fifteen Years of Service
Nancy Moon

VI. PUBLIC COMMENTS

VII. CONSENT AGENDA

- A. December 16, 2024 City Council Meeting minutes

VIII. OLD BUSINESS

IX. NEW BUSINESS

- A. **A-05-2024**, applicant, James Thomas, requests annexation of 4.7 +/- acres located off of Hickory Road, Cherokee County, GA, tax parcel 051A of tax plat 15N26.
- B. **MA-06-2024**, applicant, James Thomas, requests rezoning of 4.7 +/- acres located off of Hickory Road, Holly Springs, GA, tax parcel 051A of tax plat 15N26, from AG, Agricultural (County), to GC, General Commercial (City) with staff stipulations as outlined in MA-06-2024.

- C. **CUP-04-2024**, applicant, Tejas Patel, requests a conditional use permit for a convenience store with gasoline pumps for property located off of Holly Springs Parkway, Holly Springs, GA, tax parcel 001 of tax plat 15N14D.
- D. **ORD-9-2024**, text amendment to Article 14: Amendments and Zoning Procedures of the Holly Springs Zoning Ordinance, to amend application procedures and requirements.
- E. Resolution to apply and accept a loan from the Georgia Transportation Infrastructure Bank (GTIB) administered by the State Road and Tollway Authority (SRTA) and authorizing the City Manager to act in all matters pertaining to the City of Holly Springs' participation in the GTIB Loan Program administered by SRTA.
- F. Quote #26241938 from Environmental Systems Research Institute, Inc. for the renewal of the annual maintenance license for ArcGIS software.
- G. Quote from Residential Gas Piping, Inc. for HVAC mechanical systems in the Holly Springs Town Center Parking Deck, in an amount not to exceed \$16,750.
- H. Resolution authorizing the submittal of the Georgia Department of Transportation Local Maintenance and Improvement Grant (LMIG) application for the fiscal year 2025.
- I. Change order #1 from Tru Masonry, LLC for additional turnkey brick on the lower walls and brick wall cap on the Holly Springs Town Center Parking Deck (RFB #2024-08) in an amount not to exceed \$22,002.
- J. Change order #2 from Tru Masonry, LLC for the turnkey concrete block, raising the brick ledge and mortar and grout pipe connections at the drain in the Holly Springs Town Center Parking Deck (RFB #2024-08) in an amount not to exceed \$6,810.
- K. Award the City of Holly Springs - Town Center Landscape Project (RFB #2024-10) to Ashford Gardeners, Inc. in an amount not to exceed \$110,613.50 and authorize the Mayor to execute the agreement between the City of Holly Springs, Georgia and Ashford Gardeners, Inc.
- L. Easement between the City of Holly Springs, Georgia and Georgia Power Company concerning the property at 411 Hickory Road and the easement area to construct the Holly Springs Town Center (Cherokee County) Distribution Line as installed in the approximate location (s) shown on Exhibit A, and to ratify the Mayor's signature.

X. REPORTS

- A. Monthly Departmental Reports

XI. ADJOURNMENT

XII. RECEPTION

- A. Welcome Reception for Newly Elected Officials