

**City of Holly Springs  
City Council Meeting Minutes  
January 6, 2025**

**Elected Officials Present:** Mayor Ryan P. Shirley, Mayor Pro Tem Michael Roy Zenchuk II, Councilman Kevin Moore, Councilwoman Dee Phillips, Councilman Kyle Whitaker, and Councilman Jeff Wilbur.

**Elected Officials Not Present:** None.

**Staff Present:** City Attorney Robert M. Dyer, City Manager Robert H. Logan, Assistant City Manager/City Clerk Karen Norred, Chief Tommy Keheley, Finance Director Denise Lamazares, Community Development Director Nancy Moon, Communications & External Affairs Director Erin Honea, Deputy Chief Greg Clyburn, Captain Casey Barton, Captain Mike Hales, Captain Jeff Lance, IT/Facilities Manager Ron Carter, Community Development Coordinator Tracey Chambers, Sergeant Mike Adams, Sergeant Michael Sheehan, Sergeant Jay Burns, Corporal Davis Snider, Corporal Brandon Boyce, Officer Mike Adams, Officer Dustin Miller, Officer Michael Stearnes, Officer Brandon Cantrell, and Officer Berry Wash.

**I. OATH OF OFFICE FOR NEWLY ELECTED OFFICIALS**

Assistant City Manager/City Clerk Karen Norred administered Oaths of Office to Mayor Ryan P. Shirley, Mayor Pro Tem Michael Roy Zenchuk II, and Councilman Jeff Wilbur.

**II. CALL TO ORDER**

Mayor Shirley called the City Council Meeting to order.

**III. PLEDGE OF ALLEGIANCE**

Mayor Shirley led the Pledge of Allegiance.

**IV. INVOCATION**

Mayor Pro Tem Zenchuk gave the invocation.

**V. PRESENTATIONS**

**A. Employee Recognition**

City Manager Robert H. Logan recognized Community Development Director Nancy Moon for her 15 years of service to the City of Holly Springs.

**VI. PUBLIC COMMENTS**

Mr. Ryan Smith stated his concerns regarding construction issues with the development at 1991 Palm Street.

Mr. Brandon Williams spoke in opposition of case CUP-04-2024 citing that it is inconsistent with the surrounding land uses.

Ms. Alexandra Bennett spoke in opposition of case CUP-04-2024 concerning the gas station portion of the project opposed to only a convenience store.

Ms. Bridget Hanney spoke in opposition of case CUP-04-2024 citing walkability and future land use.

Ms. Nancy Martin spoke in opposition of case CUP-04-2024 citing that it is inconsistent with surrounding land uses and stated concerns of potential environmental issues.

## **VII. CONSENT AGENDA**

A. December 16, 2024 City Council Meeting minutes

Mayor Pro Tem Zenchuk made a motion to approve the consent agenda. Councilwoman Phillips seconded the motion. Councilman Wilbur opposed. Motion carried. Yes 4, No 1, Abstained 0.

## **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.

Mayor Pro Tem Zenchuk II made a motion to approve. Councilman Whitaker seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

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.

Mayor Pro Tem Zenchuk made a motion to approve. Councilman Whitaker seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

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.

Mayor Pro Tem Zenchuk made a motion to deny. Councilman Wilbur seconded the motion.

Mike Bray spoke on behalf of the applicant.

Mayor Pro Tem Zenchuk withdrew his motion.

Mayor Pro Tem Zenchuk made a motion to deny. Councilman Wilbur seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- 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.

Councilman Moore made a motion to approve. Mayor Pro Tem Zenchuk seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- 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.

Councilwoman Phillips made a motion to approve. Councilman Moore seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- F. Quote #26241938 from Environmental Systems Research Institute, Inc. for the renewal of the annual maintenance license for ArcGIS software.

Councilwoman Phillips made a motion to approve. Councilman Wilbur seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- 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.

Mayor Pro Tem Zenchuk made a motion to approve. Councilman Moore seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- H. Resolution authorizing the submittal of the Georgia Department of Transportation Local Maintenance and Improvement Grant (LMIG) application for the fiscal year 2025.

Councilman Moore made a motion to approve. Councilman Wilbur seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- 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.

Mayor Pro Tem Zenchuk made a motion to approve. Councilwoman Phillips seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- 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.

Councilwoman Phillips made a motion to approve. Councilman Moore seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- 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.

Councilwoman Phillips made a motion to approve. Councilman Moore seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- 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.

Councilwoman Phillips made a motion to approve. Councilman Moore seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

## **X. REPORTS**

### **A. Monthly Departmental Reports**

Mayor Pro Tem Zenchuk welcomed Mayor Shirley.

Mayor Shirley thanked his family and City staff for their support.

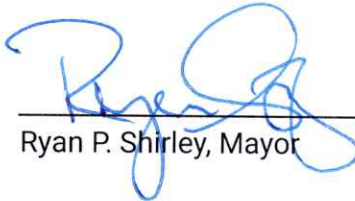
## **XI. ADJOURNMENT**

Mayor Pro Tem Zenchuk made a motion to adjourn the meeting. Councilman Moore seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

## **XII. RECEPTION**

### **A. Welcome Reception for Newly Elected Officials**

Respectfully submitted.

  
\_\_\_\_\_  
Ryan P. Shirley, Mayor

Attest:

  
\_\_\_\_\_

Karen Norred, City Clerk  
(Seal)

