



City Council Meeting

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy. Holly Springs, GA 30115
Monday, July 7, 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. CALL TO ORDER

II. 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."

III. INVOCATION

IV. PRESENTATIONS

- A. Recognition of Promotion
Corporal Riley Landry

V. PUBLIC COMMENTS

VI. OLD BUSINESS

VII. CONSENT AGENDA

- A. June 19, 2025 City Council Meeting minutes

VIII. NEW BUSINESS

- A. **MA-04-2025**, applicant, Idletown Development, Inc., requests an amendment to the stipulations of rezoning case MA-07-2020 for 15.72 +/- acres located off of Palm Street, Holly Springs, GA, tax parcels 094 and 095 of tax plat 15N15 and tax parcel 082A of tax plat 15N15A.
- B. **CUP-01-2025**, applicant requests a conditional use permit for a CBD and/or Tobacco Specialty Store for property located at 2271 Holly Springs Pkwy, Suite 105, Holly Springs, GA, tax parcel 026A of tax plat 15N14C.
- C. **ORD-4-2025**, amendment to the Holly Springs Zoning Ordinance, Article 2: Interpretations and Definitions to amend definitions and Article 5: District Uses and

Regulations to amend permitted uses and conditional uses.

- D. Resolution for the City of Holly Springs Mayor and City Council to appoint a Member to the Cherokee County Library Board of Trustees.
- E. Seventh Amendment of Workforce Innovation and Opportunity Act (WIOA) Contract (WD2210.7) between the City of Holly Springs, Georgia and the Atlanta Regional Commission (ARC).
- F. Statement of Work Quote #Q-103183-1 for the implementation of the NextRequest Standard Plan, between CivicPlus, LLC and the City of Holly Springs, Georgia, in an amount not to exceed \$6,704.35.
- G. Amendment to the job description for the Assistant City Clerk of the City of Holly Springs, Georgia.
- H. Create a job description for the Records Manager of the City of Holly Springs, Georgia.
- I. Quote #1092 dated June 24, 2025, from NeSmith Electric, Inc., for performing electrical installation and repairs located at 220 Stringer Road, Canton, GA 30115, in an amount not to exceed \$5,200.00 and to ratify the City Manager's signature.
- J. Proposal dated June 25, 2025, from Green Heating & Cooling, Inc., for installing a new HVAC system in the Public Safety building located at 3235 Holly Springs Parkway, Holly Springs, GA 30115, in an amount not to exceed \$10,300.00 and to ratify the City Manager's signature.
- K. Proposals dated June 23, 2025 and June 20, 2025, from Green Heating & Cooling, Inc., for installing two (2) new HVAC systems in the David Cagle house located at 220 Stringer Road, Holly Springs, GA 30115, in an amount not to exceed \$14,868.00.
- L. Proposal #Q00017927, dated June 26, 2025, from Fire Systems, Inc., for repairing the fire suppression system in the Public Safety building located at 3235 Holly Springs Parkway, Holly Springs, GA 30115, in an amount not to exceed \$3,829.22 and to ratify the City Manager's signature.
- M. Resolution declaring certain property as surplus and authorizing its sale or disposal as described in Exhibit "A".

IX. REPORTS

- A. Monthly Departmental Reports

X. ADJOURNMENT