



City Council Meeting and Public Hearing

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy. Holly Springs, GA 30115
Monday, August 4, 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. Employee Service Recognition - Fifteen Years
Denise Lamazares
- B. Employee Service Recognition - Five Years
Detective Annie Maryska
- C. Northside Hospital - Cherokee Update
Billy Hayes, CEO

V. PUBLIC HEARING/OPEN

- A. 2025 Proposed Millage Rate

VI. PUBLIC HEARING/CLOSE

VII. PUBLIC COMMENTS

VIII. CONSENT AGENDA

- A. July 21, 2025 City Council Meeting minutes

IX. OLD BUSINESS

X. NEW BUSINESS

- A. **MA-05-2025**, applicant, EBC Pinecrest, LLC, requests rezoning of 5.45 +/- acres located off of Pine Crest Road, Holly Springs, GA, tax parcels 019, 022 and 022A of tax plat 15N14C, from GC, General Commercial, and R-20, Single Family Residential, to TND, Traditional Neighborhood Development.
- B. Recommendation for Cherokee County Zoning Case # 25-08-021 Robert and Mary Stone, tax parcels 15N16 047 and 048, located in unincorporated county on North Rope Mill Road inside the Growth Boundary.
- C. Consider the adoption of a resolution authorizing the execution of various documents related to the issuance of the Urban Redevelopment Agency of the City of Holly Springs, Georgia's revenue bonds, including an intergovernmental contract with the Agency.
- D. Proposal dated July 9, 2025, from Foresite Group, LLC for Professional Design Services to Add Service #6 Town Center Hardscape/Landscape/Electrical/AV Phasing Plans as shown in Exhibit "A", in an amount not to exceed \$15,600.
- E. Easement between D.R. Horton, Inc. (Grantor) and the City of Holly Springs, Georgia (Grantee) for a temporary construction project at the corner of Old Holly Springs Road and Kimberly Place.
- F. Easement between Warren Bailey (Grantor) and the City of Holly Springs, Georgia (Grantee) for a temporary construction project at the corner of Old Holly Springs Road and Kimberly Place.
- G. Estimate #2980 from Stealth Security Services dba Stealth Video for acquiring a new video surveillance system in an amount not to exceed \$6,688.00.
- H. Estimate #2981 from Stealth Security Services dba Stealth Video for acquiring new Cloud Storage Servers for the City's camera systems in an amount not to exceed \$570.00.
- I. Estimate dated May 13, 2025, from Southeast Restoration Group, for performing miscellaneous repair work and painting at the Holly Springs Public Safety building located at 3235 Holly Springs Parkway, Holly Springs, GA 30115, in an amount not to exceed \$6,623.46.
- J. Proposal dated July 2025, from Convergent for performing annual fire alarm inspections at the Public Safety building located at 3235 Holly Springs Parkway, Holly Springs, GA 30115, in an amount not to exceed \$1,100.00.

XI. REPORTS

- A. Monthly Departmental Reports

XII. ADJOURNMENT

XIII. EXECUTIVE SESSION

- A. Litigation
- B. Real Estate