



City Council Meeting and Public Hearing

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy. Holly Springs, GA 30115
Monday, August 18, 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. Yard of the Month
Patricia M. Deigan
- B. Recognition of Service
Oma Lou Stewart

V. PUBLIC HEARING/OPEN

- A. 2025 Proposed Millage Rate

VI. PUBLIC HEARING/CLOSE

VII. PUBLIC COMMENTS

VIII. CONSENT AGENDA

- A. August 4, 2025 City Council Meeting and Public Hearing minutes

IX. OLD 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.

X. NEW BUSINESS

- A. **A-01-2025**, applicant, Garrard Development, Inc., requests annexation of 20.11 +/- acres located off of Lower Union Hill Road, Cherokee County, GA, tax parcel 158 of tax plat 15N26.
- B. **MA-03-2025**, applicant, Garrard Development, Inc., requests rezoning of 20.11 +/- acres located off of Lower Union Hill Road, Holly Springs, GA, tax parcel 158 of tax plat 15N26, from NC, Neighborhood Commercial (County), and AG, Agricultural (County), to TND, Traditional Neighborhood Development (City), and MXD, Mixed Use (City).
- C. **ORD-5-2025**, 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. Intergovernmental Agreement (IGA) among Cherokee County, Georgia and the cities of Ball Ground, Canton, Holly Springs, Mountain Park, Nelson, Waleska, and Woodstock, Georgia for the use and distribution of proceeds generated from a Transportation Special Purpose Local Option Sales and Use Tax and authorize the Mayor to execute the agreement upon approval of the City Attorney.
- E. Resolution adopting the Project Wildcat Technical Report; and providing for the implementation of the Wildcat Area Plan.
- F. Proposal dated July 24, 2025, from BM&K for appraisal services for the Hickory Springs Parkway Project Priority 1 and Priority 2, in an amount not to exceed \$52,500.
- G. Proposal dated August 7, 2025, from TSF Concrete for the 2025 Sidewalk and Stormwater Catch Basin Top Repairs Project, in an amount not to exceed \$24,845.
- H. Proposal dated August 7, 2025, from TSF Concrete for the Holly Springs Stormwater Maintenance Project at 103 Childers Road, in an amount not to exceed \$5,850.
- I. Resolution to amend stormwater service fee rates from \$5.00 per Equivalent Residential Unit (ERU) per month to \$5.42 per ERU per month.
- J. Ordinance to set the 2025 Millage Rate of 4.945 mills.

XI. REPORTS

XII. ADJOURNMENT