



City Council Meeting

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy. Holly Springs, GA 30115
Monday, September 15, 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
William J. Davis

V. PUBLIC COMMENTS

VI. CONSENT AGENDA

- A. August 18, 2025 City Council Public Hearing Minutes
- B. August 18, 2025 City Council Meeting and Public Hearing Minutes

VII. OLD BUSINESS

- A. Rescind the motion to deny the August 18, 2025, vote for the Rezoning Case MA-05-2025, applicant, EBC Pinecrest, LLC, 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. Reconsider Rezoning Case MA-05-2025, applicant, EBC Pinecrest, LLC, 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.

- C. Rescind the motion to deny the August 4, 2025, vote for the 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.
- D. Reconsider 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.

VIII. NEW BUSINESS

- A. Release of Letters of Credit #16523786965, #16528644557, and #16528644565 for Pebblewood Grove.
- B. Resolution to accept and authorize a street to become publicly maintained in Pebblewood Grove subdivision.
- C. Bond Release for Performance Bond #1001161281, Performance Bond #1001177724, and Performance Bond #1001177725 for Enclave at Edgewater.
- D. Award the Holly Springs City Hall Construction Manager at Risk (CMAR) for Value Engineering/Guaranteed Maximum Price (GMP) and Construction Services Contract (RFQ #2025-02) to Gilbane, Inc., DBA Gilbane Building Company in an amount not to exceed \$21,714,431 and authorize the Mayor to execute the Agreement between the City of Holly Springs, Georgia and Gilbane, Inc., DBA Gilbane Building Company upon approval of the City Attorney.
- E. Supplemental Agreement for Professional Architecture/Engineering (AE) Support Services for Value Engineering/Guaranteed Maximum Price (VE/GMP) Phase - City Hall at Holly Springs Town Center, Georgia between the CPL Architects, Engineers, Landscape Architect and Surveyor D.P.C. (P.C) dba CPL and the City of Holly Springs, Georgia.
- F. Amend the Professional Services proposal from CPL Architects, Engineers, Landscape Architect, and Surveyor D.P.C. (P.C.) dba CPL for the 2025 Stated Cost Limitation Increase (SCL) from \$10,877,697 to \$19,250,000 for the City Hall at Holly Springs Town Center, Georgia, in an amount not to exceed \$262,000.
- G. Easement between Steven Raiford (Grantor) and the City of Holly Springs, Georgia (Grantee) for a temporary construction project at 109 Palm Lake Drive.
- H. Agreement between Flock Group, Inc. and the City of Holly Springs, Georgia for the implementation of the Flock Safety Platform, in the amount of \$86,450.00.
- I. Resolution to open SPLOST VI money market account at South State Bank.

IX. REPORTS

- A. Monthly Departmental Reports

X. ADJOURNMENT

XI. EXECUTIVE SESSION

A. Real Estate

B. Litigation