



City of Holly Springs

Date: Thursday, December 8, 2022

Location: 3235 Holly Springs Parkway

City Council Work Session Agenda 7:00 p.m.

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. PUBLIC COMMENTS

V. NEW BUSINESS

- A. Discuss MA-11-2022, rezoning of 0.44 +/- acres located off of Boyd Street, Holly Springs, GA, tax parcel 066 of tax plat 93N00, from R-20, Single Family Residential, to GC, General Commercial
Presented By: Nancy Moon, Community Development Director

- B. Discuss a change the electoral process or voting system from plurality vote to a majority vote
Presented By: Mayor Steven W. Miller

- C. Discuss a resolution appointing Mayor Pro Tem and Standing Committees of the City Council
Presented By: Mayor Steven W. Miller

- D. Discuss the 2023 appointments to the Holly Springs Parks and Recreation Authority
Presented By: Robert H. Logan, City Manager

- E. Discuss the 2023 appointments to the Planning and Zoning Commission
Presented By: Robert H. Logan, City Manager
- F. Discuss the 2023 appointments to the Holly Springs Tree Commission
Presented By: Robert H. Logan, City Manager
- G. Discuss a resolution to appoint the Municipal Court Judge and Municipal Court Judge Pro Tem
Presented By: Robert H. Logan, City Manager
- H. Discuss a resolution to appoint the Municipal Prosecuting Attorney and Assistant Prosecuting Attorneys
Presented By: Robert H. Logan, City Manager
- I. Discuss a landscape installation proposal for the Hardin House
Presented By: Robert H. Logan, City Manager
- J. Discuss field lighting repairs at J.C Mullins Field
Presented By: Robert H. Logan, City Manager

VI. ADJOURNMENT



COUNCIL AGENDA REPORT

FROM: Nancy Moon

SUBJECT: MA-11-2022, applicant requests rezoning of 0.44 +/- acres located off of Boyd Street, Holly Springs, GA, tax parcel 066 of tax plat 93N00, from R-20, Single Family Residential, to GC, General Commercial

DATE: November 30, 2022

COUNCIL MEETING DATE: December 8, 2022

STAFF ANALYSIS

Applicants, Jacob and Chelsea Creviston, have requested rezoning of 0.44+/- acres from R-20, Single Family Residential, to GC, General Commercial for commercial use of the property. The property is currently zoned R-20, and the property owners have requested rezoning to be able to utilize the property for commercial uses and in addition, redevelop the property in the future as the Town Center develops continuing commercial use of the property. This property is also within the Town Center district and any substantial change of the existing building or redevelopment of the property will also require approval by the Downtown Development Authority.

A. Existing Land Use and Zoning Classification of Nearby Property

ADJACENT ZONING		ADJACENT DEVELOPMENT	
NORTH:	GC LI R-20	NORTH:	Commercial GDOT SFR
SOUTH:	GC R-20	SOUTH:	Office/Self-Storage Undeveloped
EAST:	GC	EAST:	Office/Retail
WEST:	R-20	WEST:	SFR

B. Zoning Proposal Review Standards; Study Required for Amendment

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?

Nearby properties are developed with a number of office, general commercial, and residential establishments. The proposed use will utilize the existing structure for a use compatible with the surrounding area.

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property?

The development of the property should not adversely affect the existing use or usability of adjacent or nearby property.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned?

The property is zoned R-20 and the single-family residential use could be continued.

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, public safety, or schools?

The proposed small business use should not impact services excessively.

5. Whether the zoning proposal is in conformity with the policy and intent of the adopted Future Development Map (FDM) and Future Land Use Map (FLUM)?

This property is planned for development within the Town Center character area. This character area consists of a compact area corresponding with the City's downtown. Acceptable uses include residences, businesses, offices, civic buildings and uses, entertainment space, institutional, and mixed-use developments. In addition, this character area is proposed to incorporate redevelopment and revitalization objectives of a compact, pedestrian-friendly downtown. Within this character area, participation of other agencies such as the Main Street Board, Downtown Development Authority, and/or the Planning and Zoning Commission will be required in terms of development planning.

Application: Holly Springs Town Center

Primary Future Land Uses: Mix of uses including commercial, office, government, residential, and park.

Zoning Districts: PD-C, NC, GC, OI, GV, MXD-1, MXD-2

6. Whether the zoning proposal is in conformity with the policies, objectives, and vision set forth by the Community Agenda (Comprehensive Plan) and other adopted policy documents?

This zoning proposal is in conformity with the policies and intent of the Comprehensive Plan. The request is consistent with the City's "Future Land Use Map" which projects commercial uses, as well as, high-density residential for the immediate area. Furthermore, the proposal is in compliance with the vision and objectives of the Community Agenda, primarily as follows:

- a) Commercial Uses. Use the character areas and the Future Land Use Map (FLUM) to guide commercial growth and expansion for office/institutional, general commercial, and industrial opportunities (8.1, #1).**
 - b) Architectural Requirements. Utilize the adopted architectural requirements for the various character areas of the city, seeking to refine and enhance these requirements, as needed. Consistently enforce architectural regulations to promote a uniform and harmonious quality of development within respective character areas (8.1, #11).**
 - c) Land Use Decisions. Use the Future Land Use Map (FLUM) as a guide when making land use decisions (map amendment requests) and reviewing other development proposals (8.1, #22).**
 - d) Desirable Businesses. Encourage the location of additional service-oriented businesses, such as doctors, accountants, attorneys and other small practitioners, especially in the town center (8.3, #2).**
 - e) Small Businesses. Promote the development of small businesses in the City (8.3, #9).**
 - f) Redevelop and revitalize the Holly Springs downtown (9.1, #2).**
- 7. Whether an impact is expected on the environment, including, but not limited to, drainage, soil erosion, and sedimentation, flooding, air quality, and water quality and quantity?**

The development of the property will be held to the environmental development standards for all local, state, and federal requirements.

- 8. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?**

The area is located within the Town Center district. The heart of the Town Center, currently under development, is in close proximity to this property. The development of additional commercial businesses will only help to enhance the services provided by the Town Center.

C. Summary

The proposed request seeks to redevelop an existing single-family property into a viable business, likely providing an office or other commercial space for a small business. As the Town Center develops and redevelops, this property may provide opportunities for redevelopment, as well. The proposal is consistent with the development in the general area as well as the goals of the Town Center district.

D. Planning Commission Recommendation

The Planning Commission conducted a public hearing on November 17, 2022. No public comments were given at the meeting. The Planning Commission voted (3-0) to recommend **APPROVAL** to **REZONE** the property to **GC, General Commercial** with the proposed staff stipulations.

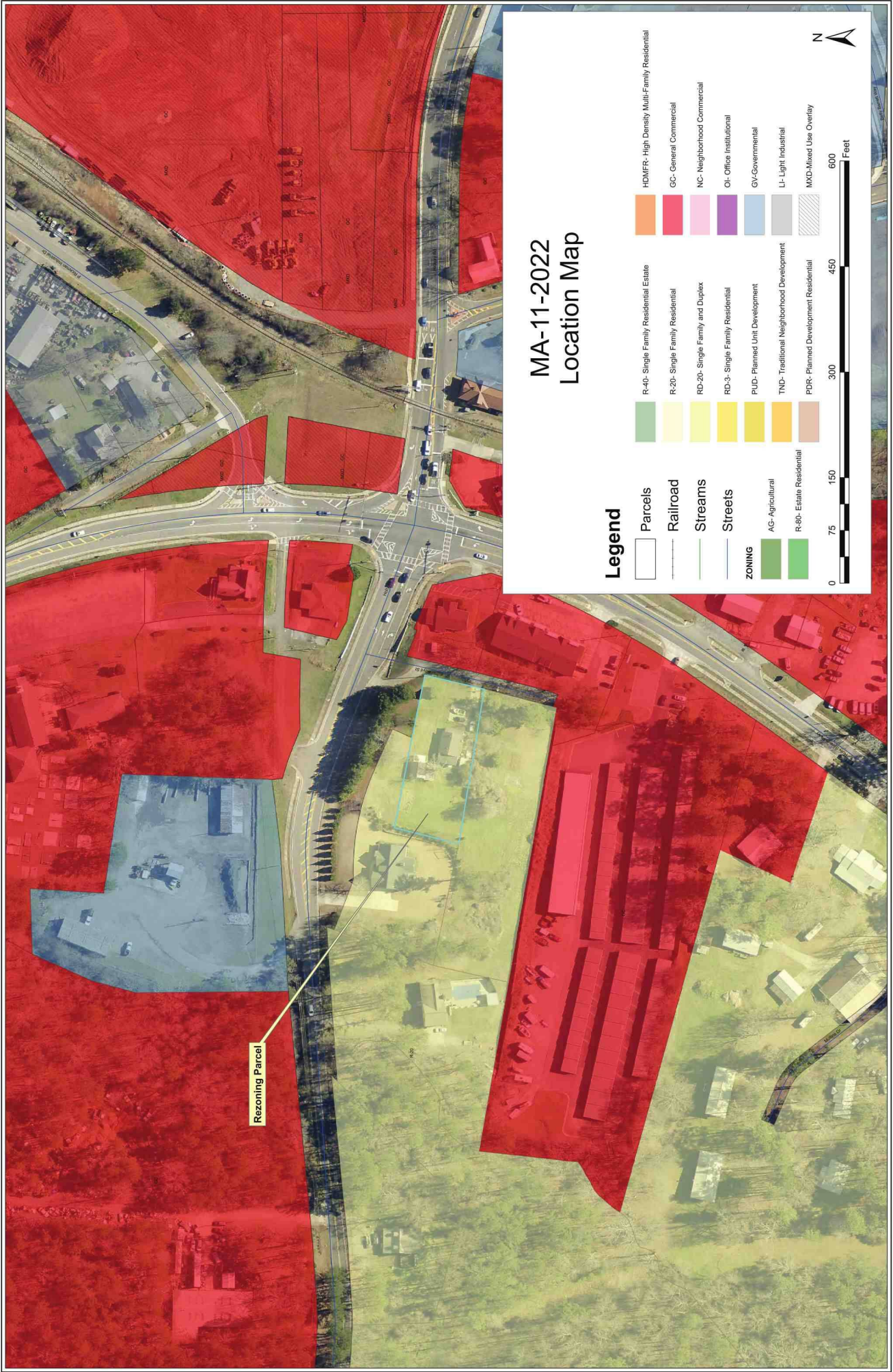
E. Staff Recommendation

Staff recommends **APPROVAL** to **REZONE** the property to **GC, General Commercial** with the following stipulations.

1. All project signage will be consistent with the architectural design regulations established for the principal and accessory buildings within the project and shall comply with Article 19, Design Guidelines for Model Zoning Districts of the Holly Springs Zoning Ordinance.
2. Lighting shall be environmentally sensitive, with developer making every effort to ensure that lighting is as unobtrusive as possible, utilizing fully-shielded LED lamps in compliance with the International Dark Sky Association, or equivalent organization.
3. Owner/developer shall coordinate with the Community Development Director and the City Arborist regarding landscaping.
4. In addition to the zoning requirements of the GC zoning districts, all development shall follow the design guidelines as outlined in the Holly Springs Zoning Ordinance, Article 19, Design Guidelines for Model Zoning Districts, as well as, the Commercial Corridor Design Overlay District.
5. The following uses shall be prohibited on this site:
 - a. Adult Entertainment
 - b. Agricultural Implement Sales and Service
 - c. Amusement parks
 - d. Animal hospitals/clinics with outdoor kennels
 - e. Auto Laundry or Car Wash Establishment
 - f. Auto Leasing Establishments
 - g. Auto Repair Establishments
 - h. Auto Service Establishments
 - i. Automobile Sales—New

- j. Automobile Sales—Used
- k. Big Box Retail Structure (Over 10,000 square feet)
- l. Boat Sales Facility
- m. Crematoriums
- n. Cash, Check Cashing, and Pawn Establishments
- o. Cellular phone towers
- p. Convenient Food Stores without Gasoline Pumps
- q. Emissions Testing Facilities
- r. Funeral Homes and Mortuaries
- s. Gasoline Service Stations
- t. Go-kart, motor bike track
- u. Greenhouse, Nursery, and Landscaping
- v. Home Improvement Store
- w. Imported Goods, Warehouse, Sales
- x. Laundering Establishments
- y. Tattoo Parlors and Body Piercing Establishments
- z. Tire sales and service with outdoor storage

*** The recommendations made herein are the opinions of the City of Holly Springs Staff and do not constitute a final decision. The Holly Springs City Council makes the final decision on all rezoning applications at their regularly scheduled meeting. Any site plan submitted as a part of this application is not considered approved and must go through the normal civil site plan review by the City of Holly Springs Community Development Department to ensure compliance with City regulations.*





MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

Adopted by Mayor and Council on February 23, 2006

For Application Procedures, See p. 8

APPLICATION MA- 11-2022

APPLICATION CUP- _____

HEARING DATE November 17, 2022DATE OF APPLICATION October 7, 2022APPLICANT Jacob & Chelsea CrevistonOWNER _____
(If other than applicant) _____ADDRESS 240 Boyd St, Holly Springs, GA

ADDRESS _____

ZIP CODE 30115 PHONE [REDACTED]

ZIP CODE _____ PHONE _____

EMAIL [REDACTED]SIGNATURE Chelsea Creviston
DocuSigned by: 28BADFAFFAD04A7...SIGNATURE Jacob Creviston
DocuSigned by: 28BADFAFFAD04A7...**APPLICANT OR REPRESENTATIVE MUST ATTEND MEETING OR APPLICATION WILL NOT BE CONSIDERED**PRESENT ZONING DISTRICT(S) R-20REQUESTED ZONING DISTRICT GCREQUESTED CONDITIONAL USE(S) N/APROPERTY LOCATION/ADDRESS 240 Boyd St, Holly Springs, GA, 30115MAP NUMBER 93N00 066

PARCEL NUMBER(S) _____

LAND LOT(S) 344DISTRICT(S) 15th SECTION(S) _____ACREAGE .44 SEWAGE DISPOSAL TYPE Septic UTILITIES AVAILABLE Water/Electric/Gas

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST: _____

Rezoning property to general commercial and keeping current property AS-IS. Property will be rented as a commercial use that is inline with general commercial zoning.**(COMPLETE ON ATTACHED PAPER IF NECESSARY)**

The following information must be provided with completed application:

- ___ WARRANTY DEED
- ___ TAX DOCUMENTATION
- ___ SURVEY PLAT BY REGISTERED SURVEYOR
- ___ 10 COPIES OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR
- ___ INDIVIDUAL FOLDED TO 8.5"x11" (SEE p.7 FOR REQUIREMENTS)
- ___ CAMPAIGN CONTRIBUTION DISCLOSURE STATEMENT (ATTACHMENT A)
- ___ FOR CONDITIONAL USE REQUESTS, COMPLIANCE WITH SECTION 5.4
- ___ FOR CONDITIONAL USE REQUESTS, COMPLETE ATTACHMENT B
- ___ FILING FEES\$ _____ RECEIPT# _____ CHECK# _____

(APPLICANT DO NOT WRITE BELOW THIS LINE)**PLANNING COMMISSION RECOMMENDATION:**

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____ TABLED _____

CITY COUNCIL DECISION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____ TABLED _____

Application Information

Please print or type answers, using additional paper or a separate sheet of paper, if necessary.

(1) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property? _____

Yes, property is amongst commercial zoned properties

(2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property? _____

No

(3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned? _____

Currently zoned as residential

(4) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, public safety, or schools? _____

Rezone to general commercial for a low intensity commercial use.

(5) Whether the zoning proposal is in conformity with the policy and intent of the adopted Future Development Map (FDM) and Future Land Use Map (FLUM)? _____

YES

(6) Whether the zoning proposal is in conformity with the policies, objectives, and vision set forth by the Community Agenda (Comprehensive Plan) and other adopted policy documents? _____

YES

(7) Whether an impact is expected on the environment, including, but not limited to, drainage, soil erosion, and sedimentation, flooding, air quality, and water quality and quantity?

NO

(8) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal? _____

Property is across the street from the new Holly Springs City Center.

Surrounding properties are zoned commercial and the immediate area is surrounded by commercial/retail uses.

Per 14.5-7 of the City of Holly Springs Zoning Ordinance, **Applicant Report for Rezoning and Conditional Use Permit Requests**, as relevant and determined by the Zoning Administrator, all applicants must submit the following in addition to any standing requirements for requests for zoning changes*:

1. A plan of the general location of the proposed buildings by reference to a plan or drawing and an indication of the use to be made of each and every building;
2. Architectural, façade and materials to be utilized as compared to the zoning requirements for the current and proposed zoning district;
3. The percentage of development maintained as open space and/or recreation areas and impervious surfaces;
4. If application exceeds 150 residential units and/or exceeds 100,000 square feet of commercial area, the applicant is required to submit a transportation impact study to be designed by an appropriate transportation professional;
5. Preliminary tree protection plan and buffer standards;
6. Preliminary storm water retention plan.

*Per 14.5-8 of the City of Holly Springs Zoning Ordinance, **Application Submittal Requirements Waived**, When determined by the Community Development Director to be unnecessary or irrelevant to the application submitted, the requirements listed in this section may be waived; however, if determined to be of significant importance to the decision process at any time after the application has been accepted, the Community Development Director, Planning Commission, or City Council may request the submission of these items or other information as deemed relevant during the decision making process.

Complete the following section, if applicable.

Residential

Minimum house size: _____ sq. ft.

Exterior façade: _____

Maximum number of units: _____

Anticipated start date: _____

Anticipated completion date: _____

Commercial

Number of buildings: _____ **1**

Maximum square footage: _____ **1320** sq. ft.

Number of stories: _____ **1**

Total number of employees: _____ **TBD**

Exterior façade: _____ **Wood**

Anticipated start date: _____

Anticipated completion date: _____

ATTACHMENT A

DISCLOSURE

Please answer the following questions. If the answer to any of the following questions is "yes", you may be required under O.C.G.A. 36-67A, to provide further information.

A.) Are you, or anyone else with a property interest in the property, a member of the City of Holly Springs Planning and Zoning Commission or City of Holly Springs Council?

_____ YES ☒ NO

B.) Does an official of such public bodies have any financial interest in any business entity, which has a property interest in the subject property?

_____ YES ☒ NO

C.) Does a member of the family of such official have an interest in the subject property as described in (A) and (B)?

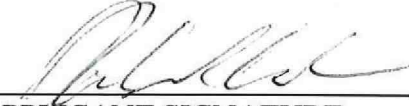
_____ YES ☒ NO

D.) Within two (2) years immediately preceding this application, have you made campaign contribution (s) or given gifts to public officials aggregating \$250.00 or more?

_____ YES ☒ NO

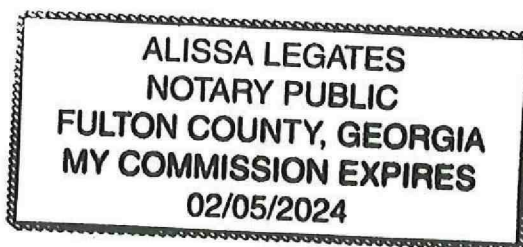
9/13/2022
DATE

JACOB CREVISTON
APPLICANT NAME PRINTED


APPLICANT SIGNATURE


NOTARY

Seal:



DEED BOOK:14818 PG:947 Filed: 08/23/2022 03:08 PM Clerk File Number: 28-2022-033631
Rec: \$25.00 TRANSFER TAX \$235.00
Patty Baker, Clerk of Superior Court - Cherokee County, GA
ParticipantIDs: 4463180301 SubmitterID: 7067927936

Return Recorded Document to:
Jacob Delman Creviston
105 Jackson Way
Holly Springs, GA 30115

APN: 93N00 066

**JOINT TENANCY WITH RIGHT OF SURVIVORSHIP
EXECUTOR'S DEED**

STATE OF GEORGIA,

COUNTY OF COBB

File #: 76860PW

This Indenture made this 23rd day of August, 2022 between Nancy Pruitt Swcat, as Executor U/L/W/T of Mary Grace Schmidt aka Grace Schmidt aka Grace Pruitt (Cherokee Co. Estate No. 2007-ES-0320) as party or parties of the first part, hereinafter called Grantor, and Jacob Delman Creviston and Chelsea Leigh Creviston as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

ALL THAT TRACT OR PARCEL OF LAND lying and being in the 15th District and 2nd Section of Cherokee County, Georgia and in the Town of Holly Springs, being a part of Land Lot No. 344 described as follows:

BEGINNING at an iron stake at the southeast corner of Church Street; thence running North along Church Street 87 feet to an iron stake; thence running West 220 feet along the property of J. F. Ragsdale to an iron stake; thence running South 87 feet along property of J. F. Ragsdale to an iron stake; thence running East 220 feet along the property of C. V. Smith to point of beginning. Said tract containing one-half acre, more or less, together with all improvements thereon.

Being the same property as conveyed to Grace Pruitt aka Grace Schmidt in Deed Book 53, Page 302, Cherokee County, Georgia records.

APN 93N00 066

Rec: \$25.00 TRANSFER TAX \$235.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

ParticipantIDs: 4463180301 SubmitterID: 7067927936

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, to the survivor of them in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, as it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons arising under Grantor only.

IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Estate of Mary Grace Schmidt

By: Nancy Pruitt Sweet (SEAL)
Nancy Pruitt Sweet, as Executor

Bessie H. Glesner
Witness

[Signature]
Notary Public



**A RESOLUTION OF THE CITY OF HOLLY SPRINGS MAYOR AND COUNCIL TO
APPOINT THE MAYOR PRO TEM; TO APPOINT THE STANDING COMMITTEES
OF THE CITY COUNCIL; AND FOR OTHER PURPOSES**

WHEREAS, Section 2.10 of the City Charter provides during the absence or disability of the mayor for any cause, the mayor pro tem or, in his absence or disability for any cause, one of the councilmembers chosen by the council shall be clothed with all the rights and privileges of the mayor so long as such absence or disability shall continue; and

WHEREAS, section 2-41 of Chapter 2 – Administration provides the following shall be standing committees of the city council.

1. Parks and recreation
2. Planning and zoning
3. Finance and administration
4. Police
5. Public works; and

WHEREAS, each committee shall be composed of two council members, who shall review all matters brought before the council concerning his subject area; and

WHEREAS, the mayor shall propose committee assignments which shall then be approved by the city council; and

WHEREAS, the following have agreed to be appointed to said Mayor Pro Tem and Staning Committees of the City Council:

Mayor Pro Tem:	Michael R. Zenchuk, II	
Finance & administration:	Chair	Michael R. Zenchuk, II
	Co-Chair	Dee Phillips
Parks and recreation:	Chair	Kyle Whitaker
	Co-Chair	Kevin Moore
Planning and zoning:	Chair	Kyle Whitaker
	Co-Chair	Jeff Wilbur
Police:	Chair	Dee Phillips
	Co-Chair	Jeff Wilbur
Public works:	Chair	Michael R. Zenchuk, II
	Co-Chair	Kevin Moore

WHEREAS, the terms of the members were designated to be one year, unless otherwise noted; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Holly Springs, the aforementioned are hereby appointed.

SO RESOLVED THIS 19th DAY OF DECEMBER 2022.

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

**A RESOLUTION OF THE CITY OF HOLLY SPRINGS
MAYOR AND COUNCIL TO APPOINT MEMBERS TO THE
HOLLY SPRINGS PARKS AND RECREATION AUTHORITY;
AND FOR OTHER PURPOSES**

WHEREAS, Section 3.02 of the City Charter provides for the creation of Boards, Commissions and Authorities by ordinance to fulfill any investigative, quasi-judicial, or quasi-legislative function the city council deems necessary and shall by ordinance establish the composition, period of existence, duties and powers thereof; and

WHEREAS, all members of boards, commissions, and authorities of the city shall be appointed by the city council for such terms of office and in such manner as shall be provided by ordinance, except where other appointing authority, term of office, or manner of appointment is prescribed by the charter or general state law; and

WHEREAS, the qualifications required of members of boards, commissions, or authorities shall be as prescribed by the council.

WHEREAS, any vacancy on a board, commission, or authority of the city shall be filled for the unexpired term in the manner prescribed herein for original appointment, except as otherwise provided by the charter or general state law; and

WHEREAS, pursuant to Act Number 645 (HB1774) approved by the Governor of the State of Georgia on May 17, 2004, the Chairperson of the City of Holly Springs Parks and Recreation Committee shall have a seat on the Board of the Holly Springs Parks and Recreation Authority; and

WHEREAS, the current Chairperson of the Holly Springs Parks and Recreation Committee is Karen Barnett and, therefore, Karen Barnett shall automatically be appointed as a member of the Holly Springs Parks and Recreation Authority Board of Directors; and

WHEREAS, the following board members shall be appointed to the Holly Springs Parks and Recreation Authority:

Member	Appointed by	Board/Commission	Term Expiration
Kevin Moore	Kevin Moore	Holly Springs Parks & Recreation Auth	12/23
Dee Phillips	Dee Phillips	Holly Springs Parks & Recreation Auth	12/23
Kyle Whitaker	Kyle Whitaker	Holly Springs Parks & Recreation Auth	12/23
Jeff Wilbur	Jeff Wilbur	Holly Springs Parks & Recreation Auth	12/23
Michael R. Zenchuk II	Michael R. Zenchuk II	Holly Springs Parks & Recreation Auth	12/23

WHEREAS, the term of each board member shall be designated as twelve months from January 1, 2023 until December 31, 2023; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council that City of Holly Springs appoints the aforementioned Authority members.

SO RESOLVED THIS 19th DAY OF DECEMBER, 2022.

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

**A RESOLUTION OF THE
CITY OF HOLLY SPRINGS MAYOR AND CITY COUNCIL
TO APPOINT MEMBERS TO THE
PLANNING AND ZONING COMMISSION; AND FOR OTHER PURPOSES**

WHEREAS, Section 3.02 of the City Charter provides for the creation of Boards, Commissions and Authorities by ordinance to fulfill any investigative, quasi-judicial, or quasi-legislative function the city council deems necessary and shall by ordinance establish the composition, period of existence, duties and powers thereof; and

WHEREAS, all members of boards, commissions, and authorities of the city shall be appointed by the city council for such terms of office and in such manner as shall be provided by ordinance, except where other appointing authority, term of office, or manner of appointment is prescribed by the charter or general state law; and

WHEREAS, the city council by ordinance may provide for the compensation and reimbursement for actual and necessary expenses of the members of any board, commission, or authority; and

WHEREAS, the qualifications required of members of boards, commissions, or authorities shall be as prescribed by the council; and

WHEREAS, any vacancy on a board, commission, or authority of the city shall be filled for the unexpired term in the manner prescribed herein for original appointment, except as otherwise provided by the charter or general state law; and

WHEREAS, Section 1.20 of the Holly Springs Zoning Ordinance govern the membership and terms of the Planning and Zoning Commission; and

WHEREAS, the following board and commission nominees have agreed to be appointed to the Planning & Zoning Commission:

Member	Board/Commission	Term Length	Term Expiration
Chris Adams	Planning and Zoning Commission	1	12/23
Adrian Dekker	Planning and Zoning Commission	1	12/23
Mike Grayeski	Planning and Zoning Commission	1	12/23
Eric Huminiski	Planning and Zoning Commission	1	12/23
Eric Rein	Planning and Zoning Commission	1	12/23

WHEREAS, the terms of the members were designated to be one year, unless otherwise noted; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Holly Springs, the aforementioned Planning and Zoning Commission members are hereby appointed.

SO RESOLVED THIS 19th DAY OF DECEMBER, 2022.

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

**A RESOLUTION OF THE
CITY OF HOLLY SPRINGS MAYOR AND CITY COUNCIL
TO APPOINT MEMBERS TO THE
CITY OF HOLLY SPRINGS TREE COMMISSION; AND FOR OTHER PURPOSES**

WHEREAS, section 3.02 of the City Charter provides for the creation of Boards, Commissions and Authorities by ordinance to fulfill any investigative, quasi-judicial, or quasi-legislative function the city council deems necessary and shall by ordinance establish the composition, period of existence, duties and powers thereof; and

WHEREAS, all members of boards, commissions, and authorities of the city shall be appointed by the city council for such terms of office and in such manner as shall be provided by ordinance, except where other appointing authority, term of office, or manner of appointment is prescribed by the charter or general state law; and

WHEREAS, the city council by ordinance may provide for the compensation and reimbursement for actual and necessary expenses of the members of any board, commission, or authority; and

WHEREAS, the qualifications required of members of boards, commissions, or authorities shall be as prescribed by the council; and

WHEREAS, any vacancy on a board, commission, or authority of the city shall be filled for the unexpired term in the manner prescribed herein for original appointment, except as otherwise provided by the charter or general state law; and

WHEREAS, the following board and commission nominees have agreed to be appointed to the Main Street Board:

Member	Board/Commission	Term Length	Term Expiration
Alex Gray	Tree Commission	1	12/23
Brandi Hackett	Tree Commission	1	12/23
Colleen Konwick	Tree Commission	1	12/23
Mandy Lynn	Tree Commission	1	12/23
Pamela Shurmantine	Tree Commission	1	12/23

WHEREAS, the terms of the members were designated to be one year, unless otherwise noted; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Holly Springs, the aforementioned Tree Commission members are hereby appointed.

SO RESOLVED THIS 19th DAY OF DECEMBER, 2022.

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

**A RESOLUTION OF THE
CITY OF HOLLY SPRINGS MAYOR AND CITY COUNCIL
TO APPOINT MUNICIPAL COURT JUDGE
AND MUNICIPAL COURT JUDGE PRO TEM; AND FOR OTHER PURPOSES**

WHEREAS, Section 4.02 of the City Charter provides for the appointment of a Municipal Court Judge and a Municipal Court Judge Pro Tem; and

WHEREAS, all judges shall be appointed by the city council for such terms of office and in such manner as shall be provided by ordinance, except where other appointing authority, term of office, or manner of appointment is prescribed by the charter or general state law; and

WHEREAS, all judges must be at least 21 years of age and shall be a member of the State Bar of Georgia and shall possess all qualifications required by law to meet the qualifications required to serve as a judge; and

WHEREAS, Municipal Court Judges may be removed from office on the grounds set forth in and following the procedures set forth in O.C.G.A. Section 32-32-2.2, as may be amended; and

WHEREAS, the following have agreed to be appointed as Municipal Court Judges:

Name	Position	Term Length	Term Expiration
Darrell Caudill	Municipal Court Judge	1	12/23
Thomas Roach Jr.	Municipal Court Judge Pro Tem	1	12/23

WHEREAS, the terms of the members were designated to be one year; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Holly Springs, the aforementioned Municipal Court Judges are hereby appointed.

SO RESOLVED THIS 19th DAY OF DECEMBER, 2022.

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

**A RESOLUTION OF THE CITY OF HOLLY SPRINGS
MAYOR AND COUNCIL TO APPOINT THE MUNICIPAL PROSECUTING ATTORNEY
AND ASSISTANT PROSECUTING ATTORNEYS; AND FOR OTHER PURPOSES**

WHEREAS, Section 4.01 of the City Charter provides for the creation of Municipal Court to have jurisdiction and authority to try offenses against the laws and ordinances of the City of Holly Springs and to punish for a violation of the same; and

WHEREAS, the court shall have the power and authority to enforce its judgments by the imposition of such penalties as may be provided by law; to punish witnesses for nonattendance; to punish any person who may counsel or advise, aid, encourage, or persuade another whose testimony is desired or material in any proceeding before said court to go or move beyond the reach of the process of the court; and

WHEREAS, the court shall have to try all offenses within the territorial limits of city constituting traffic cases which under the laws of Georgia are placed with the jurisdiction of municipal or police court to the extent of and in accordance with the provisions of such laws and all laws subsequently enacted amendatory thereof; and

WHEREAS, in accordance to Senate Bill 352 the governing authority of a municipality shall be authorized to create the office of prosecuting attorney of the municipal court; and

WHEREAS, the prosecuting attorney shall serve a term of office to be determined by the governing authority; and

WHEREAS, a copy of the resolution creating the office of prosecuting attorney of the municipal court shall be provided to the Prosecuting Attorneys' Council of the State of Georgia; and

WHEREAS, any person appointed as the prosecuting attorney of a municipal court shall be a member in good standing of the State Bar of Georgia and admitted to practice before the appellate courts of this state; and

WHEREAS, the following have agreed to be appointed:

Name	Position	Term Expires
Luara Rollins	Municipal Prosecuting Attorney	12/31/2023
Alicia Argo	Assistant Municipal Prosecuting Attorney	12/31/2023
Audrey Conley	Assistant Municipal Prosecuting Attorney	12/31/2023
Carrie McCurdy	Assistant Municipal Prosecuting Attorney	12/31/2023
Laura Rollins	Assistant Municipal Prosecuting Attorney	12/31/2023
Jeff Rusbridge	Assistant Municipal Prosecuting Attorney	12/31/2023

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council that City of Holly Springs appoints the aforementioned prosecuting attorneys.

SO RESOLVED THIS 19th DAY OF DECEMBER 2022.

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

DRAFT

K.O. Construction

Estimate No: 967
Date: 08/03/2022
For: JC Mullins Field
PO Box 990
HOLLY SPRINGS GA 30142

Estimate

1415 Hendon Rd
Woodstock, GA, 30188
(678) 758-4501
nick@koconstructionsite.com
(678)758-4501
k.o.construction@hotmail.com

Description	Quantity	Rate	Amount
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JC Mullins Recreational LED System including:	1	\$89,570.00	\$89,570.00
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The removal and disposal of existing fixtures. Reconnecting the existing aluminum wire with new connectors and junction boxes. Add new appropriately sized breaker boxes.
Installation of
(6) 50' above grade, tapered wood utility pole, (6) PDH (pole distribution hub),
(24) pre-aimed KB6 LED fixtures w/provisions, freight, USA MADE
Pricing includes delivery and material handling/storage

Material costs \$65570
Labor \$24000

Subtotal	\$89,570.00
Total	\$89,570.00

Total	\$89,570.00
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Notes

Light Poles & Brackets: [8] to [12] weeks estimated production lead time. -

- LED Fixtures: [6] to [8] weeks estimated production lead time.
- Light pole base: approx 10' below grade.
- Loading Assumption: light poles rated for [90] MPH.
- Loading Assumption: mounting quantity [4, light fixtures]; [1, brackets]; per pole.
- KO is responsible for unloading at time of delivery; line items may ship at different times during production cycle.
- Quoted Lead time is an estimate and is subject to change as business conditions change.
- TAX exemption ID can be provided to void sales tax.
- Standard prepayment required to release order.

Photo 1

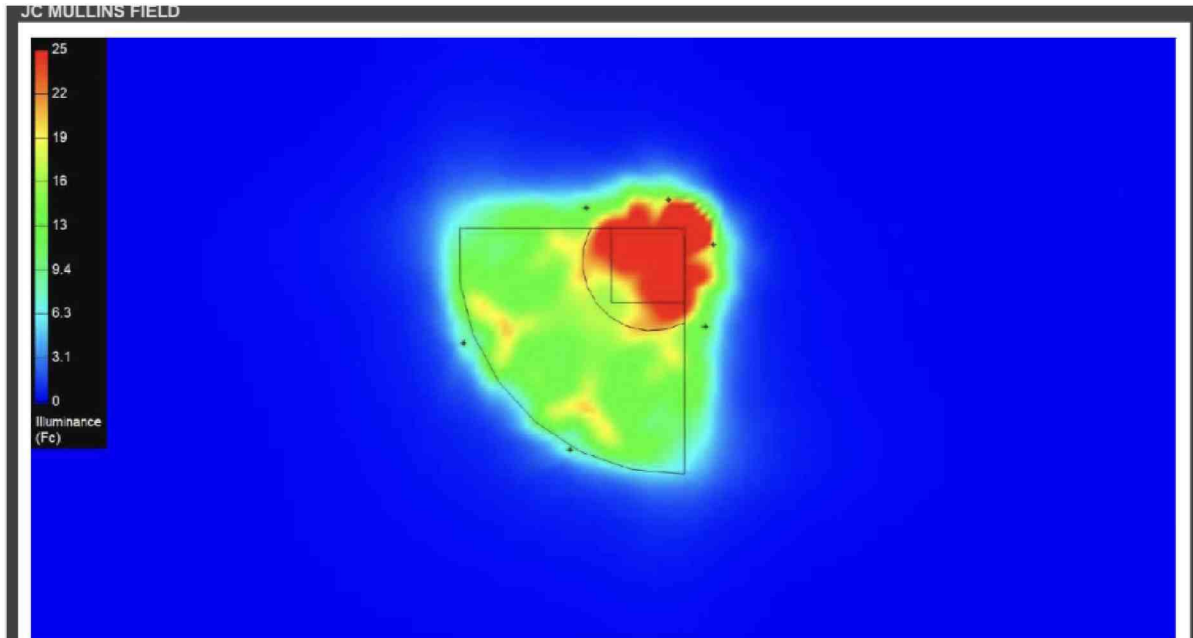


Photo 2



Photo 3

JC MULLINS FIELD

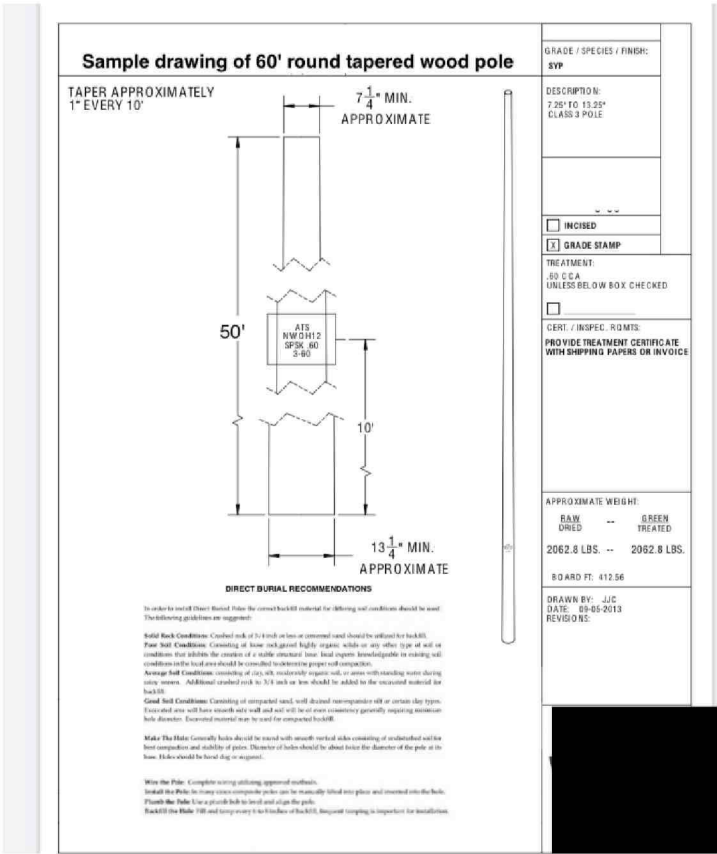
Pole Schedule

Qty	Label	Description	Total Watts
1	LP-C2	50' POLE, 4 TOTAL FIXTURES	2520
1	LP-C1	50' POLE, 4 TOTAL FIXTURES	2520
1	LP-B2	50' POLE, 4 TOTAL FIXTURES	2520
1	LP-B1	50' POLE, 4 TOTAL FIXTURES	2520
1	LP-A2	50' POLE, 4 TOTAL FIXTURES	2520
1	LP-A1	50' POLE, 4 TOTAL FIXTURES	2520

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Infield	Illuminance	Fc	25.10	40.8	15.6	1.61	2.62
Outfield	Illuminance	Fc	15.00	19.5	7.1	1.94	2.75

Photo 4



City of Holly Springs Work Session Meeting

Speaker Sign In Sheet

December 8, 2022

Meeting Date: _____

Name	Address	City Resident Y/N	Topic of Comment
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			

Note: City Council meetings are public meetings but are not public hearings. It is at the Chief Elected Official's discretion if public comment is taken.

