

City of Holly Springs, Georgia
City Council Meeting and Public Hearing Minutes
August 18, 2025
6:30 PM

Elected Officials Present: Mayor Ryan P. Shirley, Mayor Pro Tem Michael Roy Zenchuk II, Councilwoman Dee Phillips, Councilman Kyle Whitaker, Councilman Kevin Moore, and Councilman Jeff Wilbur.

Elected Officials Not Present: None.

Staff Present: City Attorney Robert M. "Bobby" Dyer, City Manager Robert H. Logan, Assistant City Manager/City Clerk Karen Norred, Police Chief Tommy Keheley, Community Development Director Nancy Moon, Finance Director Denise Lamazares, IT/Facilities Manager Ron Carter, Communications and External Affairs Director Erin Honea, Community Development Coordinator Tracey Chambers, Accounting Specialist Becky Bruce, Deputy Chief Greg Clyburn, Captain Casey Barton, Assistant City Clerk Rhonda Pezzello, and Assistant City Clerk/Records Manager Lou Stewart.

I. CALL TO ORDER

Mayor Shirley called the City Council Meeting and Public Hearing to order.

II. PLEDGE OF ALLEGIANCE

Mayor Shirley led the Pledge of Allegiance.

III. INVOCATION

Mayor Pro Tem Zenchuk gave the Invocation.

IV. PRESENTATIONS

A. Yard of the Month

Patricia M. Deigan

B. Recognition of Service

Oma Lou Stewart

Pam Helton from the Georgia Municipal Association (GMA) presented Lou Stewart, the Assistant City Clerk/Records Manager, with the "Lifetime Service Award" from GMA. Additionally, she presented a proclamation honoring Oma "Lou" Stewart for her forty years of distinguished public service from the Georgia Municipal Clerks Association.

V. PUBLIC HEARING/OPEN

Mayor Pro Tem Zenchuk read the Public Participation Policy prior to comments being made. The Public Hearing for the 2025 Proposed Millage Rate adoption was opened by Mayor Shirley.

A. 2025 Proposed Millage Rate

Finance Director Denise Lamazares gave a presentation to the Mayor and Council recommending a 2025 Property Tax Millage Rate increase to cover a projected shortfall in the City's Annual Operating Budget for 2026. The request is to increase the current 4.000 Millage Rate to 4.945 which is an increase of 25.35% over the rollback rate of 3.945.

Mr. Brady Pocsik, resident of Harmony on the Lakes, requested the Mayor and Council not increase taxes by raising the millage rate because he didn't feel the residents should pay for mismanagement of funds. He threatened that the community may seek to secede from the City Limits should the City Council raise the millage rate as proposed. He presented an online petition titled, "Petition Stop The Holly Springs Tax! Secede from Holly Springs."

VI. PUBLIC HEARING/CLOSE

The Public Hearing was closed by Mayor Shirley.

VII. PUBLIC COMMENTS

Representative Brad Thomas voiced his displeasure regarding the way the Growth Boundary Agreement between the County and the City is not being upheld. More specifically involving a recent annexation. Representative Thomas also stated he tried to set up a meeting to discuss this with the City Council but was unable to do so.

Mr. Mike Mulligan, resident of Harmony on the Lakes, had questions for the Council about what the citizens of Holly Springs get for their tax money vs. a Cherokee County resident. He stated his opposition to the tax increase.

VIII. CONSENT AGENDA

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

Mayor Pro Tem Zenchuk made a motion to approve the consent agenda. Councilwoman Phillips seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

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. Councilman Whitaker made a motion to deny Item A. Mayor Pro Tem Zenchuk seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

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).

Mayor Pro Tem Zenchuk made a motion to approve Items A and B with staff stipulations. Councilman Whitaker seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- 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.

Mayor Pro Tem Zenchuk made a motion to approve Item C. Councilwoman Phillips seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- 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.

Councilman Moore made a motion to approve Item D. Councilwoman Phillips seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- E. Resolution adopting the Project Wildcat Technical Report; and providing for the implementation of the Wildcat Area Plan.

Councilwoman Phillips made a motion to approve Item E. Councilman Moore seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- 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.

Mayor Pro Tem Zenchuk made a motion to approve Item F. Councilwoman Phillips seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- 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.

Mayor Pro Tem Zenchuk made a motion to approve Item G. Councilman Moore seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- 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.

Mayor Pro Tem Zenchuk made a motion to approve Item H. Councilwoman Phillips seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- 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.

Councilwoman Phillips made a motion to approve Item I. Councilman Wilbur seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- J. Ordinance to set the 2025 Millage Rate of 4.945 mills.

Mayor Pro Tem Zenchuk made a motion to approve Item J. Councilwoman Phillips seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

K. **REPORTS**

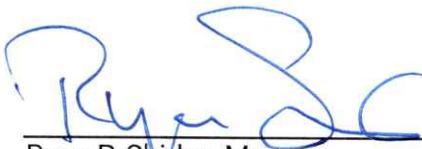
Chief Keheley reported that the Police Department completed their inspection and audit for recertification. The feedback was positive, and they anticipate an approval letter later this year.

Mayor Pro Tem Michael Zenchuk thanked Lou Stewart for her service and said she will be missed.

L. **ADJOURNMENT**

Mayor Pro Tem Zenchuk made a motion to adjourn. Councilman Moore seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

Respectfully submitted.



Ryan P. Shirley, Mayor

Attest:



Karen Norred, City Clerk
(Seal)

