



# City Council Meeting and Public Hearing

Holly Springs Public Safety Building, Council Chambers  
3235 Holly Springs Pkwy. Holly Springs, GA 30115  
Thursday, December 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

### V. PUBLIC HEARING/OPEN

A. 2026 Budget Appropriations for the Year Ending December 31, 2026.

### VI. PUBLIC HEARING/CLOSE

### VII. PUBLIC COMMENTS

### VIII. CONSENT AGENDA

A. November 17, 2025 City Council Meeting Minutes.

### IX. OLD BUSINESS

### X. NEW BUSINESS

A. **MA-08-2025**, applicant EC New Vision Georgia, LLC requests rezoning of 3.97 +/- acres located off of Hickory Road, Holly Springs, GA, tax parcel 238 of tax plat 15N14, from LI, Light Industrial, to TND, Traditional Neighborhood Development.

B. **CUP-02-2025**, applicant, Akbar Bhayani, requests a conditional use permit for a CBD, Hemp, THC, and/or Tobacco Specialty Store for property located at 727 Hickory Road, Holly Springs, GA, tax parcel 245 of tax plat 15N14.

- C. **CUP-03-2025**, applicant, Prayog Inc., requests a conditional use permit for CBD, Hemp, THC, and/or Tobacco Specialty Store for property located at 2240 Holly Springs Parkway, Suite A, Holly Springs, GA, tax parcel 097H of tax plat 15N14.
- D. **CUP-04-2025**, applicant, James M. O'Rourke, requests a conditional use permit for CBD, Hemp, THC, and/or Tobacco Specialty Store for property located at 5335 Holly Springs Parkway, Suite 103, Holly Springs, GA, tax parcel 081 of tax plat 15N15A.
- E. **CUP-05-2025**, applicants, Steven Hershey and Jacob Menard, request a conditional use permit for CBD, Hemp, THC, and/or Tobacco Specialty for property located at 6115 Hickory Flat Highway, Suite 104, Holly Springs, GA, tax parcel 155F of tax plat 15N26.
- F. **CUP-07-2025**, applicant, Jonathan Davis, requests a conditional use permit for a CBD, Hemp, THC, and/or Tobacco Specialty Store for property located at 6244 Holly Springs Parkway, Suite A, Holly Springs, GA, tax parcel 106E of tax plat 15N16.
- G. **CUP-08-2025**, applicant, Tanisha Damani, requests a conditional use permit for CBD, Hemp, THC, and/or Tobacco Specialty for property located at 2619 Holly Springs Parkway, Holly Springs, GA, tax parcel 001 of tax plat 93N00.
- H. Quote #344 from Scrubs Soft Wash for installation of Christmas lights at the Train Depot, Hardin Pavilion, and Hardin House in an amount not to exceed \$4,240 and authorize and ratify the signature of the City Manager.
- I. Quote #373 from Scrubs Soft Wash for installation of Christmas lights at Cherokee County Fire & Emergency Services Station 8 in an amount not to exceed \$1,660 and authorize and ratify the signature of the City Manager.
- J. Renewal of the Georgia Municipal Association (GMA) - Georgia Interlocal Risk Management Agency (GIRMA) First Responder Post Traumatic Stress Disorder (PTSD) Program Coverage through insurer Metropolitan Life Insurance Company (MetLife).
- K. A resolution of the City of Holly Springs, Georgia to amend the Municipal Services Master Fee Schedule for park rental fees.
- L. Agreement dated November 4, 2025, from Airpro Heating and Air, LLC., providing annual quarterly preventative maintenance on City of Holly Springs HVAC systems located at 3235 Holly Springs Parkway, 3237 Holly Springs Parkway, 164 Hickory Road, 113 Palm Street, 956 Univeter Road, and 220 Stringer Road, Holly Springs, GA 30115, in an amount not to exceed \$3,024.00.

## **XI. REPORTS**

- A. Monthly Departmental Reports

## **XII. ADJOURNMENT**

### **XIII. EXECUTIVE SESSION**

#### **A. Real Estate**