

City of Holly Springs
City Council Work Session Meeting Minutes
November 21, 2022

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

Staff Present: City Attorney Robert M. Dyer, City Manager Robert H. Logan, City Clerk Karen Norred, Chief Tommy Keheley, Community Development Director Nancy Moon, Deputy Chief Greg Clyburn, and Facilities Manager/Information Technology Manager Ron Carter.

Mayor Miller called the Work Session to order.

Public Comment

City resident Dave Konwick addressed Council regarding MA-09-2022; Mr. Konwick stated the he does not support the one-way in, one-way out design of the project as presented and requested that Council design and construct acceleration and deceleration lanes for Cedar Valley Drive at its intersection with Hickory Road. He also asked that staff examine the zoning ordinance regarding zoning case notification requirements of developers and the City for consistency.

Mayor Pro Tem Zenchuk made a motion to table Item C, Discuss 2023 Meeting Calendar. Councilman Wilbur seconded the motion. Motion carried 5-0.

Mayor Pro Tem Zenchuk made a motion to table Item E, Discuss revisions to the Harmony on the Lakes at Holly Springs Street Tree Plan. Councilman Moore seconded the motion. Motion carried 5-0.

Mayor Pro Tem Zenchuk made a motion to adjourn and enter into Executive Session for the purpose of Real Estate. Councilwoman Phillips seconded the motion. Motion carried 5-0.

Meeting adjourned.

City of Holly Springs
City Council Business Meeting Minutes
November 21, 2022

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

Staff Present: City Attorney Robert M. Dyer, City Manager Robert H. Logan, City Clerk Karen Norred, Chief Tommy Keheley, Community Development Director Nancy Moon, Deputy Chief Greg Clyburn, and Facilities Manager/Information Technology Manager Ron Carter.

Mayor Miller called the Business Meeting to order.

Mayor Miller led the Pledge of Allegiance. Mayor Pro Tem Zenchuk gave the invocation.

Consent Agenda

1. October 3, 2022 Council Work Session and Special Called Meeting minutes
2. October 17, 2022 Council Work Session and Business Meeting minutes
3. 2023 Budget Appropriation for the Year Ending December 31, 2023
4. 2023-2027 Capital Improvement Plan
5. City of Holly Springs Municipal Court Governmental Probation Agreement between Municipal Court and the City of Holly Springs, Georgia and authorize the Mayor and Probation Officer to execute the agreement
6. Quote # 2425 from Cherokee Truck Equipment, LLC in an amount not to exceed 23,445
7. A quote from Douglas Outdoors, LLC for sidewalk repairs at 152 Edgewater Trail in an amount not to exceed \$3,540
8. A resolution adopting an updated Job Classification and Compensation Plan

Councilman Wilbur made a motion to approve the November 21, 2022 Consent Agenda. Councilwoman Phillips seconded the motion. Motion carried 5-0.

Mayor Pro Tem Zenchuk made a motion to remove Item 18, Approve/deny the 2023 Meetings Calendar and Item 20, Approve/deny revisions to the Harmony on the Lakes at Holly Springs Street Tree Plan from the Business Meeting Agenda. Councilman Whitaker seconded the motion. Motion carried 5-0.

Mayor Pro Tem Zenchuk made a motion to approve MA-09-2022, rezoning of 29.2 +/- acres located off of Red Bud Lane and Hickory Road, Holly Springs, GA, tax parcels 235C, 235D, 236, 237, 239, and 240

of tax plat 15N14, from R-40, Single Family Residential Estate, NC, Neighborhood Commercial, to TND, Traditional Neighborhood Development. Councilman Wilbur seconded the motion. Motion carried 4-1. Councilwoman Phillips opposed.

Mayor Pro Tem Zenchuk made a motion to deny without prejudice CUP-01-2022, a conditional use permit for a Self-Storage Establishment for property located off of East Cherokee Drive, Holly Springs, GA, tax parcel 118 of tax plat 15N26. Councilman Whitaker seconded the motion. Motion carried 5-0.

Mayor Pro Tem Zenchuk made a motion to approve A-03-2022, annexation of 5.84 +/- acres located off of Holly Springs Parkway, Cherokee County, GA, tax parcels 065 and 065A of tax plat 15N15. Councilman Moore seconded the motion. Motion carried 5-0.

Councilman Whitaker made a motion to deny MA-07-2022, rezoning of 21.01 +/- acres located off of Holly Springs Parkway, Holly Springs, GA, tax parcels 065, 065A, 066, 067, 068, 068A, 068B, and 068C of tax plat 15N15, from GC, General Commercial, MXD, Mixed Use Overlay (City) and R-40, Single Family Residential Estate (County), to GC, General Commercial and MXD, Mixed Use Overlay (City). Mayor Pro Tem Zenchuk seconded the motion. Motion carried 5-0.

Mayor Pro Tem Zenchuk made a motion to reopen Item 12, MA-07-2022, rezoning of 21.01 +/- acres located off of Holly Springs Parkway, Holly Springs, GA, tax parcels 065, 065A, 066, 067, 068, 068A, 068B, and 068C of tax plat 15N15, from GC, General Commercial, MXD, Mixed Use Overlay (City) and R-40, Single Family Residential Estate (County), to GC, General Commercial and MXD, Mixed Use Overlay (City). Councilman Whitaker seconded the motion. Motion carried 5-0.

Mayor Pro Tem Zenchuk made a motion to approve MA-07-2022, rezoning of 21.01 +/- acres located off of Holly Springs Parkway, Holly Springs, GA, tax parcels 065, 065A, 066, 067, 068, 068A, 068B, and 068C of tax plat 15N15, from GC, General Commercial, MXD, Mixed Use Overlay (City) and R-40, Single Family Residential Estate (County), to GC, General Commercial and MXD, Mixed Use Overlay (City) with staff stipulations as described in MA-07-2022. Councilman Moore seconded the motion. Motion carried 5-0.

Mayor Pro Tem Zenchuk made a motion to approve MA-10-2022, rezoning of 1.94 +/- acres located off of Univeter Road, Holly Springs, Ga, tax parcel 179A (partial) of tax plat 15N19 from R-40, Single Family Residential Estate, to R-20, Single Family Residential with staff stipulations as described in MA-10-2022. Councilwoman Phillips seconded the motion. Motion carried 5-0.

Mayor Pro Tem Zenchuk made a motion to approve a proposal from Douglas Outdoors LLC for replacement of street trees in Harmony on the Lakes in an amount not to exceed \$200 per tree. Councilman Moore seconded the motion. Motion carried 5-0.

Mayor Pro Tem Zenchuk made a motion to approve the release of Edgewater Phase 3 Maintenance Bond #800036694, Crestbrooke Phase 1 Performance Bond #0740550, Crestbrooke Phase 2 Performance Bond #30105300, and Spring Meadows-Landscaping Performance Bond # CMS330921. Councilman Wilbur seconded the motion. Motion carried 5-0.

Mayor Pro Tem Zenchuk made a motion to approve a resolution to accept and authorize certain streets in Edgewater Phase 3 to become publicly maintained streets. Councilman Moore seconded the motion. Motion carried 5-0.

Councilman Wilbur made a motion to approve a request by the applicant to withdraw without prejudice CUP-03-2022, conditional use permit for an Auto Service Establishment for property located off of Holly Springs Parkway, Holly Springs, GA, tax parcel 071E of tax plat 15N15. Councilwoman Phillips seconded the motion. Motion carried 5-0.

Mayor Pro Tem Zenchuk made a motion to approve an addendum to the Memorandum of Agreement with the Systematic Alien Verification for Entitlements (SAVE) Program. Councilwoman Phillips seconded the motion. Motion carried 5-0.

Mayor Pro Tem Zenchuk made a motion to adjourn. Councilman Moore seconded the motion. Motion carried 5-0.

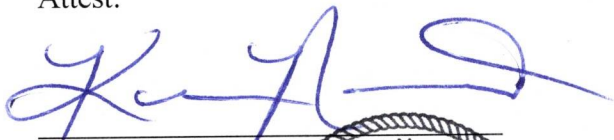
Meeting adjourned.

Respectfully Submitted.



Steven W. Miller, Mayor

Attest:



Karen Norred, City Clerk
(Seal)

