

**City of Holly Springs
City Council Meeting Minutes
January 8, 2026
6:30 PM**

Elected Officials Present: Mayor Ryan Shirley, Mayor Pro Tem Michael Zenchuk II, Councilman Kyle Whitaker, and Councilman Jeff Wilbur.

Elected Officials Not Present: Councilwoman Dee Phillips, and Councilman Kevin Moore.

Staff Present: Alicia Argo with the City Attorney's Office, City Manager Robert H. Logan, Assistant City Manager/City Clerk Karen Norred, Community Development Director Nancy Moon, Finance Director Denise Lamazares, and Chief Tommy Keheley.

I. CALL TO ORDER

Mayor Shirley called the City Council Meeting to order.

II. PLEDGE OF ALLEGIANCE

Mayor Shirley led the Pledge of Allegiance.

III. INVOCATION

Mayor Pro Tem Zenchuk gave the invocation.

IV. PRESENTATIONS

None.

V. PUBLIC COMMENTS

Mayor Pro Tem Zenchuk read the Public Participation Policy prior to public comments being made.

Mark Preetorius, Cherokee County resident, expressed concerns about high-density housing and requested that the City remain within its growth boundaries and comply with zoning variances.

Brian Scully, Cherokee County resident, expressed concerns about disciplined planning and responsible growth, and requested that the City comply with its comprehensive plan and future land use map.

Debra Frieden, Cherokee County resident, expressed concerns about the water velocity and traffic due to the growth.

VI. CONSENT AGENDA

- A. December 15, 2025 City Council Meeting Minutes.

Mayor Pro Tem Zenchuk made a motion to approve the consent agenda. Councilman Wilbur seconded the motion. Motion carried. Yes 3, No 0, Abstained 0.

VII. OLD BUSINESS

None.

VIII. NEW BUSINESS

- A. CUP-06-2025, applicant, Dennie Blackburn, requests a conditional use permit for CBD, Hemp, THC, and/or Tobacco Specialty Store for property located at 2200 Holly Springs Parkway, Holly Springs, GA, tax parcel 301 of tax plat 15N14.

Mayor Pro Tem Zenchuk made a motion to deny the CUP but to grandfather the sale of CBD and tobacco. Councilman Whitaker seconded the motion. Motion carried. Yes 3, No 0, Abstained 0.

- B. ORD-2-2026 extension of time for business establishments with Hemp and THC products in existing inventory to sell remaining product from December 31, 2025 to March 31, 2026.

Mayor Pro Tem Zenchuk made a motion to approve Item B. Councilman Whitaker seconded the motion. Motion carried. Yes 3, No 0, Abstained 0.

- C. Renewal of Environmental Systems Research Institute (ESRI) GIS software.

Mayor Pro Tem Zenchuk made a motion to approve Item C. Councilman Wilbur seconded the motion. Motion carried. Yes 3, No 0, Abstained 0.

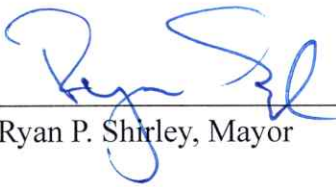
IX. REPORTS

- A. Monthly Departmental Reports

X. ADJOURNMENT


Councilman Wilbur made a motion to adjourn the meeting. Mayor Pro Tem Zenchuk seconded the motion. Motion carried. Yes 3, No 0, Abstained 0.

Respectfully submitted.



Ryan P. Shirley, Mayor

Attest:



Karen Norred, City Clerk
(Seal)

