



City of Holly Springs

Date: Thursday, November 10, 2022

Location: 3235 Holly Springs Pkwy.

Public Hearing Agenda 6:30 p.m. Council Chambers

I. CALL TO ORDER

II. BUSINESS/PUBLIC HEARING

A. Discuss the 2023 Budget Appropriation for the Year Ending December 31, 2023
Presented By: Denise Lamazares, Finance Director

III. ADJOURNMENT

EXECUTIVE SESSION

- Real Estate

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

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 the request to appeal the decision of V-08-2022, a variance from the RD-20, Single Family and Duplex, regulations of the Holly Springs Zoning Ordinance for property located off of Old Magnolia Way, Holly Springs, GA, tax parcel 011 of tax plat 93N01

Presented By: Nancy Moon, Community Development Director

- B. Discuss 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

Presented By: Nancy Moon, Community Development Director

- C. Discuss MA-05-2022, rezoning of 20 +/- acres located off of East Cherokee Drive, Holly Springs, GA, tax parcels 120, 121, and 124 of tax plat 15N26 from GC, General Commercial, to GC, General Commercial / MXD, Mixed Use and CUP-02-2022, a conditional use permit for a Multi-Tenant / Planned Shopping Center Establishment for property located off of East Cherokee Drive, Holly Springs, GA, tax parcels 120, 121, and 124 of tax plat 15N26

Presented By: Nancy Moon, Community Development Director

- D. Discuss 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

Presented By: Nancy Moon, Community Development Director

- E. Discuss 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 and 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)

Presented By: Nancy Moon, Community Development Director

- F. Discuss 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

Presented By: Nancy Moon, Community Development Director

- G. Discuss the 2023 Proposed Budget Appropriation

Presented By: Denise Lamazares, Finance Director

- H. Discuss the 2023-2027 Capital Improvement Plan
Presented By: Denise Lamazares, Finance Director
- I. Discuss a resolution establishing a Tax Allocation District Fund
Presented By: Denise Lamazares, Finance Director
- J. Discuss a resolution to open the Tax Allocation District Checking account at South State Bank
Presented By: Denise Lamazares, Finance Director
- K. Discuss replacement of street trees in Harmony on the Lakes
Presented By: Robert H. Logan, City Manager
- L. Discuss an amendment to the Municipal Services Master Fee Schedule
Presented By: Robert H. Logan, City Manager
- M. Discuss the City of Holly Springs Municipal Court Governmental Probation Agreement
Presented By: Robert H. Logan, City Manager
- N. Discuss a quote from Cherokee Truck Equipment, LLC
Presented By: Robert H. Logan, City Manager
- O. Discuss a quote from Woodwind Construction Company, Inc.
Presented By: Robert H. Logan, City Manager
- P. Discuss a quote from Douglas Outdoors, LLC.
Presented By: Robert H. Logan, City Manager
- Q. Discuss the Job Classification and Compensation Plan Final Report from Condrey & Associates, Inc.
Presented By: Karen Norred, City Clerk/Human Resources Director
- R. Discuss renewal of health insurance plans for 2023
Presented By: Karen Norred, City Clerk/Human Resources Director

VI. REPORTS

VII. ADJOURNMENT

City Council Special Called Meeting
Agenda
(immediately following the Work Session)

I. CALL TO ORDER

II. NEW BUSINESS

1. Approve/deny consideration of the appeal of the decision of the V-08-2022, a variance from the RD-20, Single Family and Duplex, regulations of the Holly Springs Zoning Ordinance for property located off of Old Magnolia Way, Holly Springs, GA, tax parcel 011 of tax plat 93N01
2. Approve/deny a resolution establishing a Tax Allocation District Fund
3. Approve/deny a resolution to open the Tax Allocation District Fund Checking account at South State Bank
4. Approve/deny a resolution amending the Municipal Services Master Fee Schedule
5. Approve/deny a quote from Woodwind Construction Company, Inc. in an amount not to exceed \$87,000
6. Approve/deny a resolution of the City of Holly Springs, Georgia authorizing the renewal of Health Insurance effective January 1, 2023 with Cigna Healthcare for the medical, dental and vision lines of coverage and; to renew the Open Access Plus Plan OAP base as the medical base plan, and to renew the Open Access Plus Plan OAP buy-up as the buy-up option; to renew the Q5 DPPO \$1000/Ortho plan as the dental plan; to renew the C1-Standard PPO Comprehensive Plan as the vision plan; and to authorize the City Clerk/HR Director to execute all documents pertaining to these matters
7. Approve/deny a resolution of the City of Holly Springs, Georgia authorizing the renewal of the Basic Life and AD&D Insurance, the voluntary life insurance, the short-term disability, the renewal of the long-term disability, the voluntary accident insurance, the voluntary critical illness insurance with the Standard Insurance Company; and to authorize the City Clerk/HR Director to execute all documents pertaining to these matters for plan year January 1, 2023 through December 31, 2023
8. Approve/deny a resolution of the City of Holly Springs, Georgia authorizing the renewal of the Health Reimbursement Arrangement (HRA) with Medcom to reimburse the last \$250 of the eligible participant's deductible; authorizing the renewal of the Medical Flexible Spending Account (FSA) with Medcom and to allow eligible participants to set aside up to the annual maximum of \$3,050 and to carry over up to \$610; the renewal of contracting the COBRA administration; and to authorize the City Clerk/HR Director to execute all documents pertaining to the these matters for plan year January 1, 2023 through December 31, 2023

III. ADJOURNMENT