

City of Holly Springs
City Council Work Session Meeting Minutes
May 17, 2021

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

Elected Officials Absent: Councilwoman Karen Barnett.

Staff Present: City Attorney Robert M. Dyer, City Manager Robert H. Logan, City Clerk Karen Norred, Chief Tommy Keheley, Community Development Director Nancy Moon, Finance Director Denise Lamazares, Economic Development Director/Assistant City Clerk Erin Honea, and Information Technology Manager/Facilities Manager Ron Carter.

Mayor Miller called the Work Session to order.

Mayor Pro Tem Zenchuk made a motion to amend the Work Session agenda to include an Executive Session for the purpose of litigation at the end of the Work Session and to include discussion of MA-02-2021 rezoning of 4.701 +/- acres located off of Hickory Flat Highway, Holly Springs, GA, tax parcel 134 of tax plat 15N26 from PDR, Planned Development Residential, to GC, General Commercial. Councilman Whitaker seconded the motion. Motion carried 4-0.

Public Comment

County resident Joy Hurst spoke against MA-02-2021 citing traffic concerns.

City resident Dave Wilkerson spoke against MA-02-2021 citing traffic concerns.

County residents Phil & Mary Beth Smith spoke against MA-02-2021 citing traffic concerns, proposed setbacks for future expansion of Georgia Highway 140, design consistency with findings from the Hickory Flat Area study, and nature preservation.

City resident Sarah Steinberg-Beacon spoke against MA-02-2021 citing concerns about the appropriateness of the type of development proposed for the area in regards to traffic, parking, and utilities, specifically, the reliability of electricity should the proposed development be approved.

County resident Alan Kumin declined to speak.

County resident Gary Morris declined to speak.

County resident John Kuykendall spoke against MA-02-2021 citing traffic concerns.

Mayor Pro Tem Zenchuk made a motion to table Item A, Discuss an Intergovernmental Agreement for Implementation of Service Delivery Strategy among Cherokee County, Georgia and the Cities of Ball Ground, Canton, Holly Springs, Mountain Park, Nelson, Waleska, and Woodstock, until after Executive Session. Councilman Wilbur seconded the motion. Motion carried 4-0.

Mayor Pro Tem Zenchuk made a motion to adjourn. Councilwoman Phillips seconded the motion. Motion carried 4-0.

Meeting adjourned.

City of Holly Springs
City Council Business Meeting Minutes
May 17, 2021

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

Elected Officials Absent: Councilwoman Karen Barnett.

Staff Present: City Attorney Robert M. Dyer, City Manager Robert H. Logan, City Clerk Karen Norred, Chief Tommy Keheley, Community Development Director Nancy Moon, Finance Director Denise Lamazares, Economic Development Director Erin Honea, and Information Technology Manager/Facilities 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. April 12, 2021 Council Work Session and Special Called Meeting Minutes
2. April 19, 2021 Council Work Session and Business Meeting Minutes
3. A resolution to accept a grant from the American Rescue Plan Act administered by the Governor's Office of Planning and Budget and authorizing the City Manager and/or Finance Director to act in all matters pertaining to the City of Holly Springs' participation in the grant funding from the American Rescue Plan Act
4. Fifth Amendment of the Workforce Innovation and Opportunity Contract No. WD1814.5 between the Atlanta Regional Commission and the City of Holly Springs, Georgia and authorize the Mayor to execute the contract
5. Revised invoice #17492 from Cowan Signs, Inc. for the construction of the southern City of Holly Springs Gateway Monument Sign in an amount not to exceed \$20,959
6. 2021/2022 Memorandum of Understanding among the Holly Springs Downtown Development Authority, the Economic Development Director, and the City of Holly Springs, Georgia and authorize and ratify the City Manager's execution of the Memorandum of Understanding
7. Quote #29428 and agreement between the City of Holly Springs Granite Telecommunications, LLC in an amount not to exceed \$20,220

8. Service Agreement between Rogers Mechanical Contractors, Inc. and the City of Holly Springs, Georgia in an amount not to exceed \$3,256 and authorize the Mayor to execute the agreement
9. The release of the Spring Meadows Phase 1 Performance Bond No. SU1157976
10. Submitting the draft Fire Agreement between Cherokee County, Georgia and the City of Holly Springs, Georgia to the Cherokee County Board of Commissioners for their consideration
11. A Stormwater Facility Maintenance Agreement between Marble Quarry Manors, LLC and the City of Holly Springs, Georgia
12. A Stormwater Facility Maintenance Agreement between 120 Hickory Springs Industrial Drive, LLC and the City of Holly Springs, Georgia
13. A Stormwater Facility Maintenance Agreement between Taylor Morrison or Georgia, LLC and the City of Holly Springs, Georgia
14. A Stormwater Facility Maintenance Agreement between JR Holly Springs LLC and the City of Holly Springs, Georgia
15. A Stormwater Facility Maintenance Agreement between FSGA Holly Commons, LLC and the City of Holly Springs, Georgia
16. A Stormwater Facility Maintenance Agreement between DD HSP, LLC and the City of Holly Springs, Georgia
17. A Stormwater Facility Maintenance Agreement between Bright-Meyers-Sasser Storage II, LLC and the City of Holly Springs, Georgia
18. A Stormwater Facility Maintenance Agreement between Wilsons Classic Homes, LLC and the City of Holly Springs, Georgia
19. A Stormwater Facility Maintenance Agreement between Meritage Homes of Georgia and the City of Holly Springs, Georgia

Mayor Pro Tem Zenchuk made a motion to approve the May 17, 2021 Consent Agenda. Councilwoman Phillips seconded the motion. Motion carried 4-0.

Mayor Pro Tem Zenchuk made a motion to approve MA-02-2021, rezoning of 4.701 +/- acres located off of Hickory Flat Highway, Holly Springs, GA, tax parcel 134 of tax plat 15N26 from PDR, Planned Development Residential, to GC, General Commercial. Councilman Whitaker seconded the motion.

Mayor Pro Tem Zenchuk amended his motion to approve MA-02-2021 rezoning of 4.701 +/- acres located off of Hickory Flat Highway, Holly Springs, GA, tax parcel 134 of tax plat 15N26 from PDR, Planned Development Residential, to GC, General Commercial with staff stipulations as described in Rezoning Ordinance MA-02-2021 and to also include a stipulation that no drive-thru pick up windows shall be permitted without Georgia Department of Transportation (GDOT) approval and installation of a right turn lane in, and a center left turn lane in off of Hickory Flat Highway into the subject property and White Columns Boulevard. It is understood that GDOT may make modifications and or adjustments to the configuration of these lanes' final design, but a general depiction is attached to this zoning reference.; Item 6: The 50' undisturbed stream buffer shall be enforced. In addition, vegetative screening shall be installed within the 25' impervious stream buffer. If additional plantings are deemed necessary, plant material shall be provided as approved by the City Arborist.; Item 7: The 50' undisturbed stream buffer shall be enforced. In addition, vegetative screening shall be installed within the 25' impervious stream buffer. If additional plantings are deemed necessary, plant material shall be provided as approved by the City Arborist.; Item 7: Owner/developer shall coordinate with the Community Development Director and the City Arborist regarding landscaping and buffers. All buffers and vegetative screening shall be enhanced as necessary to provide appropriate screening.; Item 8: Trash pick-up and all deliveries shall be conducted no earlier than 7:00 a.m. and no later than 8:00 p.m. Councilman Whitaker seconded the motion. Motion carried 3-1. Councilman Wilbur opposed.

Mayor Pro Tem Zenchuk made a motion to approve CUP-01-2021, a conditional use permit for a Multi-Tenant Building for property located off of Hickory Flat Highway, Holly Springs, GA, tax parcel 134 of tax plat 15N26 with staff stipulations as described in CUP-01-2021. Councilman Whitaker seconded the motion. Motion carried 4-0.

Mayor Pro Tem Zenchuk made a motion to enter into Executive Session for the purpose of litigation. Councilman Whitaker seconded the motion. Motion carried 4-0.

Mayor Pro Tem Zenchuk made a motion to return from Executive Session. Councilwoman Phillips seconded the motion. Motion carried 4-0.

Mayor Pro Tem Zenchuk made a motion to table an Intergovernmental Agreement for Implementation of Service Delivery Strategy among Cherokee County, Georgia and the Cities of Ball Ground, Canton, Holly Springs, Mountain Park, Nelson, Waleska, and Woodstock. Councilman Whitaker seconded the motion. Motion carried 4-0.

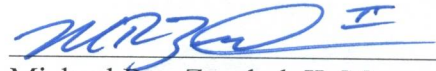
Finance Director Denise Lamazares announced that the April financial report was in the packet.

Chief Keheley announced that the Badges and Blues event would take place at J.B. Owens Park on May 22, 2021.

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

Meeting adjourned.

Respectfully Submitted.


Michael Roy Zenchuk II, Mayor Pro Tem

Attest:



Karen Norred, City Clerk
(Seal)

