

**City of Holly Springs
City Council Public Hearing Minutes
April 17, 2023**

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

Elected Officials Absent: Mayor Steven W. Miller

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

I. Call to Order

Mayor Pro Tem Zenchuk called the Public Hearing to order.

II. Business/Public Hearing

- A. City Manager Robert H. Logan gave an overview concerning the City of Holly Springs entering into an Installment Sale Agreement with the Holly Springs Parks and Recreation Authority for the purpose of issuing a bond to acquire property for a park.

III. Public Comments

No public comments

IV. Adjournment

Councilwoman Phillips made a motion to adjourn. Councilman Moore seconded the motion. Motion carried 5-0.

Meeting adjourned.

City of Holly Springs
City Council Work Session Minutes
April 17, 2023

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

Elected Officials Absent: Mayor Steven W. Miller

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

I. Call to Order

Mayor Pro Tem Zenchuk called the Work Session to order.

II. Public Comments

No Public Comments

III. Unfinished Business

- A. Discussed MA-05-2023, rezoning of 0.84 +/- acres located off of Holly Street, Holly Springs, Ga tax parcel 061 of tax plat 15N14 from GC, General Commercial, to TND, Traditional Neighborhood Development.

IV. New Business

- A. Discussed renewal of Property and Liability Coverage with Georgia Interlocal Risk Management Agency (GIRMA)
- B. Discussed donation of equipment from decommissioned vehicles number 316, 416, 516 and 217 to the City of Aragon, Georgia Police Department
- C. Discussed donation of K-9 equipment from vehicle number 115 to the City of Morrow, Georgia Police Department
- D. Discussed a resolution to rename certain streets within the Town Center Road Network
- E. Discussed the release of Performance Bonds for Magnolia Trace and The Retreat at Holly Springs

V. Adjournment

Councilwoman Phillips made a motion to adjourn. Councilman Wilbur seconded the motion. Motion carried 5-0.

Meeting adjourned.

City of Holly Springs
City Council Business Meeting Minutes
April 17, 2023

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

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

I. Call to Order

Mayor Steven W. Miller called the Business Meeting to order.

II. Pledge of Allegiance

Mayor Steven W. Miller led the Pledge of Allegiance.

III. Invocation

Mayor Pro Tem Zenchuk gave the invocation.

IV. Consent Agenda

1. March 6, 2023 Council Work Session and Special Called Meeting Minutes
2. March 20, 2023 Council Work Session and Council Business Meeting Minutes
3. Quote from Applicant Pro in an annual amount not to exceed \$3,089
4. Resolution to amend the adopted Municipal Services Master Fee Schedule
5. Resolution authorizing the reimbursement of project expenses, in an estimated amount of \$2,000,000, for the purchase of additional park land
6. Contract with FenceWorks of Georgia, Inc. in an amount not to exceed \$52,385
7. Resolution declaring certain property as surplus and authorizing its sale or disposal
8. Awarding the 2023 Local Maintenance & Improvement Grant (LMIG) Resurfacing Project (RFB #2023-04) to East Coast Grading, Inc. in an amount not to exceed \$835,900.74 and authorize the Mayor to execute the construction contract

Councilwoman Phillips made a motion to approve the Consent Agenda. Councilman Whitaker seconded the motion. Motion carried 5-0.

V. Old Business

1. Councilman Whitaker made a motion to table A-03-2023, annexation of 16.51 +/- acres located off of Hickory Flat Highway, Cherokee County, GA, tax parcels 197, 198, 199, 200, 200A, 201, 202, and 203 of tax plat 15N19. Mayor Pro Tem Zenchuk seconded the motion. Motion carried 5-0.
2. Councilman Whitaker made a motion to table MA-04-2023, rezoning of 22.87 +/- acres located off of Hickory Flat Highway, Holly Springs, GA tax parcels 197, 198, 199, 200, 200A, 201, 202, 203, 223, and 226 of tax plat 15N19, from R-40, Single Family Residential Estate (County), and NC, Neighborhood Commercial (City), to TND, Traditional Neighborhood Development (City) with staff stipulations as described in Rezoning Ordinance MA-04-2023. Mayor Pro Tem Zenchuk seconded the motion. Motion carried 5-0.
3. Mayor Pro Tem Zenchuk made a motion to deny CUP-01-2023, a conditional use permit for a Car Wash Establishment for property located off of Holly Springs Parkway, Holly Springs, GA, tax parcel 004E of tax plat 15N14C with staff stipulations as described in Conditional Use Permit Ordinance CUP-01-2023. Councilman Whitaker seconded the motion. Motion carried 5-0.
4. Mayor Pro Tem Zenchuk made a motion to deny CUP-02-2023, a conditional use permit for an Automotive Service Establishment for property located off of Holly Springs Parkway, Holly Springs, GA, tax parcel 004E of tax plat 15N14C with staff stipulations as described in Conditional Use Permit Ordinance CUP-02-2023. Councilman Whitaker seconded the motion. Motion carried 5-0.
5. Councilwoman Phillips made a motion to approve MA-05-2023, rezoning of 0.84 +/- acres located off of Holly Street, Holly Springs, GA tax parcel 061 of tax plat 15N14 from GC, General Commercial, to TND, Traditional Neighborhood Development with staff stipulations as described in Rezoning Ordinance MA-05-2023 Councilman Moore seconded the motion. Motion carried 5-0.

VI. New Business

1. Councilman Whitaker made a motion to approve the renewal of property and liability coverage with Georgia Interlocal Risk Management Agency (GIRMA). Councilwoman Phillips seconded the motion. Motion carried 5-0.
2. Councilman Wilbur made a motion to approve the donation of equipment from decommissioned vehicles number 316, 416, 516 and 217 to the City of Aragon, Georgia Police Department. Councilwoman Phillips seconded the motion. Motion carried 5-0.
3. Councilman Wilbur made a motion to approve the donation of K-9 equipment from vehicle number 115 to the City of Morrow, Georgia Police Department. Councilwoman Phillips seconded the motion. Motion carried 5-0.

4. Mayor Pro Tem Zenchuk made a motion to approve a resolution to rename certain streets within the Town Center Road Network. Councilwoman Phillips seconded the motion. Motion carried 5-0.
5. Councilman Moore made a motion to approve the release of Magnolia Trace Phase 1 Performance Bond # 107167673, Magnolia Trace Phase 2 Performance Bond # 107404374, Magnolia Trace Phase 3 Performance Bond # GM216014, and Magnolia Trace-Sidewalk/Entrance Streetlights Performance Bond # 107114679. Councilwoman Phillips seconded the motion. Motion carried 5-0
6. Councilman Moore made a motion to approve the release of The Retreat at Holly Springs – Mail Kiosk Performance Bond # SU1178554, The Retreat at Holly Springs – Topping Performance Bond # US00112742SU21A, The Retreat at Holly Springs – Sidewalks Performance Bond # US00112743SU21A, and The Retreat at Holly Springs – Landscaping Performance Bond # US00112744SU21A. Councilwoman Phillips seconded the motion. Motion carried 5-0.

VII. Reports

Finance Director Denise Lamazares stated the March financial report was in the packet.

VIII. Adjournment

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)

