

City of Holly Springs
City Council Work Session Meeting Minutes
March 18, 2019

Elected Officials Present: Mayor Steven W. Miller, Mayor Pro Tem Michael Roy Zenchuk II, Councilwoman Karen Barnett (arrived 6:35 p.m.), Councilwoman Dee Phillips, Councilman Jeremy Smith, and Councilman Kyle Whitaker.

Staff Present: City Attorney Robert M. Dyer, City Manager Robert H. Logan, City Clerk Karen Norred, Chief Michael Carswell, Community Development Director Nancy Moon, and Information Technology Manager Ron Carter.

Mayor Miller called the Work Session to order.

Public Comments:

No public comments.

Councilmember Whitaker moved to amend the agenda to include personnel as a purpose for Executive Session. Councilmember Zenchuk seconded the motion. Motion carried 5-0.

Councilmember Phillips moved to enter into Executive Session for the purposes of litigation, real estate, and personnel. Councilmember Barnett seconded the motion. Motion carried 5-0.

Councilmember Phillips moved to return from Executive Session. Councilmember Barnett seconded the motion. Motion carried 5-0.

Councilmember Phillips moved to adjourn. Councilmember Barnett seconded the motion. Motion carried 5-0.

Meeting adjourned.

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Staff Present: City Attorney Robert M. Dyer, City Manager Robert H. Logan, City Clerk Karen Norred, Chief Michael Carswell, Community Development Director Nancy Moon, and Information Technology Manager Ron Carter, Deputy Chief Tommy Keheley, Lieutenant Greg Clyburn, Officer Michael Adams, Lieutenant Casey Barton, Lieutenant Steve Cohen, Officer Cori Hubeli, Sergeant Mike Sheehan, Sergeant Nathan Ernst, Officer Sam Rentz, Officer Aja Rodriguez, Officer Mike Pendergast, and Officer Andrew Drake.

Mayor Miller called the City Council meeting to order.

Mayor Miller led the Pledge of Allegiance. Councilmember Smith gave the invocation.

Mayor Miller and Chief Michael Carswell presented a Chief's Accommodation to Officer Michael Adams.

Mayor Miller and Chief Michael Carswell presented a Chief's Accommodation to Sergeant Nathan Ernst.

Mayor Miller presented the Safe Digging Proclamation to Mr. Phil Bell, Vice-Chair of the Cherokee County Local Utility Coordinating Committee.

Consent Agenda:

1. February 4, 2019 Council Meeting Minutes.
2. February 25, 2019 Council Meeting Minutes.
3. ORD-01-2019, text amendment to the Holly Springs Zoning Ordinance, Article 10, Signs and Outdoor Advertising, changes to lighting regulations.
4. ORD-02-2019, text amendment to the Holly Springs Zoning Ordinance, Article 19, Design Guidelines for Model Zoning Districts, changes to lighting regulations regarding signage.
5. ORD-03-2019, text amendment to the Holly Springs Zoning Ordinance, Article 19, Design Guidelines for Model Zoning Districts, revise Model Zoning District boundaries.
6. ORD-04-2019, text amendment to the Holly Springs Zoning Ordinance, Article 4, Establishment of District Boundaries: The Official Holly Springs Zoning Map, Adopted Policy Maps, clarify description of district boundaries, delete Future Land Use Map.
7. ORD-05-2019, text amendment to the Holly Springs Zoning Ordinance, Article 2, Interpretations and Definitions, delete Future Land Use Map definition.
8. ORD-06-2019, adoption of the Official Holly Springs Zoning Map.
9. Resolution to amend the Main Street District map.
10. Resolution to amend the Municipal Services Master Fee Schedule - Administrative Fee for Permit Amendments.

Councilmember Zenchuk moved to approve the Consent Agenda for March 18, 2019. Councilmember Phillips seconded the motion. Motion carried 5-0.

Unfinished Business:

Councilmember Zenchuk moved to approve A-01-2019, request to annex 2.66 +/- acres located off of Riverside Way, Cherokee County, GA, tax parcels 084, 085 & 086 of tax plat 15N16. Councilmember Smith seconded the motion. Motion carried 5-0.

Councilmember Whitaker moved to approve MA-01-2019, request to rezone 13.9 +/- acres located off of Riverside Way, Cherokee County, GA tax parcels 084, 085 & 086 of tax plat 15N16 from TND, R-40, Traditional Neighborhood Development/Single Family Residential Estate (County) to TND, Traditional Neighborhood Development (City). Councilmember Zenchuk seconded the motion. Motion carried 5-0.

Councilmember Whitaker moved to approve D-01-2019, request to deannex 0.25 +/- acres located off of Riverside Way, tax parcels 085 & 086 of tax plat 15N16, such that the property may become part of unincorporated Cherokee County. Councilmember Smith seconded the motion. Motion carried 5-0.

New Business:

Councilmember Smith moved to approve the Partners in Education Agreement between Holly Springs Elementary STEM Academy and the City of Holly Springs and authorize the City Manager to execute the agreement on behalf of the City of Holly Springs. Councilmember Phillips seconded the motion. Motion carried 5-0.

Councilmember Phillips moved to approve the Engagement Agreement with Lueder, Larkin & Hunter, LLC (the "Law Firm") to represent the City of Holly Springs, in an amount not to exceed \$8,000. Councilmember Smith seconded the motion. Motion carried 5-0.

Councilmember Barnett moved to approve the proposal from NOVA Engineering and Environmental, LLC (NOVA), Proposal No. 024-25199308, Visual Structural Condition Survey of City Hall, in an amount not to exceed \$2,000. Councilmember Phillips seconded the motion. Motion carried 5-0.

Councilmember Zenchuk moved to approve the proposal from Southern Environmental Services, Inc. ("SESI"), additional Demolition and Site Cleanup for 362 Stringer Road, in an amount not to exceed \$10,000. Councilmember Whitaker seconded the motion. Motion carried 5-0.

Councilmember Phillips moved to approve a resolution opposing House Bill 242, Preemption of Local Regulations of Massage Therapy Businesses. Councilmember Zenchuk seconded the motion. Motion carried 5-0.

Councilmember Phillips moved to approve a resolution to apply to the Atlanta Regional Commission (ARC) Community Development Assistant Program (CDAP) to pursue a housing study and fund the required 20% match, in an amount not to exceed \$30,000. Councilmember Barnett seconded the motion. Motion carried 5-0.

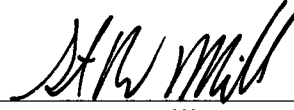
Reports:

City Manager Robert H. Logan announced the February financial reports are in the packet.

Councilmember Phillips moved to adjourn. Councilmember Barnett seconded the motion. Motion carried 5-0.

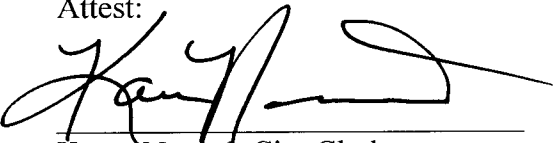
Meeting adjourned.

Respectfully Submitted.



Steven W. Miller, Mayor

Attest:



Karen Norred, City Clerk
(Seal)