

**City of Holly Springs
City Council Work Session Meeting Minutes
January 18, 2024**

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

Staff Present: Alicia Argo from the City Attorney's Office, City Manager Robert H. Logan, City Clerk/Human Resources Director Karen Norred, Finance Director Denise Lamazares, Community Development Director Nancy Moon, Chief Tommy Keheley, Deputy Chief Greg Clyburn and Information Technology Manager/Facilities Manager Ron Carter.

I. Call To Order

Mayor Miller called the meeting to order.

Mayor Pro Tem Zenchuk made a motion to add Public Comments to the Work Session agenda. Councilman Whitaker seconded the motion. Motion carried 5-0.

Public Comments

Ms. Pam Deiter expressed her concerns with merging traffic from Sixes Road onto Holly Springs Parkway from I-575 South.

II. New Business

- A. Discussed an amendment to the City of Holly Springs Financial Management Policy
- B. Discussed a resolution to apply and accept a loan and a grant from the Georgia Transportation Infrastructure Bank (GTIB) administered by the State Road and Tollway Authority (SRTA) and authorizing the City Manager to act in all matters pertaining to the City of Holly Springs' participation in the GTIB Loan and Grant Program administered by SRTA
- C. Discussed an ordinance to adopt the Official Zoning Map of the City of Holly Springs, Georgia
- D. Discussed the release of Avery Creek Phase 1 and Phase 2 Performance Bonds

III. Adjournment

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

City of Holly Springs
City Council Business Meeting Minutes
January 18, 2024

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

Staff Present: Alicia Argo from the City Attorney's Office, City Manager Robert H. Logan, City Clerk/Human Resources Director Karen Norred, Finance Director Denise Lamazares, Community Development Director Nancy Moon, Chief Tommy Keheley, Deputy Chief Greg Clyburn and Information Technology Manager/Facilities Manager Ron Carter.

IV. Call To Order

Mayor Miller called the meeting to order.

V. Pledge Of Allegiance

Mayor Miller led the Pledge of Allegiance.

VI. Invocation

Mayor Pro Tem Zenchuk gave the Invocation.

VII. Public Comments

No public comments were made.

Councilman Whitaker made a motion to move New Business Items A through D to the Consent Agenda. Councilwoman Phillips seconded the motion. Motion carried 5-0.

VIII. Consent Agenda

A. December 4, 2023 City Council Work Session Minutes

B. December 18, 2023 City Council Work Session and Business Meeting Minutes

New Business

A. An amendment to the City of Holly Springs Financial Management Policy

B. A resolution to apply and accept a loan and a grant from the Georgia Transportation Infrastructure Bank (GTIB) administered by the State Road and Tollway Authority (SRTA) and authorizing the City Manager to act in all matters pertaining to the City of Holly Springs' participation in the GTIB Loan and Grant Program administered by SRTA

C. An ordinance to adopt the Official Zoning Map of the City of Holly Springs, Georgia

- D. The release of Avery Creek Phase 1 Performance Bond #107292268 and Phase 2 Performance Bond #107472212

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

IX. Unfinished Business

- A. Mayor Pro Tem Zenchuk made a motion to approve A-08-2023, applicant requests annexation of 6.23 +/- acres located off of Edmondson Lane, Cherokee County, GA, tax parcels 095(pt), 095A, and 096 of tax plat 15N16. Councilman Moore seconded the motion. Motion carried 5-0.
- B. Mayor Pro Tem Zenchuk made a motion to approve MA-14-2023, applicant requests rezoning of 6.23 +/- acres located off of Edmondson Lane, Holly Springs, GA, tax parcels 095(pt), 095A, and 096 of tax plat 15N16 from R-40, Single Family Residential (County) and GC, General Commercial (County), to TND, Traditional Neighborhood Development (City), with staff stipulations as outlined in Zoning Ordinance MA-14-2023. Councilman Wilbur seconded the motion. Motion carried 5-0.
- C. Mayor Pro Tem Zenchuk made a motion to approve a quitclaim deed between the City of Holly Springs, Georgia and Shawn Henry Marks; all that tract or parcel of land lying and being in Land Lot 270 of the 15th District, 2nd Section, Cherokee County, Georgia, being the area identified as “detention pond” on Lot 28 of the Barrett Springs Subdivision; Plat Book 57 Page 179, Cherokee County records. Councilman Whitaker seconded the motion. Motion carried 5-0.

X. New Business

Items A through D were moved to the Consent Agenda.

XI. Reports

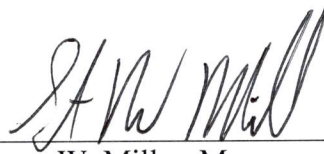
Chief Keheley informed Mayor and Council that all required yearly reports have been submitted.

Finance Director Denise Lamazares informed Mayor and Council that the December monthly financial report was included in the packet.

XII. Adjournment

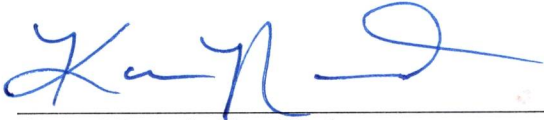
Mayor Pro Tem Zenchuk made a motion to adjourn. Councilman Moore seconded the motion. Motion carried 5-0.

Respectfully Submitted.



Steven W. Miller, Mayor

Attest:



Karen Norred, City Clerk
(Seal)

