

City of Holly Springs
Council Work Session Minutes
June 20, 2016
6:30 p.m.

Elected Officials Present: Mayor Timothy Downing, Mayor Pro Tem Michael Zenchuk, Councilwoman Karen Barnett, Councilman Jeremy Smith, Councilwoman Dee Phillips and Councilman Kyle Whitaker.

Staff Present: City Attorney Bobby Dyer, City Manager Rob Logan, City Clerk Karen Norred, Deputy Chief Carswell, Lt. Steve Cohen, Community Development Director Nancy Moon, Assistant City Clerk Donna Sanders and Information Technology Manager Ron Carter.

Mayor Downing called the work session to order.

Cherokee County resident, Jay Alexander, spoke in regard to the proposed Hopkins/Quarles rezoning case MA-08-2016. His concerns included the buffer, setback and suggested a six-foot fence be installed. He stated that he had met with John Mills, Vice President of SR Homes to discuss the buffer on his property should not be included in the proposed buffer.

City of Holly Springs resident, Roger McIver, spoke in regard to the Hopkins/Quarles rezoning case MA-08-2016. He was concerned that the commercial component was not enough. He would like Council to look at future plans and work with the developer. He also asked Council to enforce the tree save ordinance and only clear trees that are necessary.

Cherokee County resident, John Turner, requested a moratorium for the Hickory Flat area.

Cherokee County resident, Nan Britton declined to comment.

Cherokee County resident, Dickey Forrester, spoke in regard to the proposed Hopkins/Quarles rezoning case MA-08-2016. His concerns included the maintenance of the fence, the lake and outdoor lighting.

Vice President of SR Homes, John Mills, spoke in regard to the public comments made about the Hopkins/Quarles rezoning case MA-08-2016. He said there was a miscommunication with Mr. Forrester and the lake will be maintained. In regards to the fence concern, he said a hedge of 40-60 ft. will be installed. He stated that in some places due to typography a fence wouldn't work. The density is at 2.99 and not conducive to commercial. He thought the residents would prefer residential instead of commercial. Attorney Parks Huff spoke in regard to the size of the lots. He said being protective of the lots and buffer, the size of the lots are 46-90 ft. wide which is more expensive for the developer to build out. The lots allow for high end side entry garages.

City of Holly Springs resident, Roger McIver, spoke in regard to the JB Owens Park rezoning case MA-09-2016. Mr. McIver asked that Council add a stipulation that the City would be responsible for adding a 30 ft. buffer on commercial lots.

No action was taken.

Meeting Adjourned.

City of Holly Springs
Public Hearing Minutes
June 20, 2016

Elected Officials Present: Mayor Timothy Downing, Mayor Pro Tem Michael Zenchuk, Councilwoman Karen Barnett, Councilman Jeremy Smith, Councilwoman Dee Phillips and Councilman Kyle Whitaker.

Staff Present: City Attorney Bobby Dyer, City Manager Rob Logan, City Clerk Karen Norred, Deputy Chief Carswell, Lt. Steve Cohen, Community Development Director Nancy Moon, Assistant City Clerk Donna Sanders and Information Technology Manager Ron Carter.

City Manager/Finance Director Robert H. Logan presented the agreement between the City of Holly Springs and the Holly Springs Parks and Recreation Authority for the purpose of issuing a bond to acquire property for a park.

Public Comments:

City of Holly Springs resident, Dave Konwick, wanted to know who was on the City Holly Springs Parks and Recreation Authority. He would like to see residents on the Authority instead of all elected officials.

Mayor Downing commented on Dave Konwick's question. The ultimate goal is to have others on the Authority, but due to the timing of the closing on the property along, it did not allow time to appoint other members.

City of Holly Springs resident, Dan Asperger, asked the Council if the county gets credit for the acreage of the city park, and who will operate the park.

City of Holly Springs resident, Roger McIver, wanted to know why we are issuing the bond now.

Mayor Downing addressed comments regarding the bond. The Option to Purchase Agreement has a provision to shorten the term of the option period to six-months. The sellers have exercised that option.

Mayor Downing closed the public hearing for the purchase of the property.

Meeting Adjourned.

City of Holly Springs
City Council Regular Meeting Minutes
June 20, 2016

Elected Officials Present: Mayor Timothy Downing, Mayor Pro Tem Michael Zenchuk, Councilwoman Karen Barnett, Councilman Jeremy Smith, Councilwoman Dee Phillips and Councilman Kyle Whitaker.

Staff Present: City Attorney Bobby Dyer, City Manager Rob Logan, City Clerk Karen Norred, Deputy Chief Carswell, Lt. Steve Cohen, Community Development Director Nancy Moon, Assistant City Clerk Donna Sanders and Information Technology Manager Ron Carter.

Mayor Downing called the meeting to order.

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

Councilmember Zenchuk moved to remove items 5-7 from the Consent Agenda.

5. A-06-2016, annexation request of tax parcels 079 and 079A of tax map 15N15, located on Holly Springs Pkwy., Cherokee County, GA
6. MA-07-2016, rezoning request of 1.63+/- acres located on Holly Springs Parkway, tax parcels 079 and 079A of tax plat 15N15, Holly Springs, GA from R-40, Single Family Residential (County) to GC, General Commercial with staff stipulations
7. MA-09-2016, rezoning request of 32.0+/- acres located on Hickory Road, tax parcels 526A, 527, 527A, 528, 528A, 528B, 532, and 533 of tax plat 15N20, Holly Springs, GA from TND, Traditional Neighborhood Development to OI, Office/Institutional with staff stipulations

Councilmember Whitaker seconded the motion. Motion carried 5-0.

Consent Agenda

1. May 2, 2016 Council Meeting Minutes
2. May 16, 2016 Council Meeting Minutes
3. Elder Abuse Awareness Day Proclamation
4. The Gardens of Harmony Subdivision Stormwater Maintenance Agreement between Lennar Georgia Inc., and the City of Holly Springs
5. MA-10-2016, request amendment to the stipulations for zoning ordinance MA-02-03, for Pod G of Harmony on the Lakes Subdivision, Holly Springs, GA with staff stipulations
6. Ordinance to amend the Official Code of the City of Holly Springs; Chapter 22 – Businesses to add Article XVI – Fireworks Sales
7. Ordinance to amend the Official Code of the City of Holly Springs; Chapter 34 – Environment; Article III – Noise Regulations to add exception for consumer fireworks
8. Ordinance to amend the Official Code of the City of Holly Springs; Chapter 46 – Offenses and Miscellaneous Provisions to add prohibition against use of fireworks on public property

Councilmember Zenchuk moved to approve the Consent Agenda for June 20, 2016.
Councilmember Whitaker seconded the motion. Motion carried 5-0.

Councilmember Whitaker moved to approve A-06-2016, annexation request of tax parcels 079 and 079A of tax map 15N15, located on Holly Springs Pkwy., Cherokee County, GA.
Councilmember Smith seconded the motion. Motion carried 5-0.

Councilmember Whitaker moved to approve MA-07-2016, rezoning request of 1.63+/- acres located on Holly Springs Parkway, tax parcels 079 and 079A of tax plat 15N15, Holly Springs, GA from R-40, Single Family Residential (County) to GC, General Commercial with staff stipulations. Councilmember Smith seconded the motion. Motion carried 5-0.

Councilmember Zenchuk moved to table MA-09-2016, rezoning request of 32.0+/- acres located on Hickory Road, tax parcels 526A, 527, 527A, 528, 528A, 528B, 532, and 533 of tax plat 15N20, Holly Springs, GA from TND, Traditional Neighborhood Development to OI, Office/Institutional with staff stipulations to the next regularly scheduled business meeting (July 18th). Councilmember Smith seconded the motion. Motion carried 5-0.

Councilmember Zenchuk moved to table MA-08-2016, rezoning request of 53.81+/- acres located on Highway 140, tax parcels 109, 109A, 109B, 133, 133A, 134, and 135 of tax plat 15N26, Holly Springs, GA from AG, Agricultural, GC, General Commercial, R-20, Single Family Residential, and OI, Office/Institutional to PDR, Planned Development Residential with staff stipulations to the next regularly scheduled business meeting (July 18th). Councilmember Whitaker seconded the motion. Motion carried 5-0.

Councilmember Whitaker moved to approve Condemnation Order for Parcel 13 on Palm Street Sidewalk Project. Councilmember Barnett seconded the motion. Motion carried 5-0.

Councilmember Barnett moved to approve Condemnation Order for Parcel 16 on Palm Street Sidewalk Project. Councilmember Whitaker seconded the motion. Motion carried 5-0.

Councilmember Zenchuk moved to approve awarding the Harmony on the Lakes timber bridge assessment project to BM&K Construction & Engineering in an amount not to exceed \$7,136.
Councilmember Smith seconded the motion. Motion carried 5-0.

Councilmember Zenchuk moved to approve awarding the Cagle Family Farm Site Limited Phase II Environmental Site Assessment (ESA) to NOVA Engineering and Environmental, LLC in an amount not to exceed \$6,800. Councilmember Barnett seconded the motion. Motion carried 5-0.

Councilmember Barnett moved to approve a Resolution amending the Municipal Services Master Fee Schedule. Councilmember Smith seconded the motion. Motion carried 5-0.

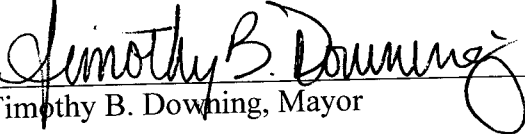
Department Reports:

- City Manager Rob Logan announced the May finance report was in the packets.

Councilmember Barnett moved to adjourn. Councilmember Smith seconded the motion. Motion carried 4-0.

Meeting adjourned.

Respectfully Submitted



Timothy B. Downing, Mayor