

The City of Snellville
2342 Oak Road
Snellville, Georgia 30078
(770) 985-3500 • FAX (770) 985-3525



AGENDA

WORK SESSION
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, JANUARY 13, 2025

Publication Date: January 9, 2025

TIME: 6:30 p.m.

DATE: January 13, 2025

PLACE: City Hall Conference Room 145

I. CALL TO ORDER

II. REVIEW REGULAR BUSINESS MEETING AND PUBLIC HEARING AGENDA ITEMS

III. REVIEW CORRESPONDENCE

IV. CITY ATTORNEY'S REPORT

V. DISCUSSION ITEMS

a) Update of Ongoing Projects [Bender]

VI. EXECUTIVE SESSION

An Executive Session may be called:

- To discuss pending and/or potential litigation, settlement claims, administrative proceedings or other judicial actions, which is exempt from the Open Meetings Act pursuant to O.C.G.A. Section 50-14-2(1).
- To authorize negotiations to purchase, dispose of, or lease property; authorize the ordering of an appraisal related to the acquisition or disposal of real estate; enter into a contract to purchase, dispose of, or lease property subject to approval in a subsequent public vote; or enter into an option to purchase, dispose of, or lease real estate subject to approval in subsequent public vote, which is excluded from the Open Meetings Act pursuant to Section 50-14-3(b)(1)(C).
- Upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee, which is excluded pursuant to O.C.G.A. Section 50-14-3(b)(2).

VII. ADJOURNMENT



AGENDA

PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, JANUARY 13, 2025

Publication Date: January 9, 2025

TIME: 7:30 p.m.
DATE: January 13, 2025
PLACE: Council Chambers

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE TO THE FLAG

IV. CEREMONIAL MATTERS

- a) Senior Center Volunteer of the Year Award
- b) PRO 2025-01 – 9th Annual Festival of Trees Winner
- c) PRO 2025-02 – Honoring John McAloon

V. MINUTES

Approve the Minutes of the December 9, 2024 Meetings

VI. INVITED GUESTS

VII. COMMITTEE / DEPARTMENT REPORTS

VIII. APPROVAL OF THE AGENDA

IX. PUBLIC HEARING

- a) Public Input on Opting Out of the Statewide Adjusted Base Year Ad Valorem Homestead Exemption for the City of Snellville
- b) 1st Reading - RZ 24-05 SUP 24-03 RZ 24-06 – Consideration and Action on Applications by Parkland Communities, Inc. (Applicant) and Snellville Community Church, Inc. (Property Owner) Requesting: a) to Amend the Official Zoning Map From CI (Civic Institutional) District And TC-R (Towne Center Residential) District To TC-R (Towne Center Residential) District; b) a Special Use Permit; and c) Request for Variances from the Snellville Unified Development Ordinance for a 140-Stacked-Townhouse-Style (Stacked Flat) Community on a 7.77± Acre Tract of the

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
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Snellville Community Church Campus. Located on Civic Drive SW, Pate Street, and Henry Clower Boulevard, Snellville, Georgia (Tax Parcels 5026 051; 5026 177; and 5027 107). Additionally, the Applicant is also Requesting to Amend the Official Zoning Map from CI (Civic Institutional) District to BG (General Business) District on a 1.18 ± Acre Tract of the 8.95± Acre Total Site for a 14,000 Sq. Ft. Commercial Building for Adult Living/Day Care, Retail and Restaurant Uses

X. CONSENT AGENDA (Please see *Note)

XI. OLD BUSINESS

None

XII. NEW BUSINESS

- a) Consideration and Action on Election of Mayor Pro Tempore [Bender]
- b) Consideration and Action on RES 2025-01 – Fixing of the Qualifying Fees for the November 4, 2025 General Election [Bender]
- c) Consideration and Action on Award of the Bid for the Contract for Repair of Stormwater Drainage Systems – PW241112 [Bender]
- d) Mayor’s Nomination and Council Confirmation of Robert Windsor to Planning Commission Post 1 with an Expiration Date of June 30, 2025 [Bender]
- e) Consideration and Action on Approval of Agreement with LGBM Associates, Inc for Plan Review Services [Bender]

XIII. COUNCIL REPORTS

XIV. MAYOR’S REPORT

XV. PUBLIC COMMENTS

• Section 2-53

Each member of the public who wishes to address the Mayor and City Council in public session must submit their name, address and the topic (be as specific as possible) of their comments to the City Clerk prior to making such comments. Individuals will be allotted five minutes to make their comments and such comments must be limited to the chosen topic. Members of the public shall not make inappropriate or offensive comments at a City Council meeting and are expected to comply with our adopted rules of decorum.

• Decorum

You must conduct yourself in a professional and respectful manner. All remarks should be directed to the Chairman and not to individual Council Members, staff or citizens in attendance. Personal remarks are inappropriate.

XVI. EXECUTIVE SESSION

An Executive Session may be called:

- To discuss pending and/or potential litigation, settlement claims, administrative proceedings or other judicial actions, which is exempt from the Open Meetings Act pursuant to O.C.G.A. Section 50-14-2(1).

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- To authorize negotiations to purchase, dispose of, or lease property; authorize the ordering of an appraisal related to the acquisition or disposal of real estate; enter into a contract to purchase, dispose of, or lease property subject to approval in a subsequent public vote; or enter into an option to purchase, dispose of, or lease real estate subject to approval in subsequent public vote, which is excluded from the Open Meetings Act pursuant to Section 50-14-3(b)(1)(C).
- Upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee, which is excluded pursuant to O.C.G.A. Section 50-14-3(b)(2).

XVII. ADJOURNMENT

***Note: Items on the Consent Agenda may be read by title only. Upon the request of any Council Member, any item may be removed from the Consent Agenda and placed on the Regular Agenda prior to the adoption of the Regular Agenda. The Consent Agenda, or the remainder thereof omitting the challenged items, shall be adopted by unanimous consent.**

**CITY OF SNELLVILLE
MEETINGS AND LOCAL EVENTS
JANUARY 13, 2025**

January 13

Council Meeting

Monday, January 13, 2025

6:30 pm Work Session – Conference Room 145

7:30 pm Meeting - Council Chambers, City Hall

January 14

Board of Appeals Meeting

Tuesday, January 14, 2025

7:30 pm – Council Chambers, City Hall

January 15

Downtown Development Authority

Wednesday, January 15, 2025

4:00 pm – 2nd Floor Conference Room

January 16

Special Called Work Session of Mayor & Council

Thursday, January 16, 2025

6:00 pm – City Hall Community Room

January 19

Broadcast of 1/13/2025 Council Meeting

Sunday, January 19, 2025

Watch the broadcast on Comcast Channel 25 at 6:30 pm

January 20

City offices Closed for Martin Luther King Day

(with the exception of emergency services)

Monday, January 20, 2025

January 27

Council Meeting

Monday, January 27, 2025

6:30 pm Work Session – Conference Room 145

7:30 pm Meeting - Council Chambers, City Hall

January 28

Planning Commission Meeting

Tuesday, January 28, 2025

6:30 pm Work Session – Conference Room 145, City Hall

7:30 pm Meeting - Council Chambers, City Hall



CITY OF SNELLVILLE

Proclamation

PRO 2025-01

**Recognition of St. Oliver Plunkett Catholic Church Winning
Best Tree with the Most Donated Items at the 9th Annual Snellville Festival of Trees
2024**

WHEREAS, the 9th Annual Festival of Trees was created by Experience Snellville to allow business owners, churches, schools and residents the opportunity to showcase their Christmas Trees in Snellville City Hall while helping the community Give Hunger the Boot; and

WHEREAS, all non-perishable food items, toiletries, toys and monetary donations were accepted and placed under the tree of choice, with each item registering as a vote. All non-perishable items were donated to the Southeast Gwinnett Cooperative Ministry and all toys were donated to Toys for Tots; and

WHEREAS, fourteen entries displayed trees throughout the halls of City Hall with a combined effort of 9,928 donations in a four-week period. St. Oliver Plunkett Catholic Church "Base Ecclesial Communities of St. Oliver's" tree received 5,124 votes, receiving the award for best tree; and

WHEREAS, St. Oliver Plunkett Catholic Church parishioners donated generously with a spirit of giving back to the community. Green Advent bags filled the halls of City Hall on a regular basis throughout the 9th Annual Festival of Trees.

THEREFORE, I, Barbara Bender, Mayor of the City of Snellville, Georgia, Where Everybody's PROUD to be Somebody, do hereby join with our City Council, Experience Snellville and the Citizens of Snellville to recognize the faithful servants of St. Oliver Plunkett Catholic Church who are called to action by faithful giving and joyful witness to the community for their outstanding support in the 9th Annual Snellville Festival of Trees.

Proclaimed this 13th day of January 2025



Barbara Bender, Mayor

Tod Warner, Mayor Pro Tem

Norman A. Carter Jr., Council Member

Kerry Hetherington, Council Member

Cristy Lenski, Council Member

Gretchen Schulz, Council Member

ATTEST:

Melisa Arnold, City Clerk



CITY OF SNELLVILLE

Proclamation

PRO 2025-02

Honoring John McAloon

Whereas, John McAloon was born July 2, 1945 and raised in Scranton, PA and passed away December 9, 2024 in Snellville, Georgia; and

Whereas, John developed a strong and lifelong work ethic growing up working with his father on a farm; while attending Holy Rosary Catholic School, graduating in 1963 and subsequently earned an Associate's Degree in printing from Penn State; and

Whereas, John maintained a lifelong love for antique cars, serving as the president of the Antique Car Club for several years, winning several "best of" awards, and having his cars featured in several publications and John had a great passion for antiques and collectibles, founding Pennsylvania John's Antiques and Collectibles which he led for over 55 years, traveling around the country in a Ryder truck and visiting all fifty states seeking treasures; and

Whereas, John loved his family dearly, his wife of over 30 years Kelly McAloon, his daughter and son-in-law, Michelle and Randy Huggins and his beloved grandson Graham Huggins; and

Whereas, John McAloon was a humble man, serving his church community at St. Oliver Plunkett Catholic Church as an usher; and he loved and served his Snellville community for over two decades and volunteered at almost every event for the City of Snellville; and could rarely be found standing still, he always had a smile, a moment and a hug for everyone; and

Whereas, the City of Snellville, it's staff and citizens wish to honor John McAloon for his distinguished service and unwavering commitment to Snellville; and the passing of John McAloon has caused a deep void in the community.

Now, therefore, I Barbara Bender, Mayor of the City of Snellville, Georgia, Where Everybody is PROUD to be Somebody, do hereby join with our City Council who wish to honor the life and service of John McAloon. We express our gratitude to John McAloon and our deepest condolences to his family.

Proclaimed this 13th day January 2025.



Barbara Bender, Mayor

Tod Warner, Mayor Pro Tem

Norman A. Carter Jr., Council Member

Kerry Hetherington, Council Member

Cristy Lenski, Council Member

Gretchen Schulz, Council Member

ATTEST:

Melisa Arnold, City Clerk



WORK SESSION
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, DECEMBER 9, 2024

Present: Mayor Barbara Bender, Mayor Pro Tem Tod Warner and Council Members Kerry Hetherington, and Gretchen Schulz. (Council Members Norman A. Carter Jr. and Cristy Lenski were absent.) Also present City Manager Matthew Pepper, Assistant City Manager Mercy Montgomery, City Attorney Tony Powell with Powell and Crowley, Chief Greg Perry, Planning and Development Director Jason Thompson, Public Works Director David Mitchell, Public Information Officer Brian Arrington, IT Administrator Erika Fleeman and City Clerk Melisa Arnold.

CALL TO ORDER

Mayor Bender called the meeting to order at 6:00 p.m.

REVIEW REGULAR BUSINESS MEETING AND PUBLIC HEARING AGENDA ITEMS

During discussion of the agenda Mayor Bender asked about the addition of a Fiscal Year 2024 Budget Amendment that was sent out by City Manager Matthew Pepper. After discussion the consensus was to add the amendment to the consent agenda.

REVIEW CORRESPONDENCE

None

CITY ATTORNEY'S REPORT

Attorney Tony Powell asked for an Executive Session.

DISCUSSION ITEMS

Discussion of Housing Market with Matthew Elder from Gwinnett County [Bender]

City Manager Pepper introduced Mr. Elder, Gwinnett County Housing and Community Development Division Director. Mr. Elder gave a presentation on affordable housing and the future of Gwinnett County and the City of Snellville. He reviewed demographic information and best planning for future growth.

Discussion of House Bill 581 – Floating Homestead Exemption [Bender]

Mayor Bender explained the new legislation allows for property tax valuations to rise at the rate of inflation instead of tax assessed values. If none of the City's opt out then the law would also allow a referendum for a Floating Local Option Sales Tax to take the place of the revenue loss if passed by voters. Discussion was held about opting in or out of the exemption and what the effects could be to future budgets. Consensus was to start the Public Hearings so the City could get public input.

City of Snellville Administration Department

2342 Oak Road Snellville, GA 30078 770-985-3500 770-985-3525 Fax www.snellville.org

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Discussion About the City of Milton Amicus Brief [Bender]

Mayor Bender explained that the Court recently ruled against the City of Milton in regards to a legal case involving right of ways. The resolution being presented is for the City of Snellville to join in support of a brief to protect Cities sovereign immunity.

Update of Ongoing Projects [Bender]

City Manager Pepper confirmed with the Council's availability on Saturday, February 8th for the Work Retreat.

EXECUTIVE SESSION

Since the meeting ran long there was no Executive Session held.

ADJOURNMENT

Council Member Schulz made a motion to adjourn, 2nd by Council Member Hetherington; voted 4 in favor and 0 opposed, motion approved. The meeting adjourned at 7:31 p.m.

Barbara Bender, Mayor

Melisa Arnold, City Clerk



PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, DECEMBER 9, 2024

Present: Mayor Barbara Bender, Mayor Pro Tem Tod Warner and Council Members Kerry Hetherington, and Gretchen Schulz. (Council Members Norman A. Carter Jr. and Cristy Lenski were absent.) Also present City Manager Matthew Pepper, Assistant City Manager Mercy Montgomery, City Attorney Tony Powell with Powell and Crowley, Chief Greg Perry, Public Information Officer Brian Arrington, IT Administrator Erika Fleeman and City Clerk Melisa Arnold.

CALL TO ORDER

Mayor Bender called the meeting to order at 7:37 p.m.

INVOCATION

Mayor Bender asked for a moment of silence for the passing of John McAloon.

PLEDGE TO THE FLAG

Mayor Pro Tem Warner led the Pledge of Allegiance.

CEREMONIAL MATTERS

None

MINUTES

Approve the Minutes of the October 28, 2024 Meetings and the November 11, 2024 Work Session

Council Member Schulz made a motion to approve the minutes of the October 28, 2024 Meetings and the November 11, 2024 Work Session, 2nd by Council Member Hetherington; voted 4 in favor and 0 opposed, motion approved.

INVITED GUESTS

None

COMMITTEE / DEPARTMENT REPORTS

None

APPROVAL OF THE AGENDA

Mayor Pro Tem Warner made a motion to approve the agenda with the addition of Consent Agenda item "Year End Fiscal Year 2024 Budget Amendment Approval," 2nd by Council Member Schulz; voted 4 in favor and 0 opposed, motion approved.

City of Snellville Administration Department

2342 Oak Road Snellville, GA 30078 770-985-3500 770-985-3525 Fax www.snellville.org

PUBLIC HEARING

None

CONSENT AGENDA

Approval of Year End Fiscal Year 2024 Budget Amendment

Mayor Pro Tem Warner made a motion to approve the consent agenda, 2nd by Council Member Hetherington; voted 4 in favor and 0 opposed, motion approved. (A copy of the budget amendment is attached to and made a part of these minutes.)

OLD BUSINESS

None

NEW BUSINESS

Consideration and Action on Award of Bid for Janitorial Services for the City of Snellville [Bender]

Mayor Bender explained this contract is to clean City Hall, Public Works, and the Police Department.

Council Member Hetherington made a motion to award the bid to Intercontinental Commercial Services Inc for the annual amount of \$31,398.00, 2nd by Council Member Schulz; voted 4 in favor and 0 opposed, motion approved.

Consideration and Action on Award of Bid for Porter Services for the City of Snellville [Bender]

Mayor Bender explained this is a new service to maintain the Grove area including tables, chairs, restrooms, etc.

Council Member Schulz made a motion to approve the award of the bid to Contact Group Solutions in the annual amount of \$30,000, 2nd by Mayor Pro Tem Warner; voted 4 in favor and 0 opposed, motion approved.

Consideration and Action on Award of Bid for T.W. Briscoe Park Pool and Splash Pad Services for the City of Snellville [Bender]

Mayor Bender explained the bid is for the maintenance and services at the TW Briscoe Park Pool and the new Splash Pad at The Grove.

Council Member Hetherington made a motion to award the bid to Positively Pools Inc in the amount of \$92,000, 2nd by Mayor Pro Tem Warner; voted 4 in favor and 0 opposed, motion approved.

Mayor's Nomination and Council Confirmation of Don Britt to Snellville Tourism and Trade Post 4 for the 2024 to 2026 Term

Mayor Bender nominated Don Britt to STAT Post 4; confirmed 4 in favor and 0 opposed, nomination confirmed.

Mayor's Nomination and Council Confirmation of Richard Varnell to the Snellville Youth Commission Advisory Board

Mayor Bender nominated Richard Varnell to the SYC Advisory Board; confirmed 4 in favor and 0 opposed, nomination confirmed.

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
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Consideration and Action on Approval of RES 2024-16 - Resolution to Add Membership in a Fund of Georgia Interlocal Risk Management Agency (GIRMA) for the Georgia First Responder PTSD Program Coverage [Bender]

Mayor Bender explained this is a new requirement by the State of Georgia to provide PTSD benefits to first responders for their mental health. The resolution allows the City to provide these benefits through our current provider Girma.

Council Member Schulz made a motion to approve RES 2024-16 to add membership in a Fund of Girma for the Georgia First Responder PTSD Program Coverage, 2nd by Mayor Pro Tem Warner; voted 4 in favor and 0 opposed, motion approved. (A copy of RES 2024-16 is attached to and made a part of these minutes.)

Consideration and Action on RES 2024-17 - Resolution of the City of Snellville, Authorizing Participation in an Amicus Brief in the Chang V. City of Milton Appeal [Bender]

Mayor Bender explained that this resolution will allow us to join with other Cities in Georgia in support of their Sovereign Immunity. The City of Milton was recently held liable for a vehicle accident involving an item in the right of way and the ruling could have far reaching effects on other Cities.

Mayor Pro Tem Warner made a motion to approve RES 2024-17 authorizing participation in an Amicus Brief in the Chang V. City of Milton Appeal, 2nd by Council Member Hetherington; voted 4 in favor and 0 opposed, motion approved. (A copy of RES 2024-17 is attached to and made a part of these minutes.)

Consideration and Action on Award of Bid for the Gravity Sewer Extension to Parcel R5026 039 [Bender]

Mayor Bender explained that this sewer project is for the United Community Bank at the corner of North Road and Wisteria Drive. The bank is currently on septic which must be removed for the intersection improvement project to move forward.

Council Member Schulz made a motion to award the bid for the gravity sewer extension to Professional Pipeline LLC, in the amount of \$212,275 to be paid from the City's American Rescue Plan Act (ARPA) funds, 2nd by Council Member Hetherington; voted 4 in favor and 0 opposed, motion approved.

COUNCIL REPORTS

Council Member Hetherington, Schulz, and Mayor Pro Tem Warner gave a report.

MAYOR'S REPORT

Mayor Bender gave a report.

PUBLIC COMMENTS

The following people came forward to speak:

Rose Purdy, 2270 Burlington Lane, Snellville.

Catherine Hardrick, 2280 Buckley Trail, Snellville.

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EXECUTIVE SESSION

None

ADJOURNMENT

Council Member Hetherington made a motion to adjourn, 2nd by Mayor Pro Tem Warner; voted 4 in favor and 0 opposed, motion approved. The meeting adjourned at 8:05 p.m.

Barbara Bender, Mayor

Melisa Arnold, City Clerk

Agenda Item Summary



TO: The Mayor and Council

FROM: Jason Thompson, Director
Department of Planning and Development

DATE: January 13, 2025

CASE: #RZ 24-05 SUP 24-03 RZ 24-06 – Bethany Park

STATUS: 1st Reading

Applications by Parkland Communities, Inc. and Snellville Community Church, Inc. requesting Rezoning, Special Use Permit and Variances from the Unified Development Ordinance for a 140-unit stacked-townhouse-style (stacked flats) multi-family development with 14,000 sq. ft. retail commercial building on a 8.95± acre site located at Civic Drive, Pate Street, Henry Clower Boulevard, and U.S. Hwy. 78 (E. Main Street), Snellville.

Financial Impact: Site Development Permit fees; Building Permit fees; and Real Property Taxes

Planning Department Recommendation: Approval with Conditions

Planning Commission Meeting and Recommendation: December 10, 2024 (Approval with Conditions)

Mayor and Council Meetings: January 13, 2025 (1st Reading)
January 27, 2025 (2nd Reading and Public Hearing)

Action Requested: Consideration and Waive the 1st Reading

Draft Ordinance(s): Attached

Case Documents (website link):

- [Letter of Intent \(10-16-2024\)](#)
- [#RZ 24-05 Rezoning Application \(10-16-2024\)](#)
- [#SUP 24-03 Special Use Permit Application \(10-16-2024\)](#)
- [#RZ 24-06 Rezoning Application \(10-16-2024\)](#)

- Application Supplements (10-16-2024)
- 08-16-2024 Boundary Survey (10-16-2024)
- Sample Building Elevations (10-16-2024)
- 10-14-2024 Rezoning Site Plan (10-16-2024)
- 11-6-2024 REVISED Rezoning Site Plan (11-7-2024)
- The Shoppes at Bethany Park Rendering 1 (11-7-2024)
- The Shoppes at Bethany Park Rendering 2 (11-7-2024)
- 11-8-2024 REVISED Rezoning Site Plan (11-11-2024)
- Dec 10 2024 Planning Department Case Summary & Analysis (11-25-2024)
- *Unofficial* Dec 10 2024 Planning Commission Special Called Meeting Minutes (12-12-2024)
- Dec 10 2024 Planning Commission Case Report (12-11-2024)
- Jan 13 2025 Planning Department Case Summary & Analysis with Planning Commission Report (12-11-2024)

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE NO. 2025-01

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SNELLVILLE, GEORGIA, AS AMENDED, FOR A 8.95± ACRE TRACT OF LAND LOCATED IN LAND LOTS 26 AND 27 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, AT MAIN STREET EAST, CIVIC DRIVE, PATE STREET, AND HENRY CLOWER BOULEVARD, SNELLVILLE, GEORGIA; TO GRANT VARIANCES; TO ADD CONDITIONS AFFECTING THE PROPERTY; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

CASE NUMBER: #RZ 24-05 and #RZ 24-06

LOCATION: Main Street East, Civic Drive, Pate Street, and Henry Clower Boulevard, Snellville, Georgia

SIZE: 8.95± Acres

TAX PARCEL(s): R5026 051; R5026 177; and R5027 107

OVERLAY DISTRICT: Towne Center Overlay

CURRENT FUTURE LAND USE MAP DESIGNATION: Towne Center

REQUESTED ZONING: TC-R (Towne Center Residential) District and BG (General Business) District

DEVELOPMENT/PROJECT: 140-Unit Stacked Townhouse Style (Stacked Flats) Multi-Family Development with 14,000 Sq. Ft. Commercial Retail Building

PROPERTY OWNER: Snellville Community Church, Inc.
2428 Main Street East, Snellville, Georgia

APPLICANT: Parkland Communities, Inc.

c/o Tyler Lasser, LJA Engineering, Inc.
470-202-9321 TLasser@LJA.com

WHEREAS, the governing authority of the City of Snellville, Georgia is the Mayor and Council thereof; and

WHEREAS, the governing authority of the City of Snellville, Georgia desires to amend its official zoning map as it applies to the 8.95± acre tract of land located at Main Street East, Civic Drive, Pate Street, and Henry Clower Boulevard, Snellville, Georgia (Tax Parcels R5026 051; R5026 177; and R5027 107) for a 140-unit Stacked Townhouse Style (Stacked Flats) Multi-Family Development with 14,000 Sq. Ft. Commercial Retail Building; and

WHEREAS, the TC-R (Towne Center Residential) District and BG (General Business) District are zoning districts deemed appropriate for the property's *Town Center* future land use map designation on the 2045 Comprehensive Plan Future Land Use Map for the City of Snellville, Georgia; and

WHEREAS, the governing authority of the City of Snellville, Georgia desires to grant variances from Articles 1, 5 and 6 of Chapter 200 and Article 1 of Chapter 400 of the Snellville Unified Development Ordinance; and,

WHEREAS, the health, safety, and welfare of the citizens of Snellville, Georgia, will be positively impacted by the adoption of this Ordinance; therefore:

IT IS HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF SNELLVILLE, GEORGIA, and by the authority thereof:

Section 1. The Official Zoning Map for the City of Snellville, Georgia for the 1.863± acre tract of land described and shown as Tract 3 and the 7.095± acre tract of land

described and shown as Tract 2 on the property boundary survey entitled “ALTA/NSPS Land title Survey for Parkland Communities & Snellville Community Church, Inc. & The Abram Law Group, LLC” sealed, signed and dated 08-16-2024 (stamped received Oct 16, 2024) in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference is hereby amended and changed as follows: a) the 7.776± acre tract of land described by property legal description in Exhibit “B” and shown in pink with single-hatching and blue with single-hatching in Exhibit “D” is rezoned from CI (Civic Institutional) District and TC-R (Towne Center Residential) District to TC-R (Towne Center Residential) District; and b) the 1.184± acre tract of land described by property legal description in Exhibit “C” and shown in pink with double-hatching in Exhibit “D” is rezoned from CI (Civic Institutional) District to BG (General Business) District, subject to the attachment of the following enumerated variances and conditions:

VARIANCES:

- A. UDO Sec. 201-2.8. (Parking Locations): to allow vehicle parking between the building and street, including within driveways.
- B. UDO Sec. 205-1.11. (Vehicle Access and Parking Locations): to allow off-street parking not from an alley.
- C. UDO Sec. 201-2.8. (Floor to Ceiling Height): to reduce the minimum 9-foot floor to ceiling height for all stories to 8 feet.
- D. UDO Sec. 205-1.8.B. (Number of Driveways) to exceed more than one (1) driveway for every three-hundred (300) feet of total road frontage or fraction thereof on Pate Street.
- E. UDO Sec. 206-3.1.F.2.E. (Towne Center Flat – Commercial Space Requirement): to allow off-site commercial space to meet vicinity commercial space requirement.

CONDITIONS:

- 1. The property shall be developed in general accordance with the conceptual rezoning site plan entitled “Zoning Plan for Bethany Park”, dated 11-6-24 (stamped received Nov 8, 2024) in Exhibit “E” and conceptual stacked-townhouse-style (stacked flats) Bethany Park building elevations (stamped received Oct 16, 2024) in Exhibit “F” and The Shoppes at Bethany Park building elevations (stamped received Nov 8, 2024) in Exhibit “G”, with modifications permitted to meet conditions of zoning or

State, County, and City regulations. Substantial variation from the conceptual rezoning site plan, as determined by the Director of Planning and Development will require Mayor and Council approval, after submitting a Change in Conditions application and receiving recommendations by the Planning Department and Planning Commission.

2. All variances and conditions of zoning approved 4-22-2019 by the Mayor and City Council for rezoning case #RZ 19-01 (Ordinance No. 2019-06) and Special Use Permit approval for case #SUP 19-01 (Ordinance No. 2019-07) are hereby repealed.
3. Uses involving adult entertainment, including the sale or display of adult magazines, books, videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited.
4. Signs higher than 15 feet or larger than 225 square feet are prohibited.

Section 2. The changes in zoning classification are to be noted on the Official Zoning Map of the City of Snellville, Georgia as approved by the Mayor and Council as soon as reasonably possible following the adoption of this Ordinance. The Official Zoning Map of the City of Snellville, Georgia, shall also be amended with an editorial note specifying the date these Snellville zoning amendments were approved by the Mayor and Council and specifying the parcels affected by this Ordinance. Until the changes are indicated on the Official Zoning Map of the City of Snellville, Georgia, as approved by the Mayor and Council, this Ordinance shall govern over Official Zoning Map of the City of Snellville, Georgia approved by the Mayor and Council to the extent of any discrepancy between this Ordinance and the Official Zoning Map of the City of Snellville, Georgia approved by the Mayor and Council.

Section 3. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 4. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were,

upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 5. Penalties in effect for violations of Chapter 1 of the Code of Ordinances, City of Snellville, Georgia at the time of the effective date of this Ordinance shall be and are hereby made applicable to this Ordinance and shall remain in full force and effect.

Section 6. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed

Section 7. This Ordinance was adopted on _____, 2025. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

ORDAINED this ____ day of _____, 2025.

Barbara Bender, Mayor

ATTEST:

Tod Warner, Mayor Pro Tem

Melisa Arnold, City Clerk

Norman A. Carter, Council Member

APPROVED AS TO FORM:

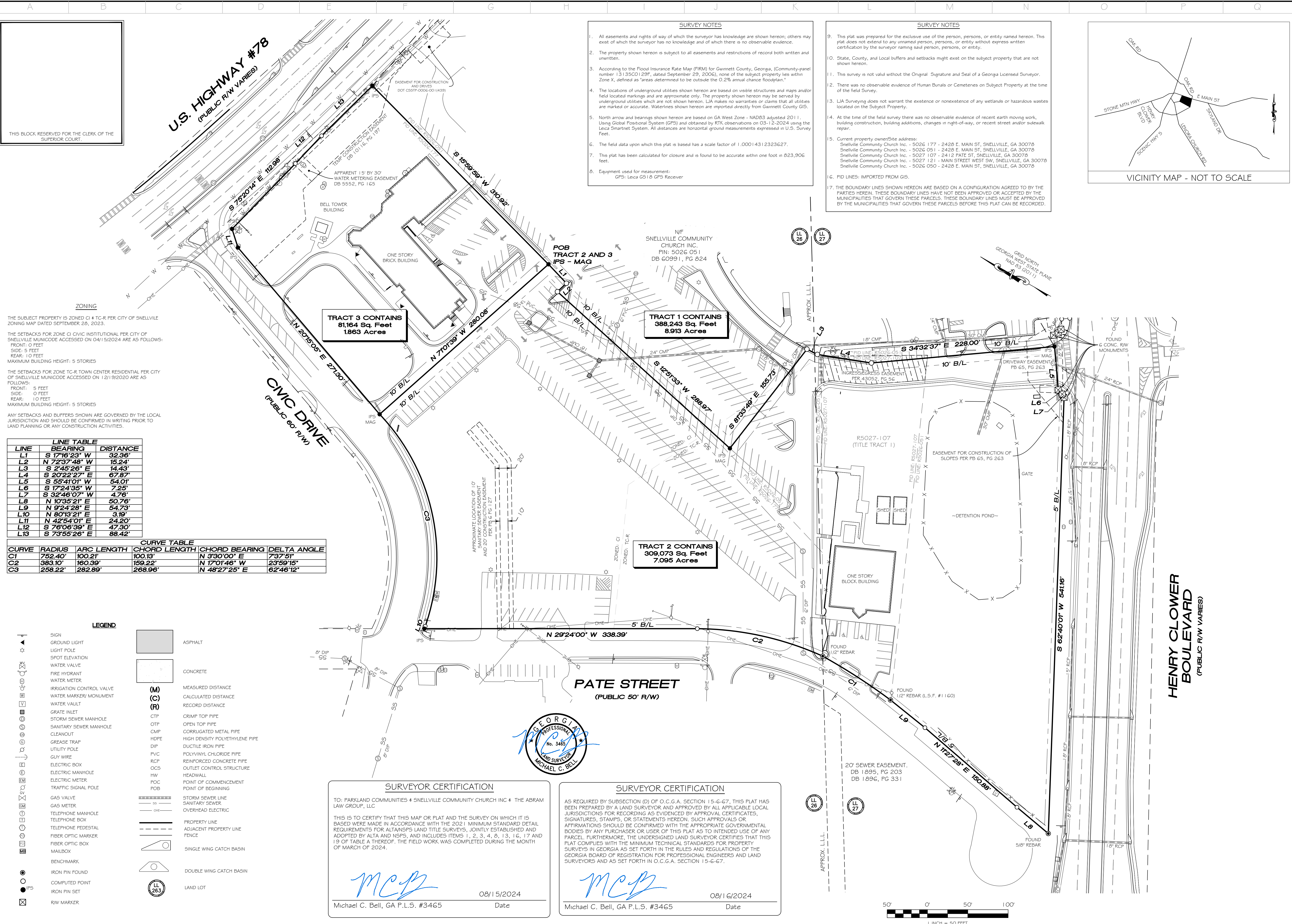
Kerry Hetherington, Council Member

Jay Crowley, City Attorney
Powell & Crowley, LLP

Cristy Lenski, Council Member

Gretchen Schulz, Council Member

EXHIBIT "A"



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

U.S. HIGHWAY #78
(PUBLIC R/W VARIES)

ZONING

THE SUBJECT PROPERTY IS ZONED C1 4 TC-R PER CITY OF SNELLVILLE ZONING MAP DATED SEPTEMBER 28, 2023.

THE SETBACKS FOR ZONE C1 CIVIC INSTITUTIONAL PER CITY OF SNELLVILLE MUNICODÉ ACCESSED ON 04/15/2024 ARE AS FOLLOWS:
FRONT: 0 FEET
SIDE: 5 FEET
REAR: 10 FEET
MAXIMUM BUILDING HEIGHT: 5 STORIES

THE SETBACKS FOR ZONE TC-R TOWN CENTER RESIDENTIAL PER CITY OF SNELLVILLE MUNICODÉ ACCESSED ON 12/19/2020 ARE AS FOLLOWS:
FRONT: 5 FEET
SIDE: 0 FEET
REAR: 10 FEET
MAXIMUM BUILDING HEIGHT: 5 STORIES

ANY SETBACKS AND BUFFERS SHOWN ARE GOVERNED BY THE LOCAL JURISDICTION AND SHOULD BE CONFIRMED IN WRITING PRIOR TO LAND PLANNING OR ANY CONSTRUCTION ACTIVITIES.

LINE	BEARING	DISTANCE
L1	S 17°16'23" W	32.36'
L2	N 72°37'48" W	15.24'
L3	S 2°45'26" E	14.43'
L4	S 20°22'27" E	67.87'
L5	S 55°41'01" W	54.01'
L6	S 17°24'35" W	7.25'
L7	S 32°46'07" W	4.76'
L8	N 10°35'21" E	50.76'
L9	N 9°24'28" E	54.73'
L10	N 80°13'21" E	3.19'
L11	N 42°54'01" E	24.20'
L12	S 76°06'39" E	47.30'
L13	S 73°55'28" E	88.42'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	752.40'	100.21'	100.18'	N 3°00'00" E	73°51'
C2	383.10'	160.39'	159.22'	N 17°01'48" W	23°59'15"
C3	258.22'	282.89'	268.96'	N 48°27'25" E	62°46'12"

- LEGEND**
- SIGN
 - GROUND LIGHT
 - LIGHT POLE
 - SPOT ELEVATION
 - WATER VALVE
 - FIRE HYDRANT
 - WATER METER
 - IRRIGATION CONTROL VALVE
 - WATER MARKER/MONUMENT
 - WATER VAULT
 - GRATE INLET
 - STORM SEWER MANHOLE
 - SANITARY SEWER MANHOLE
 - CLEANOUT
 - GREASE TRAP
 - UTILITY POLE
 - GUY WIRE
 - ELECTRIC BOX
 - ELECTRIC MANHOLE
 - ELECTRIC METER
 - TRAFFIC SIGNAL POLE
 - GAS VALVE
 - GAS METER
 - TELEPHONE MANHOLE
 - TELEPHONE BOX
 - TELEPHONE PEDESTAL
 - FIBER OPTIC MARKER
 - FIBER OPTIC BOX
 - MAILBOX
 - BENCHMARK
 - IRON PIN FOUND
 - COMPUTED POINT
 - IRON PIN SET
 - RAW MARKER

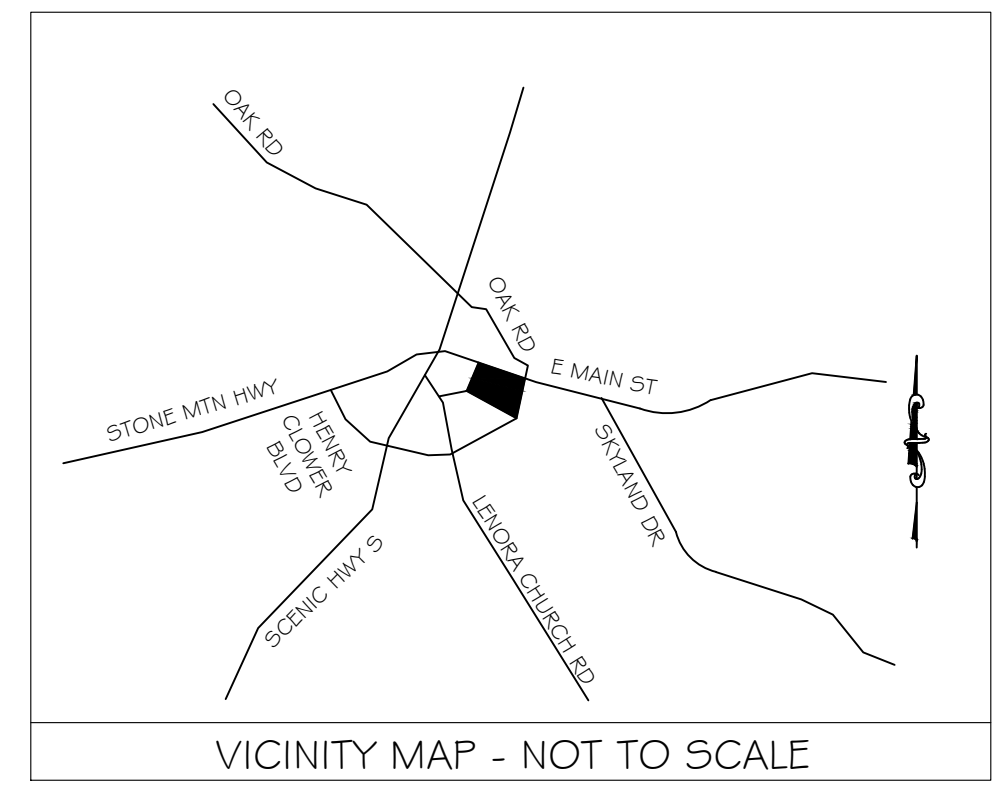
- ASPHALT
- CONCRETE
- MEASURED DISTANCE
- CALCULATED DISTANCE
- RECORD DISTANCE
- CRIMP TOP PIPE
- OPEN TOP PIPE
- CORRUGATED METAL PIPE
- HDPPE
- DIP
- PVC
- REINFORCED CONCRETE PIPE
- OCS
- HW
- POC
- POB
- STORM SEWER LINE
- SANITARY SEWER
- OVERHEAD ELECTRIC
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FENCE
- SINGLE WING CATCH BASIN
- DOUBLE WING CATCH BASIN
- LAND LOT

SURVEY NOTES

- All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
- The property shown hereon is subject to all easements and restrictions of record both written and unwritten.
- According to the Flood Insurance Rate Map (FIRM) for Gwinnett County, Georgia, (Community-panel number 1313500129F, dated September 29, 2006), none of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain."
- The locations of underground utilities shown hereon are based on visible structures and maps and/or field located markings and are approximate only. The property shown hereon may be served by underground utilities which are not shown hereon. LIA makes no warranties or claims that all utilities are marked or accurate. Waterlines shown hereon are imported directly from Gwinnett County GIS.
- North arrow and bearings shown hereon are based on GA West Zone - NAD83 adjusted 2011. Using Global Positioning System (GPS) and obtained by RTK observations on 03-12-2024 using the Leica Smartnet System. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
- The field data upon which this plat is based has a scale factor of 1,0001431232627.
- This plat has been calculated for closure and is found to be accurate within one foot in 823,906 feet.
- Equipment used for measurement:
GPS - Leica GS19 GPS Receiver

SURVEY NOTES

- The plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without express written certification by the surveyor naming said person, persons, or entity.
- State, County, and Local buffers and setbacks might exist on the subject property that are not shown hereon.
- This survey is not valid without the Original Signature and Seal of a Georgia Licensed Surveyor.
- There was no observable evidence of Human Burials or Cemeteries on Subject Property at the time of the field Survey.
- LIA Surveying does not warrant the existence or nonexistence of any wetlands or hazardous wastes located on the Subject Property.
- At the time of the field survey there was no observable evidence of recent earth moving work, building construction, building additions, changes in right-of-way, or recent street and/or sidewalk repair.
- Current property owner/site address:
Snellville Community Church Inc. - 5026 177 - 2428 E. MAIN ST, SNELLVILLE, GA 30078
Snellville Community Church Inc. - 5026 051 - 2428 E. MAIN ST, SNELLVILLE, GA 30078
Snellville Community Church Inc. - 5027 107 - 2412 PATE ST, SNELLVILLE, GA 30078
Snellville Community Church Inc. - 5027 121 - MAIN STREET WEST SW, SNELLVILLE, GA 30078
Snellville Community Church Inc. - 5026 050 - 2428 E. MAIN ST, SNELLVILLE, GA 30078
- PID LINES: IMPORTED FROM GIS.
- THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A CONFIGURATION AGREED TO BY THE PARTIES HEREIN. THESE BOUNDARY LINES HAVE NOT BEEN APPROVED OR ACCEPTED BY THE MUNICIPALITIES THAT GOVERN THESE PARCELS. THESE BOUNDARY LINES MUST BE APPROVED BY THE MUNICIPALITIES THAT GOVERN THESE PARCELS BEFORE THIS PLAT CAN BE RECORDED.



TRACT 1 CONTAINS
388,243 Sq. Feet
8.913 Acres

TRACT 2 CONTAINS
309,073 Sq. Feet
7.095 Acres

TRACT 3 CONTAINS
81,164 Sq. Feet
1.863 Acres

PATE STREET
(PUBLIC 50' R/W)

HENRY CLOWER BOULEVARD
(PUBLIC R/W VARIES)



SURVEYOR CERTIFICATION

TO: PARKLAND COMMUNITIES & SNELLVILLE COMMUNITY CHURCH INC & THE ABRAM LAW GROUP, LLC

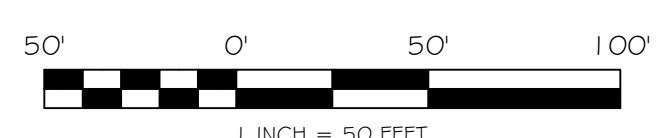
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSFPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 13, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DURING THE MONTH OF MARCH OF 2024.

Michael C. Bell
Michael C. Bell, GA P.L.S. #3465
08/15/2024
Date

SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Michael C. Bell
Michael C. Bell, GA P.L.S. #3465
08/16/2024
Date



LJA SURVEYING INC.
14525 SOUTH LEE STREET
DURHAM, GA 30016
Phone: 770.953.5200
LJA No. 1390

LOCATED IN:
LAND LOTS 26 & 27
5TH DISTRICT
GWINNETT COUNTY, GEORGIA

ALTANSFPS LAND TITLE SURVEY
FOR
PARKLAND COMMUNITIES & SNELLVILLE
COMMUNITY CHURCH, INC. & THE ABRAM
LAW GROUP, LLC

ISSUE	DATE	DESCRIPTION
INITIAL	08/16/2024	
REV. 1		
REV. 2		
REV. 3		
REV. 4		
REV. 5		
REV. 6		
REV. 7		

DRAFTED BY: DLB
CHECKED BY: MCB

PROJECT #:
LIA3793-23119

811
Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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SHEET NO:
1 OF 2

EXHIBIT "B"

TC-R Tract

A parcel of land lying in Land Lots 26 and 27 of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

Commence at the centerline intersection of U.S. Highway #78 (Variable public right-of-way) and Henry Clower Boulevard (variable public right-of-way), thence run South 42 Degrees 48 Minutes 31 Seconds West for a distance of 1,450.21 feet to a found 1/2" rebar at the intersection of said northerly right-of-way and the easterly right-of-way of Pate Street 50' right-of-way), said point being the POINT OF BEGINNING of the parcel herein described;

Thence leaving said northerly right-of-way, run North 10 Degrees 35 Minutes 21 Seconds East along said easterly right-of-way of Pate Street for a distance of 50.76 feet to a point; thence run North 11 Degrees 27 Minutes 28 Seconds East along said right-of-way for a distance of 150.88 feet to a point; thence run North 09 Degrees 24 Minutes 28 Seconds East along said right-of-way for a distance of 54.73 feet to a point, said point lying on a curve to the left, said curve having radius of 752.40 feet, a central angle of 07 Degrees 37 Minutes 51 Seconds, a chord bearing of North 03 Degrees 30 Minutes 00 Seconds East and a chord distance of 100.13 feet; thence run along the arc of said curve and said right-of-way for a distance of 100.21 feet to a point, said point lying on a curve to the left, said curve having a radius of 383.10 feet, a central angle of 23 degrees 59 minutes 15 seconds, a chord bearing of North 17 Degrees 01 Minutes 46 Seconds West and a chord length of 159.22 feet; thence run along the arc of said curve and said right-of-way for a distance of 160.39 feet to a point; thence run North 29 Degrees 24 Minutes 00 Seconds West along said right-of-way for a distance of 110.82 feet to a point; Thence run North 65 Degrees 41 Minutes 22 Seconds East for a distance of 209.37 feet to a point; Thence run South 52 Degrees 09 Minutes 45 Seconds East for a distance of 95.78 feet to a point; Thence run South 52 Degrees 09 Minutes 45 Seconds East for a distance of 133.92 feet to a point; Thence run South 23 Degrees 58 Minutes 12 Seconds East for a distance of 34.42 feet to a point; Thence run South 23 Degrees 58 Minutes 12 Seconds East for a distance of 38.37 feet to a point, said point lying on a curve to the left said curve having a radius of 205.00 feet, a central angle of 10 Degrees 13 Minutes 54 Seconds, a chord bearing of South 29 Degrees 05 Minutes 08 Seconds East and a chord distance of 36.56 feet; Thence run along the arc of said curve for a distance of 36.61 feet to a point; Thence run South 34 Degrees 12 Minutes 03 Seconds East for a distance of 52.63 feet to a point; Thence run South 34 Degrees 12 Minutes 03 Seconds East for a distance of 35.78 feet to a point; Thence run South 20 Degrees 54 Minutes 56 Seconds East for a distance of 50.76 feet to a point; Thence run South 32 Degrees 55 Minutes 18 Seconds East for a distance of 68.92 feet to a point; Thence run South 05 Degrees 41 Minutes 49 Seconds East for a distance of 20.83 feet to a point on the northerly right-of-way of the aforementioned Henry Clower Boulevard, thence run South 62 Degrees 40 Minutes 01 Seconds West along said right-of-way for a distance of 540.58 feet to the POINT OF BEGINNING.

Said parcel contains 338,736 square feet, or 7.776 acres.

EXHIBIT "C"

BG Tract

A parcel of land lying in Land Lot 26 of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

Commence at the centerline intersection of U.S. Highway #78 (Variable public right-of-way) and Henry Clower Boulevard (variable public right-of-way), thence run North 78 Degrees 20 Minutes 08 Seconds West for a distance of 601.30 feet to a set 5/8" capped rebar (L.S.F. #1390) lying on the westerly right-of-way of U.S. Highway #78; thence leaving said right-of-way, run South 15 Degrees 59 Minutes 59 Seconds West for a distance of 206.55 feet to a set mag nail, said point being the POINT OF BEGINNING of the parcel herein described;

Thence run North 69 Degrees 44 Minutes 55 Seconds West for a distance of 272.27 feet to a set mag nail on the easterly right-of-way of Civic Drive 60' right-of-way; thence run North 20 Degrees 15 minutes 05 seconds east along said right-of-way for a distance of 160.97 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run North 42 Degrees 54 Minutes 01 Seconds East along said right-of-way for a distance of 24.20 feet to a set 5/8" capped rebar (L.S.F. #1390) at the intersection of said right-of-way and the westerly right-of-way of the aforementioned U.S. Highway #78; thence leaving said right-of-way of Civic Drive, run South 75 Degrees 20 Minutes 14 Seconds East along said right-of-way of U.S. Highway #78 for a distance of 112.98 feet to a point; thence run South 76 Degrees 06 Minutes 39 Seconds East along said right-of-way for a distance of 47.30 feet to a point; thence run South 73 Degrees 55 Minutes 26 Seconds East along said right-of-way for a distance of 88.42 feet to a set 5/8" capped rebar (L.S.F. #1390); thence leaving said right-of-way, run South 15 Degrees 59 Minutes 59 Seconds West for a distance of 206.55 feet to the POINT OF BEGINNING;

Said parcel contains 51,563 square feet, or 1.184 acres.

EXHIBIT "D"

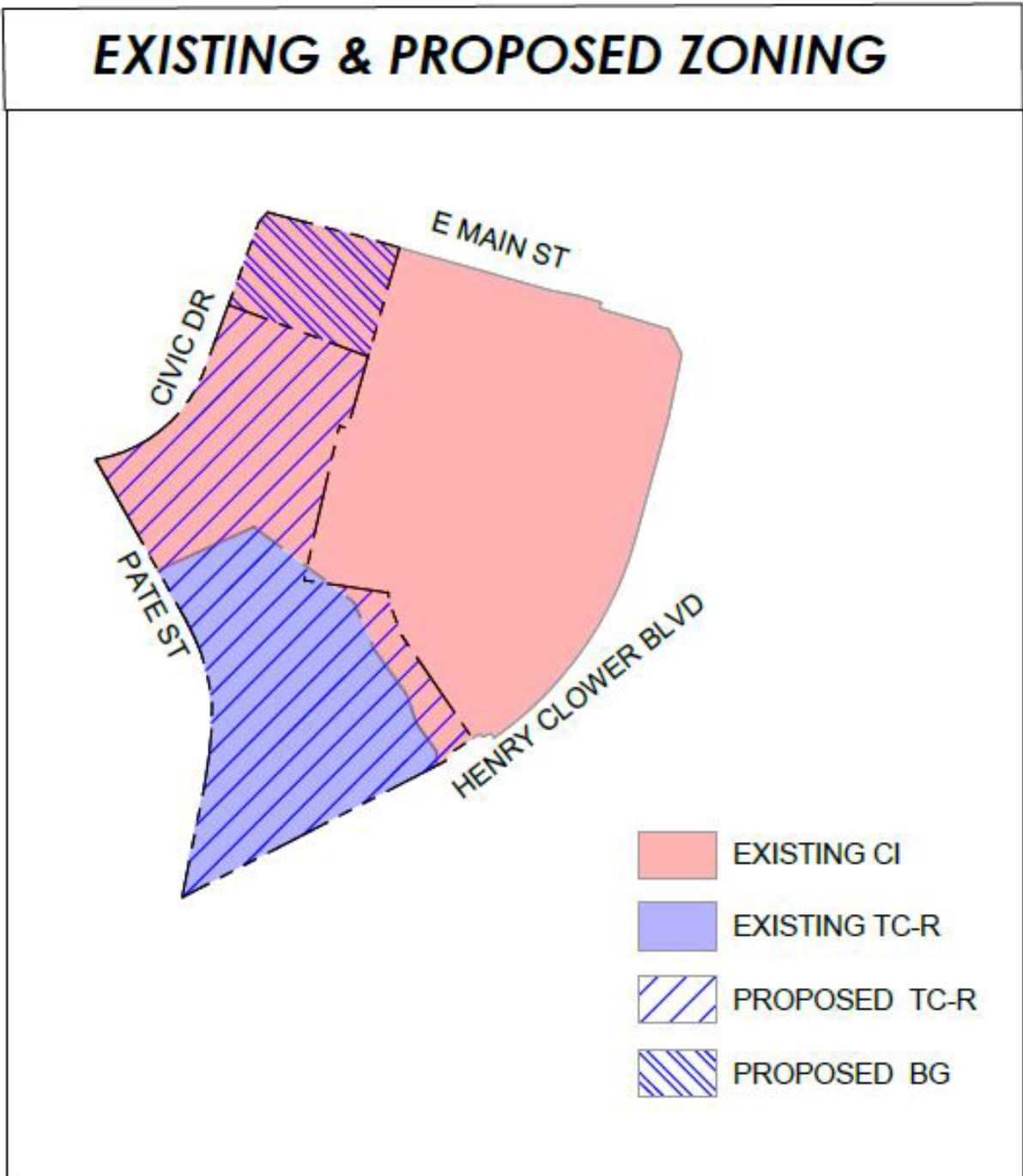
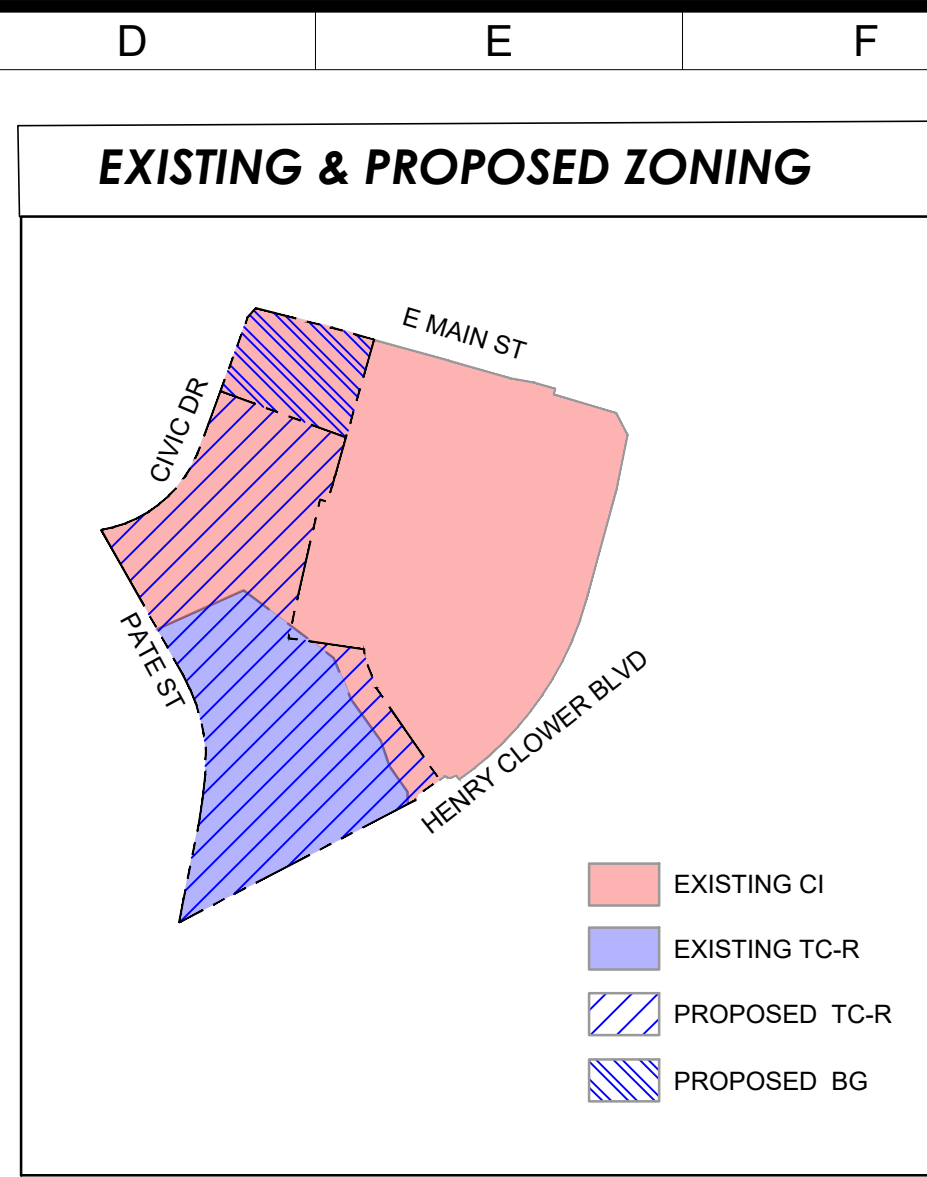
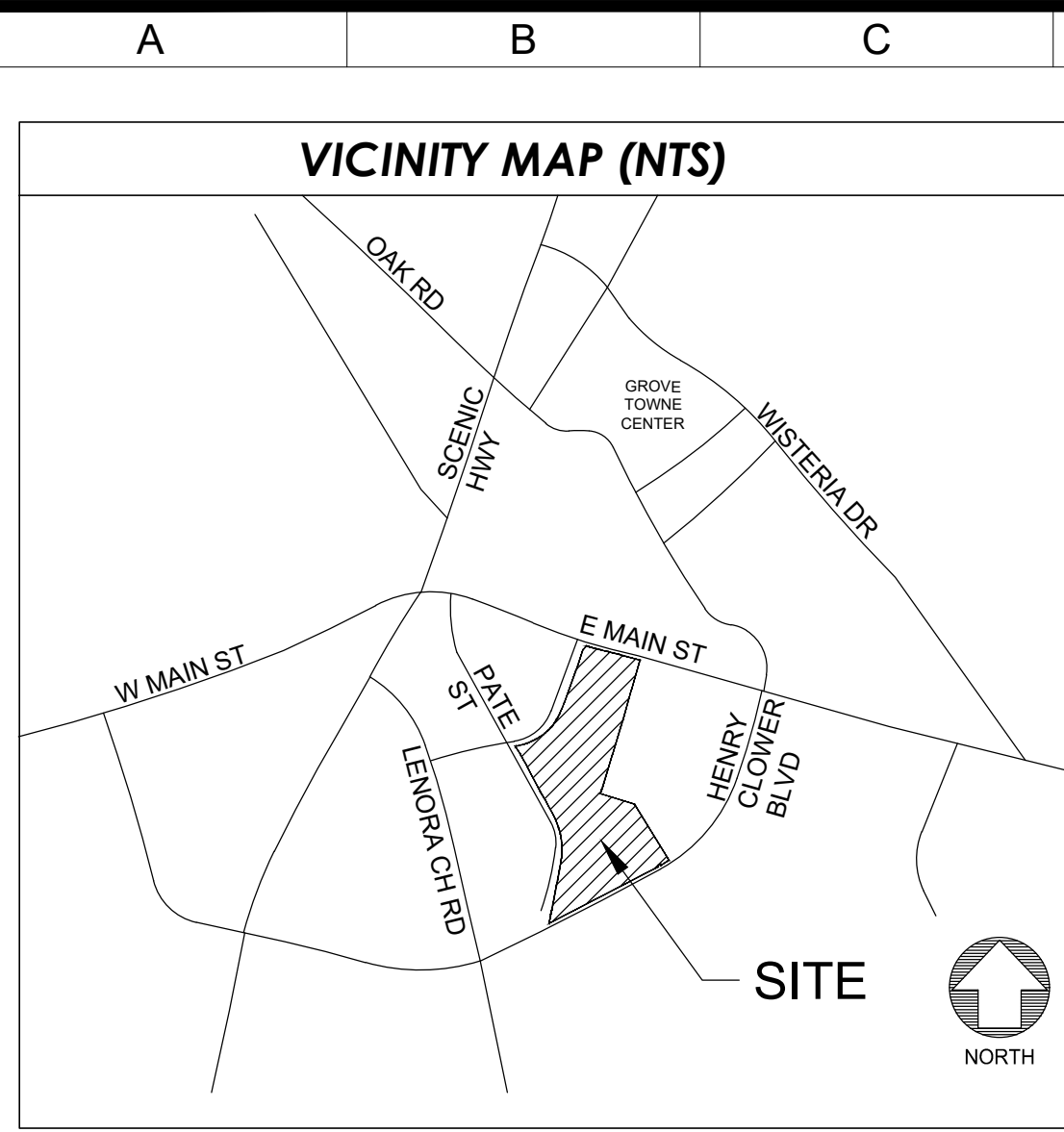


EXHIBIT "E"



PROPERTY OWNER:
 PID: 5026-051, 5026-177, 5026-107
 SNELLVILLE COMMUNITY CHURCH, INC.
 2428 MAIN ST E
 SNELLVILLE, GA 30078

DEVELOPER:
 PARKLAND COMMUNITIES, INC.
 925 NORTH POINT PKWY, SUITE 320
 ALPHARETTA, GA 30005

FEMA NOTE:
 NO PORTION OF SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER MAP PANEL NO. 13135C0128F, EFF. 9/29/2006.

WATER NOTE:
 WATER PROVIDED BY GWINNETT COUNTY

SEWER NOTE:
 SEWER PROVIDED BY GWINNETT COUNTY

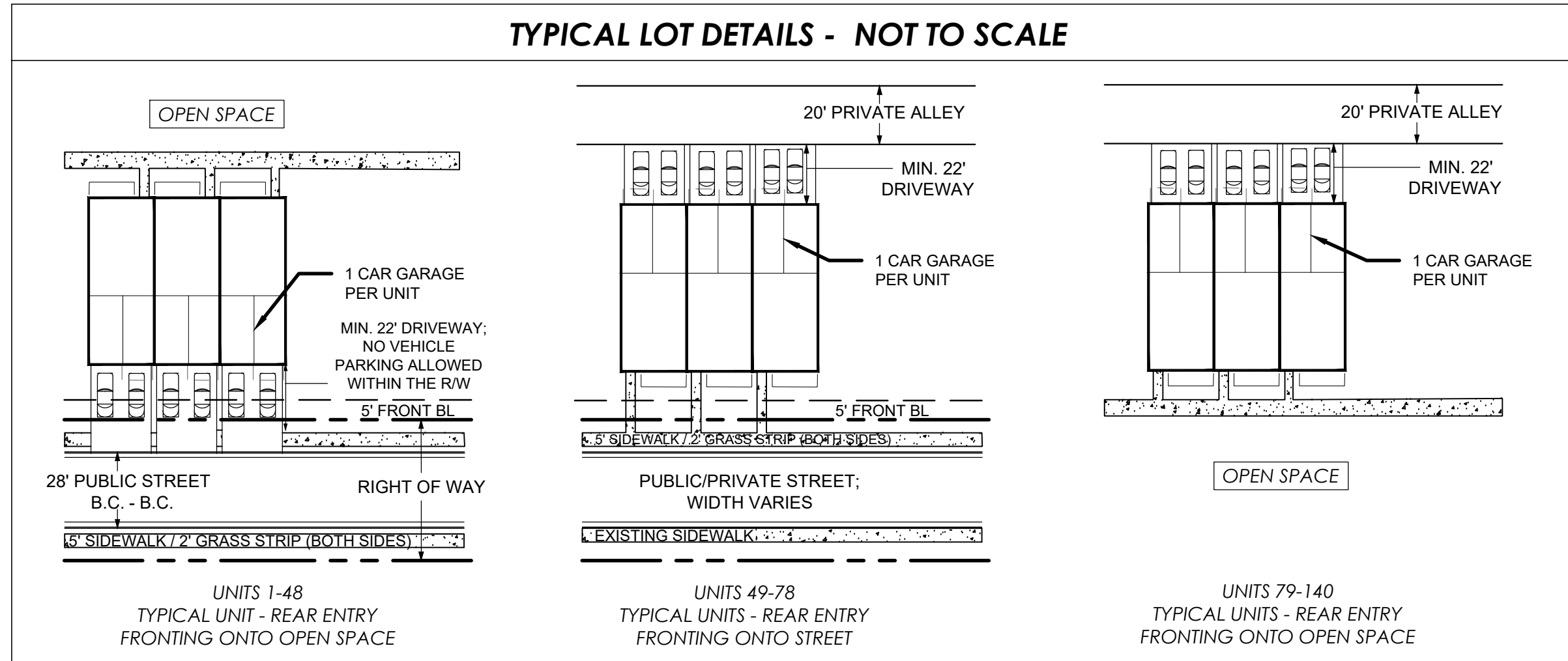
STORMWATER NOTE:
 STORMWATER WILL BE PROVIDED ON SITE. EXISTING POND TO BE EXPANDED.

VARIANCES:

- REDUCTION TO THE STREETSCAPE SIDEWALK WIDTH FROM 10' TO 5' (UDO 401-4.2) Ⓜ
- REDUCTION TO THE STREETSCAPE PLANTER WIDTH FROM 5' TO 2' (UDO 401-4.2) Ⓜ
- PARKING IS ALLOWED BETWEEN BUILDING AND STREET INCLUDING WITHIN DRIVEWAYS (UDO 201-2.8), (UNITS 1-140) Ⓜ
- ALLOW OFFSTREET PARKING NOT FROM AN ALLEY (UDO 205-1.11) (UNITS 1-48) Ⓜ
- ALLOW 8' STORIES (UDO 201-2.8), (UNITS 1-140) Ⓜ

SITE LEGEND

- (AP) AMENITY PARKING
- (CB) CABANA
- (D) DUMPSTER
- (ES) EXISTING SIDEWALK TO REMAIN
- (MK) MAIL KIOSK
- (SS) PROPOSED 5' SIDEWALK / 2' GRASS STRIP
- (SW) STORMWATER MANAGEMENT AREA
- (PL) SWIMMING POOL
- (PV) PICNIC PAVILLION



RESIDENTIAL SITE DATA

EXISTING ZONING:	CI - CIVIC INSTITUTIONAL & TC-R
OVERLAY DISTRICT:	TOWN CENTER OVERLAY
PROPOSED ZONING:	TC-R (TOWNE CENTER RESIDENTIAL W/ SPECIAL USE PERMIT)
GROSS ACRES:	+/- 7.77 ACRES
TOTAL UNITS:	140 UNITS
GROSS DENSITY:	18.0 U/A
PROPOSED BUILDING TYPE:	STACKED FLAT
AMENITY SPACE REQUIRED:	5% OF SITE
AMENITY SPACE PROVIDED:	5.1%
CIVIC SPACE REQUIREMENT:	10% OF SITE
CIVIC SPACE PROVIDED:	10.5%

LOT & BUILDING DIMENSIONS

MIN. LOT AREA:	N/A
MIN. LOT WIDTH:	N/A
MAX LOT COVERAGE:	100%
BUILDING HEIGHT:	3 STORIES OR 40'

STREETS & RIGHT OF WAY

PAVEMENT WIDTH:	AS SHOWN
-----------------	----------

PRINCIPAL BUILDING SETBACKS

MIN. FRONT YARD, STREET (SIDE):	5'
SIDE YARD (STREET):	0'
REAR (NO ALLEY):	3' MIN
REAR (ALLEY):	10'

BUFFERS/LANDSCAPE STRIPS

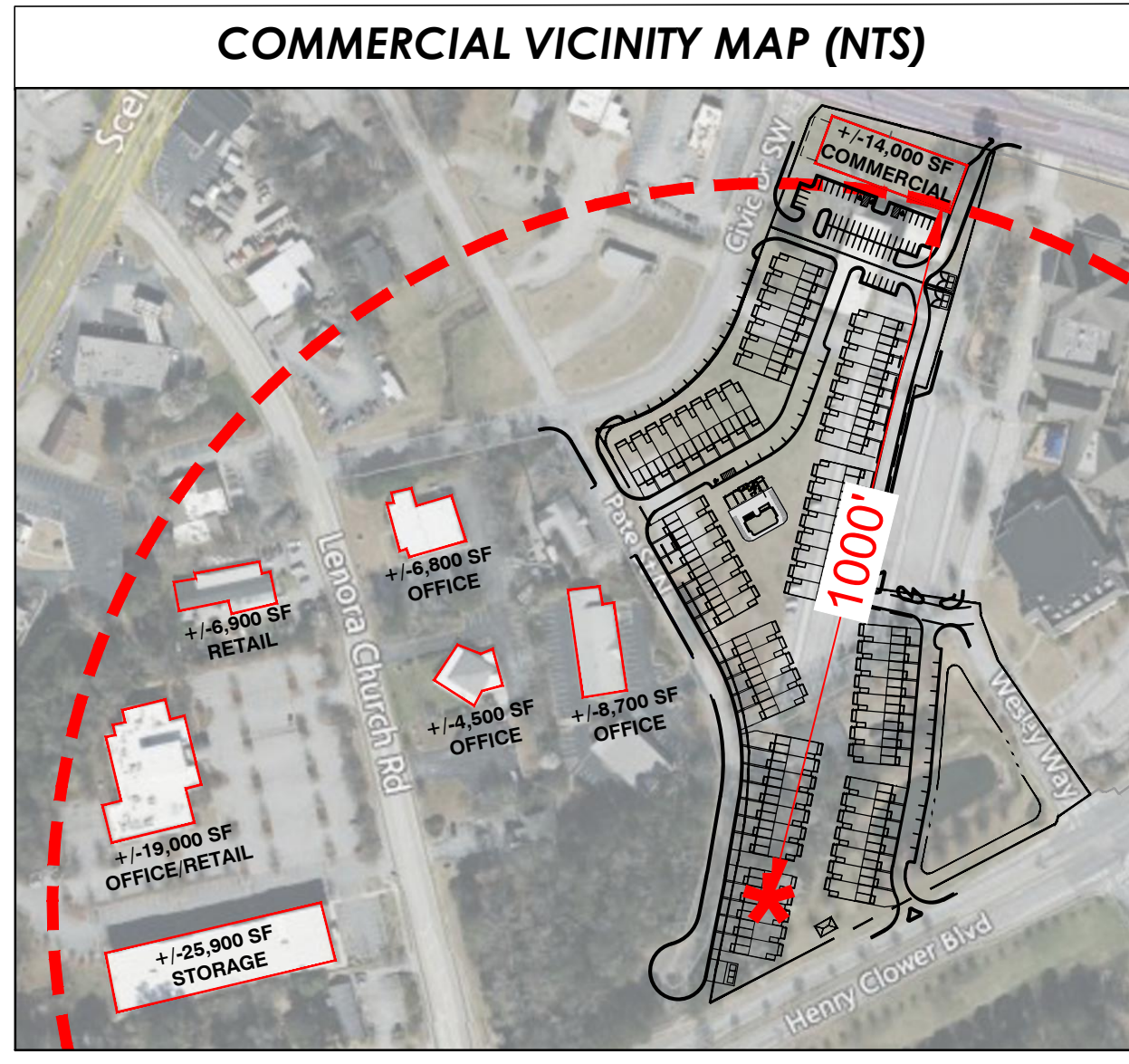
BUFFERS REQUIRED:	N/A
LANDSCAPE STRIP:	N/A

PARKING

PARKING REQUIRED PER UNIT:	1 PER UNIT + 1 PER 4 UNITS
PARKING PROVIDED PER UNIT:	2 PER UNIT (1 GARAGE + 1 DRIVEWAY)
GUEST PARKING PROVIDED:	46 SPACES
TOTAL PARKING PROVIDED:	326 SPACES

BG SITE DATA

EXISTING ZONING:	CI
PROPOSED ZONING:	BG
PROPOSED BUILDING:	14,000 SF
GROSS ACRES:	+/- 1.18 ACRES
PARKING REQUIRED:	28 SPACES (1 PER 500 SF)
PARKING PROVIDED:	47 SPACES



COMMERCIAL VICINITY CALCS

COMMERCIAL REQUIRED:	23,333 SF
COMMERCIAL PROVIDED:	
STORAGE:	+/- 25,900 SF
OFFICE/RETAIL:	+/- 19,000 SF
RETAIL:	+/- 6,900 SF
RETAIL:	+/- 6,800 SF
RETAIL:	+/- 4,500 SF
RETAIL:	+/- 8,700 SF
PROPOSED COMMERCIAL:	+/- 14,000 SF
TOTAL COMMERCIAL PROVIDED:	+/- 86,700

RESIDENTIAL PARKING CALCS

TYPE	GARAGE	DRIVEWAY	TOTAL PER UNIT	TOTAL UNITS	TOTAL SPACES
REAR ENTRY SFA PARKING PROVIDED	1	1	2	140	280
REAR ENTRY SFA PARKING REQUIRED: (1 PER UNIT + 1 PER 4 UNITS) 175					
PARALLEL PARKING SPACES (GUEST PARKING) 46					
TOTAL PARKING SPACES (280 + 46 = 326)					



 LJA ENGINEERING 299 S. MAIN ST., ALPHARETTA, GA 30009 770-225-4730	 PARKLAND COMMUNITIES DEVELOPER 299 S. MAIN ST., ALPHARETTA, GA 30009 24 HR CONTACT: JIM JACOBI CELL: 404.456.5562 E: JIM@PARKLANDCO.COM
ZONING PLAN FOR BETHANY PARK Snellville Community Church Tract 2428 E. Main St., Snellville, GA 30078 Tax ID: 5026 177	
 NORTH SCALE: 1" = 60' 0 60	
PROJECT NUMBER: GA3793-23119 SHEET TITLE: ZONING SITE PLAN SHEET NUMBER: 11.6.24	

File Location: S:\projects\03_projects\parkland\23119 - snellville_methodist_church_tract\02_schematic\01_schematic.dwg, 10/30/24

EXHIBIT "F"

Board and Batten
(Colors vary as shown)

Cement Siding
(Colors vary as shown)



Brick Veneer

Cement Siding
(Colors vary as shown)



Brick Veneer







sweetwaterspringstownhomes.com

EXHIBIT "G"



THE SHOPPES AT BETHANY PARK

CONCEPTUAL ELEVATIONS

11-6-2024





THE SHOPPES AT BETHANY PARK

CONCEPTUAL ELEVATIONS

11-6-2024



STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE NO. 2025-02

AN ORDINANCE TO GRANT A SPECIAL USE PERMIT ON A 7.776± ACRE TRACT OF LAND LOCATED IN LAND LOTS 26 AND 27 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, AT CIVIC DRIVE, PATE STREET, AND HENRY CLOWER BOULEVARD, SNELLVILLE, GEORGIA FOR A 140-UNIT STACKED TOWNHOUSE STYLE (STACKED FLATS) MULTI-FAMILY TOWNE CENTER DEVELOPMENT; TO GRANT VARIANCES; TO ADD CONDITIONS AFFECTING THE PROPERTY; PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

CASE NUMBER: #SUP 24-03

LOCATION: Civic Drive, Pate Street, and Henry Clower Boulevard, Snellville, Georgia

SIZE: 7.776± Acres

TAX PARCEL(s): R5026 051; R5026 177; and R5027 107

DEVELOPMENT/PROJECT: 140-Unit Stacked Townhouse Style (Stacked Flats) Multi-Family Development

PROPERTY OWNER: Snellville Community Church, Inc.
2428 Main Street East, Snellville, Georgia

APPLICANT: Parkland Communities, Inc.
c/o Tyler Lasser, LJA Engineering, Inc.
470-202-9321 TLasser@LJA.com

WHEREAS, the governing authority of the City of Snellville, Georgia is the Mayor and Council thereof; and

WHEREAS, the governing authority of the City of Snellville, Georgia desires to approve and grant the requested special use permit for a 140-unit Stacked Townhouse Style (Stacked Flats) Multi-Family Development on a 7.776± acre site located in the Towne Center Overlay District at Civic Drive, Pate Street, and Henry Clower Boulevard, Snellville, Georgia (Tax Parcels R5026 051, R5026 177, and R5027 107); and

WHEREAS, the property is zoned TC-R (Towne Center Residential) District where *Towne Center Flat*, defined as three or more dwelling units in a single building that does not meet the definition of single-family attached dwelling within a TC District is allowed as a special use when approved by the City Council; and,

WHEREAS, the health, safety, and welfare of the citizens of Snellville, Georgia, will be positively impacted by the adoption of this Ordinance; therefore:

IT IS HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF SNELLVILLE, GEORGIA, and by the authority thereof:

Section 1. For reasons stated in the public hearing and recommendations of the Planning Department and Planning Commission, a special use permit is hereby approved and granted for the development and use of a 140-unit Stacked Townhouse Style (Stacked Flats) Multi-Family Development on a 7.776± acre site located at Civic Drive, Pate Street, and Henry Clower Boulevard, Snellville, Georgia (Tax Parcels R5026 051, R5026 177, and R5027 107), described and shown on the conceptual rezoning site plan entitled “Zoning Plan for Bethany Park”, dated 11-6-24 (stamped received Nov 8, 2024) in Exhibit “A” and further shown on the conceptual stacked-townhouse-style (stacked flats) building elevations for Bethany Park (stamped received Nov 8, 2024) in Exhibit “B”, a copy of

which is attached hereto and incorporated herein by reference, subject to the attachment of the following enumerated variances and conditions.

VARIANCES:

- A. UDO Sec. 201-2.8. (Parking Locations): to allow vehicle parking between the building and street, including within driveways.
- B. UDO Sec. 205-1.11. (Vehicle Access and Parking Locations): to allow off-street parking not from an alley.
- C. UDO Sec. 201-2.8. (Floor to Ceiling Height): to reduce the minimum 9-foot floor to ceiling height for all stories to 8 feet.
- D. UDO Sec. 205-1.8.B. (Number of Driveways) to exceed more than one (1) driveway for every three-hundred (300) feet of total road frontage or fraction thereof on Pate Street.
- E. UDO Sec. 206-3.1.F.2.E. (Towne Center Flat – Commercial Space Requirement): to allow off-site commercial space to meet vicinity commercial space requirement.

CONDITIONS:

- 1. The property shall be developed in general accordance with the conceptual rezoning site plan entitled “Zoning Plan for Bethany Park”, dated 11-6-24 (stamped received Nov 8, 2024) in Exhibit “A” and conceptual stacked-townhouse-style (stacked flats) Bethany Park building elevations (stamped received Oct 16, 2024) in Exhibit “B” and The Shoppes at Bethany Park building elevations (stamped received Nov 8, 2024), with modifications permitted to meet conditions of zoning or State, County, and City regulations. Substantial variation from the conceptual rezoning site plan, as determined by the Director of Planning and Development will require Mayor and Council approval, after submitting a Change in Conditions application and receiving recommendations by the Planning Department and Planning Commission.
- 2. All variances and conditions of zoning approved 4-22-2019 by the Mayor and City Council for rezoning case #RZ 19-01 (Ordinance No. 2019-06) and Special Use Permit approval for case #SUP 19-01 (Ordinance No. 2019-07) are hereby repealed.
- 3. Uses involving adult entertainment, including the sale or display of adult magazines, books, videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited.
- 4. Signs higher than 15 feet or larger than 225 square feet are prohibited.

Section 2. The special use permit shall expire and become null and void five (5) years from the date of approval unless occupancy of the approved special use has

occurred on the premises. The Director of Planning and Development may extend authorization for an additional period of twelve (12) months for reasons such as health, financial, or administrative problems incurred by the applicant during the permit period, provided application for such extension is submitted in writing at least forty-five (45) days prior to the original expiration date. The director must make the finding that the delay is justified by circumstances beyond the applicant's control, and that the six-month extension can reasonably be expected to remedy the circumstances.

Section 3. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set forth herein.

Section 4. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses, and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable, and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause, or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent

jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 5. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 6. This Ordinance was adopted on _____, 2025. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

ORDAINED this ____ day of _____, 2025.

Barbara Bender, Mayor

ATTEST:

Tod Warner, Mayor Pro Tem

Melisa Arnold, City Clerk

Norman A. Carter, Council Member

APPROVED AS TO FORM:

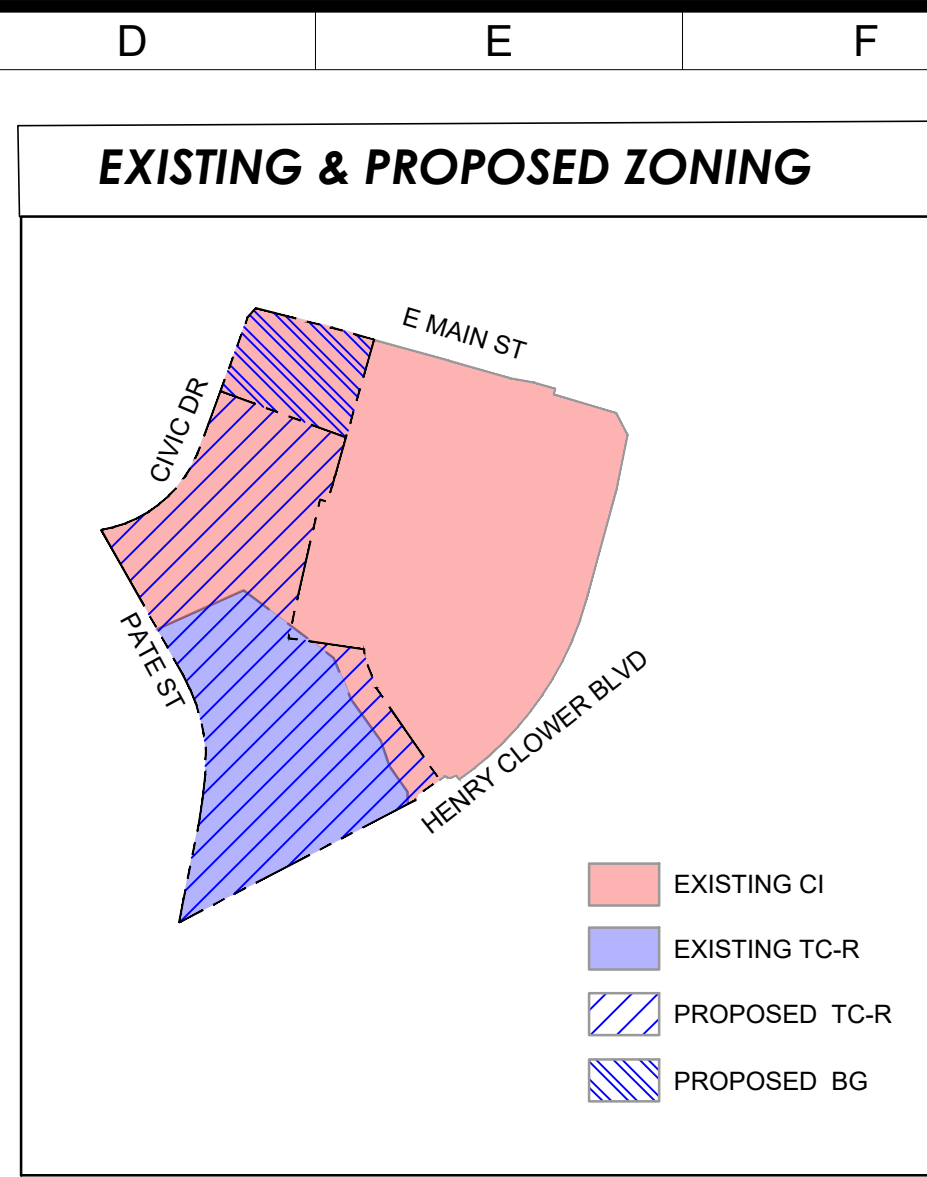
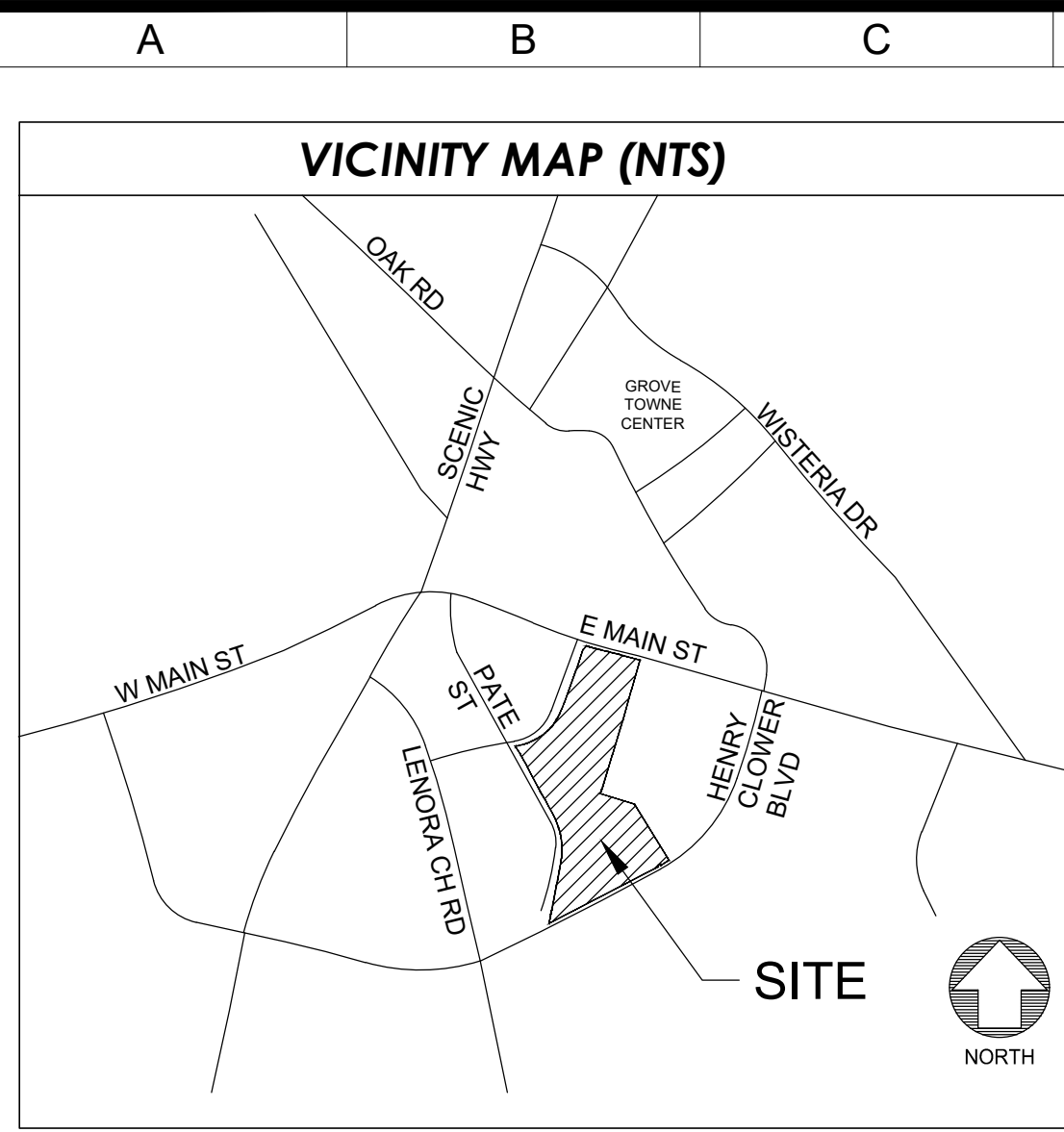
Kerry Hetherington, Council Member

Jay Crowley, City Attorney
Powell & Crowley, LLP

Cristy Lenski, Council Member

Gretchen Schulz, Council Member

EXHIBIT "A"



PROPERTY OWNER:
 PID: 5026-051, 5026-177, 5026-107
 SNELLVILLE COMMUNITY CHURCH, INC.
 2428 MAIN ST E
 SNELLVILLE, GA 30078

DEVELOPER:
 PARKLAND COMMUNITIES, INC.
 925 NORTH POINT PKWY, SUITE 320
 ALPHARETTA, GA 30005

FEMA NOTE:
 NO PORTION OF SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER MAP PANEL NO. 13135C0128F, EFF. 9/29/2006.

WATER NOTE:
 WATER PROVIDED BY GWINNETT COUNTY

SEWER NOTE:
 SEWER PROVIDED BY GWINNETT COUNTY

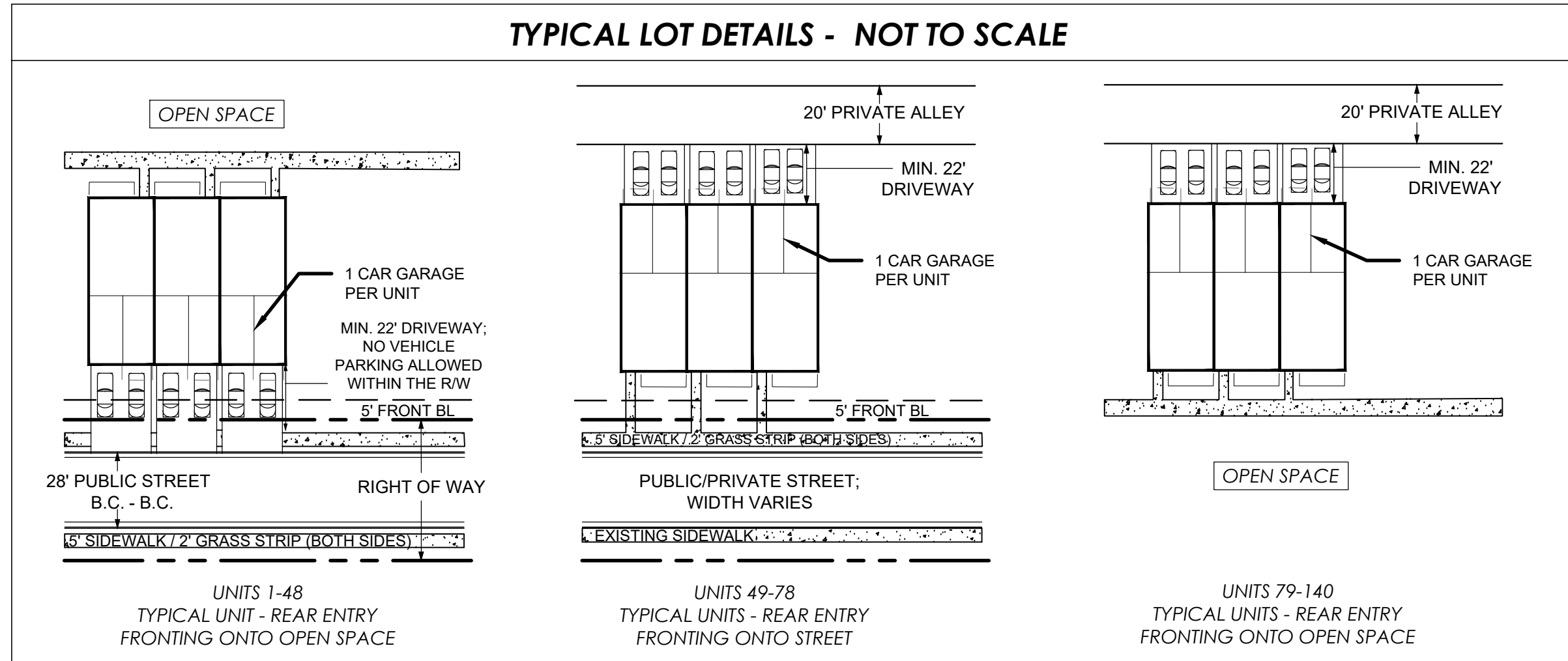
STORMWATER NOTE:
 STORMWATER WILL BE PROVIDED ON SITE. EXISTING POND TO BE EXPANDED.

VARIANCES:

- REDUCTION TO THE STREETSCAPE SIDEWALK WIDTH FROM 10' TO 5' (UDO 401-4.2) Ⓜ
- REDUCTION TO THE STREETSCAPE PLANTER WIDTH FROM 5' TO 2' (UDO 401-4.2) Ⓜ
- PARKING IS ALLOWED BETWEEN BUILDING AND STREET INCLUDING WITHIN DRIVEWAYS (UDO 201-2.8), (UNITS 1-140) Ⓜ
- ALLOW OFFSTREET PARKING NOT FROM AN ALLEY (UDO 205-1.11) (UNITS 1-48) Ⓜ
- ALLOW 8' STORIES (UDO 201-2.8), (UNITS 1-140) Ⓜ

SITE LEGEND

- (AP) AMENITY PARKING
- (CB) CABANA
- (D) DUMPSTER
- (ES) EXISTING SIDEWALK TO REMAIN
- (MK) MAIL KIOSK
- (SS) PROPOSED 5' SIDEWALK / 2' GRASS STRIP
- (SW) STORMWATER MANAGEMENT AREA
- (PL) SWIMMING POOL
- (PV) PICNIC PAVILLION



RESIDENTIAL SITE DATA

EXISTING ZONING:	CI - CIVIC INSTITUTIONAL & TC-R
OVERLAY DISTRICT:	TOWN CENTER OVERLAY
PROPOSED ZONING:	TC-R (TOWNE CENTER RESIDENTIAL W/ SPECIAL USE PERMIT)
GROSS ACRES:	+/- 7.77 ACRES
TOTAL UNITS:	140 UNITS
GROSS DENSITY:	18.0 U/A
PROPOSED BUILDING TYPE:	STACKED FLAT
AMENITY SPACE REQUIRED:	5% OF SITE
AMENITY SPACE PROVIDED:	5.1%
CIVIC SPACE REQUIREMENT:	10% OF SITE
CIVIC SPACE PROVIDED:	10.5%

LOT & BUILDING DIMENSIONS	
MIN. LOT AREA:	N/A
MIN. LOT WIDTH:	N/A
MAX LOT COVERAGE:	100%
BUILDING HEIGHT:	3 STORIES OR 40'

STREETS & RIGHT OF WAY	
PAVEMENT WIDTH:	AS SHOWN

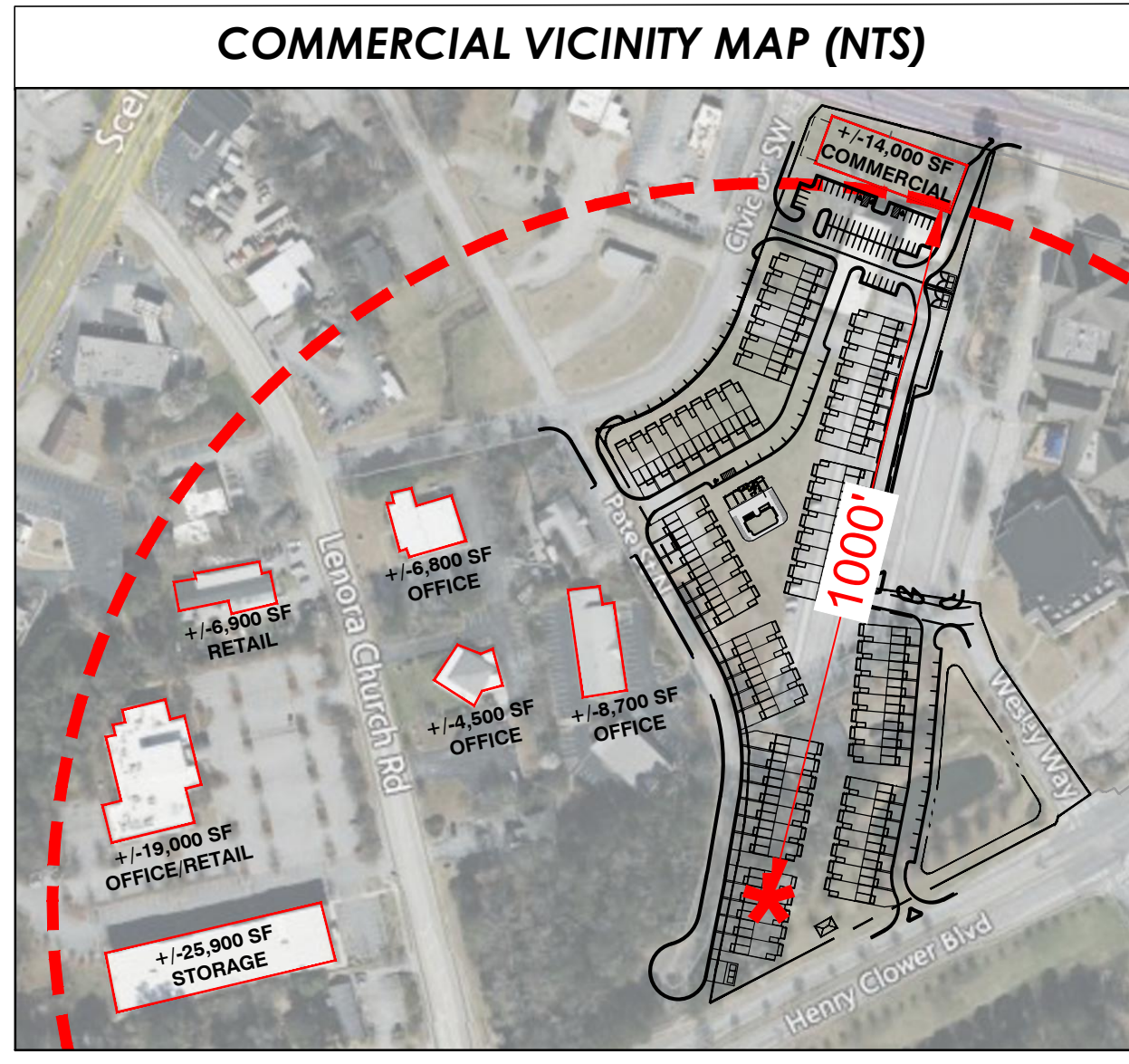
PRINCIPAL BUILDING SETBACKS	
MIN. FRONT YARD, STREET (SIDE):	5'
SIDE YARD (STREET):	0'
REAR (NO ALLEY):	3' MIN
REAR (ALLEY):	10'

BUFFERS/LANDSCAPE STRIPS	
BUFFERS REQUIRED:	N/A
LANDSCAPE STRIP:	N/A

PARKING	
PARKING REQUIRED PER UNIT:	1 PER UNIT + 1 PER 4 UNITS
PARKING PROVIDED PER UNIT:	2 PER UNIT (1 GARAGE + 1 DRIVEWAY)
GUEST PARKING PROVIDED:	46 SPACES
TOTAL PARKING PROVIDED:	326 SPACES

BG SITE DATA

EXISTING ZONING:	CI
PROPOSED ZONING:	BG
PROPOSED BUILDING:	14,000 SF
GROSS ACRES:	+/- 1.18 ACRES
PARKING REQUIRED:	28 SPACES (1 PER 500 SF)
PARKING PROVIDED:	47 SPACES



COMMERCIAL VICINITY CALCS

COMMERCIAL REQUIRED:	23,333 SF
COMMERCIAL PROVIDED:	
STORAGE:	+/- 25,900 SF
OFFICE/RETAIL:	+/- 19,000 SF
RETAIL:	+/- 8,900 SF
RETAIL:	+/- 6,800 SF
RETAIL:	+/- 4,500 SF
RETAIL:	+/- 8,700 SF
PROPOSED COMMERCIAL:	+/- 14,000 SF
TOTAL COMMERCIAL PROVIDED:	+/- 86,700

RESIDENTIAL PARKING CALCS

TYPE	GARAGE	DRIVEWAY	TOTAL PER UNIT	TOTAL UNITS	TOTAL SPACES
REAR ENTRY SFA PARKING PROVIDED	1	1	2	140	280
REAR ENTRY SFA PARKING REQUIRED: (1 PER UNIT + 1 PER 4 UNITS) 175					
PARALLEL PARKING SPACES (GUEST PARKING) 46					
TOTAL PARKING SPACES (280 + 46 = 326)					



 LJA ENGINEERING 299 S. MAIN ST., ALPHARETTA, GA 30009 770-225-4730	 PARKLAND COMMUNITIES DEVELOPER 299 S. MAIN ST., ALPHARETTA, GA 30009 24 HR CONTACT: JIM JACOBI CELL: 404.456.5562 E: JIM@PARKLANDCO.COM
ZONING PLAN FOR BETHANY PARK Snellville Community Church Tract 2428 E. Main St., Snellville, GA 30078 Tax ID: 5026 177	
 NORTH SCALE: 1" = 60' 0 60	
PROJECT NUMBER: GA3793-23119 SHEET TITLE: ZONING SITE PLAN SHEET NUMBER: 11.6.24	

File Location: \\snp\arch\01-civil\projects\03-projects\parkland\23119 - snellville_methodist_church_tract\02-design\p01-schematic\zoning_10-30-24

EXHIBIT "B"

Board and Batten
(Colors vary as shown)

Cement Siding
(Colors vary as shown)



Brick Veneer

Cement Siding
(Colors vary as shown)



Brick Veneer







sweetwaterspringstownhomes.com

RES 2025-01

QUALIFYING FEES FOR CITY OF SNELLVILLE GEORGIA

WHEREAS, the City of Snellville, Georgia will hold a General Election on Tuesday, November 4, 2025 for the purpose of electing three (3) Council Members (Posts 3, 4, and 5); and

WHEREAS, the State of Georgia requires that municipalities fix and publish qualifying fees pursuant to O.C.G.A. § 21-2-131 by February 1 of the year in which the relevant election is to be held; and

WHEREAS, the State of Georgia also sets qualifying fees at 3% of the total gross salary of the office paid in the preceding calendar year.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Snellville, Georgia, as follows:

1. The Public Notice attached hereto as Exhibit “A” shall be published in the Gwinnett Daily Post prior to February 1, 2025, and the qualifying fees as set forth therein are hereby approved.

Adopted this 13th day of January, 2025.

Barbara Bender, Mayor

Tod Warner, Mayor Pro Tem

Norman A. Carter, Council Member

Kerry Hetherington, Council Member

ATTEST:

Melisa Arnold, City Clerk

APPROVED AS TO FORM:

Cristy Lenski, Council Member

Jay Crowley, City Attorney
Powell & Edwards, P.C

Gretchen Schulz. Council Member

EXHIBIT “A”

PUBLIC NOTICE

**NOTICE OF QUALIFYING FEES FOR CITY OF SNELLVILLE, GEORGIA
GENERAL ELECTION**

Notice is hereby given that a General Election will be held on Tuesday, November 4, 2025 to elect three (3) Members of the Council. Council posts to be voted on are Post 3, Post 4, and Post 5. The qualifying period for candidates opens Monday, August 18, 2025 at 8:30 a.m. and closes Wednesday, August 20, 2025 at 4:30 p.m. The hours of qualifying each day shall be from 8:30 a.m. until 4:30 p.m. Any person desiring to run for office shall qualify in the office of the City Clerk by filing a Notice of Candidacy. Candidates must pay to the City a qualifying fee of \$240.00 (two hundred forty dollars) for the office of City Councilmember. This notice is given pursuant to O.C.G.A. § 21-2-131.

Melisa Arnold
City Clerk
City of Snellville, Georgia

NOTA INFORMATIVA

**NOTA DE TARIFA PARA CALIFICAR PARA PUESTO EN LA CIUDAD DE SNELLVILLE,
GEORGIA ELECCION GENERAL**

Se pone en conocimiento del publico que la Ciudad de Snellville llevara a cabo una Eleccion General el Martes, 4 de Noviembre 2025 para el proposito de elegir tres (3) miembros de Concejo municipal. Los puestos del Concejo municipal que seran votados son Puesto 3, Puesto 4 y Puesto 5. El periodo de calificacion abre el Lunes, 18 de agosto 2025 a las 8:30 a.m. y cierra el Miercoles, 20 de agosto 2025 a las 4:30 p.m. Las horas de calificacion cada dia seran de las 8:30 a.m. hasta las 4:30 p.m. Cualquier persona que desea presentarse como candidato debe calificar en la oficina del Secretario Municipal de la Ciudad con un Anuncio de la Candidatura. Candidatos deben pagar a la Ciudad una tarifa de \$240.00 (doscientos cuarenta dolares) para el puesto de Concejo municipal. Se da aviso conformidad con el Codigo Oficial de Georgia O.C.G.A § 21-2-131.

Melisa Arnold
Secretario Municipal de la Ciudad
Ciudad de Snellville, Georgia



Agenda Item Summary

Date: January 13, 2025

Prepared by: David Mitchell, Director of Public Works

Agenda item: Consideration and Action on Award of Bid for the Stormwater Drainage Projects – PW241112

Background: This is the bid for Seven (7) stormwater drainage projects. Four (4) of the seven projects being under contract and three (3) of the seven projects are add alternates budget allowing. These projects will improve the handling of stormwater and reduce our overall inventory of poor infrastructure. A list of the (7) locations and a copy of the bid registry is included.

Financial Impact: The financial impact is one of great importance when taking into consideration our volume of drainage projects that have been identified as being in poor condition. The use of our Stormwater Utility Fee will be put to work. The estimated total for all locations is \$ 667,100.36.

Recommendation: We recommend acceptance of the lowest responsive bid received for the total of all projects as listed in the RFP. The (6) bidders were The Dickerson Group, Inc., NSEW Inc., Civil Construction & Utilities Inc., A&S Paving Inc., GS Construction Inc., and Site Engineering Inc.

Action requested: We would like to recommend The Dickerson Group, Inc. be awarded all projects out of the six (6) submittals, they were the lowest responsive bidder for the total of all projects.

- A. 2547 Pamela Dr.
- B. 2686 Pamela Dr.
- C. 3089 Commons Xing – 3146 Elizabeth Ln
- D. 3402 Summit Glen
- E. 1966 Village Court
- F. 1637 Ramblewood Way
- G. 2851 Creekwood Dr

City of Snellville
Stormwater Repair/Replacement Project Locations
PW241112

(For Contract)

2547 Pamela Dr

2686 Pamela Dr

3089 Commons Xing -3146 Elizabeth Ln

3402 Summit Glen

(ADD ALTERNATES)

- A. 1966 Village Court
- B. 1637 Ramblewood Way
- C. 2851 Creekwood Dr

	CONTRACTOR NAME	CONTRACTOR NAME	CONTRACTOR NAME
	Civil Const. Utilities	A+S PAVING.	GS CONSTRUCTION.
ADDENDA - YES OR NO			
Projects for Contract			
A 2547 Pamela Dr.	\$ 90,860. ⁰⁰	\$ 136,104. ⁰⁰	\$ 186,946. ⁵⁰
B 2686 Pamela Dr.	\$ 30,734. ⁰⁰	\$ 39,730. ⁰⁰	\$ 59,860. ⁰⁰
C 3089 Commons Xing - 3146 Elizabeth Ln	\$ 479,722. ⁰⁰	\$ 810,974. ⁹⁰	\$ 1,121,698. ⁵⁰
D 3402 Summit Glen	\$ 106,304. ⁰⁰	\$ 108,165. ⁰⁰	\$ 263,570. ⁰⁰
Add Alternate Projects			
E 1966 Village Court	\$ 43,710. ⁰⁰	\$ 75,057. ⁵⁰	\$ 101,860. ⁰⁰
F 1637 Ramblewood Way	\$ 20,642. ⁰⁰	\$ 19,788. ⁰⁰	\$ 30,820. ⁰⁰
G 2851 Creekwood Dr.	\$ 52,294. ⁰⁰	\$ 70,166. ⁰⁰	\$ 112,106. ⁵⁰
Totals	\$ 824,266. ⁰⁰	\$ 1,259,985. ⁴⁰	\$ 1,876,861. ⁵⁰

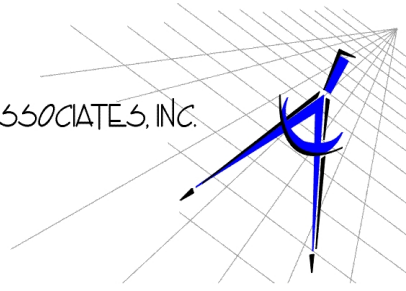
I certify that this a true and accurate record of bids received, opened and read publicly on Dec 12th @ 2:05

1. *[Signature]*
 2. *[Signature]*
 3. *[Signature]*

	CONTRACTOR NAME	CONTRACTOR NAME	CONTRACTOR NAME
	THE DIEKERSON GROUP	NUSEW. INC.	SITE. ENGINEERING INC.
ADDENDA -- YES OR NO			
Projects for Contract			
A 2547 Pamela Dr.	\$ 65,241.30	\$ 64,851. ⁰⁰ / ₁₀₀	\$ 166,200. ⁰⁰ / ₁₀₀
B 2586 Pamela Dr.	\$ 20,909.72	\$ 24,310. ⁰⁰ / ₁₀₀	\$ 86,750. ⁰⁰ / ₁₀₀
C 3089 Commons Xing - 3146 Elizabeth Ln	\$ 450,600. ⁸⁴ / ₁₀₀	\$ 507,471. ³⁰ / ₁₀₀	\$ 1,137,607. ⁰⁰ / ₁₀₀
D 3402 Summit Glen	\$ 66,552. ⁵⁶ / ₁₀₀	\$ 99,026. ⁰⁰ / ₁₀₀	\$ 315,026. ⁰⁰ / ₁₀₀
Add Alternate Projects			
E 1966 Village Court	\$ 21,805. ⁰⁰ / ₁₀₀	\$ 33,350. ⁰⁰ / ₁₀₀	\$ 96,222. ⁰⁰ / ₁₀₀
F 1637 Ramblewood Way	\$ 10,614. ⁰⁰ / ₁₀₀	\$ 17,445. ⁰⁰ / ₁₀₀	\$ 61,105. ⁰⁰ / ₁₀₀
G 2851 Creekwood Dr.	\$ 31,376. ⁹⁴ / ₁₀₀	\$ 40,561. ⁰⁰ / ₁₀₀	\$ 128,157. ⁰⁰ / ₁₀₀
Totals	\$ 667,100. ³⁶ / ₁₀₀	\$ 785,014. ⁶⁰ / ₁₀₀	\$ 1,990,967. ⁰⁰ / ₁₀₀

I certify that this is a true and accurate record of bids received, opened and read publicly on Dec 12th at 2:05

- 1.
- 2.
- 3.



December 17, 2024

Mr. Matthew Pepper, City Manager
City of Snellville
2342 Oak Road
Snellville, GA 30078

mpepper@snellville.org

Re: Civil Engineering Demand Services

LBGM Associates is pleased to submit this proposal for on-call Civil Engineering professional services for the City of Snellville, Georgia.

Scope of Services:

Provide miscellaneous Civil Engineering design as well as plan review support as requested by the City of Snellville.

Plan reviews will be completed in a timely fashion upon receipt [usually within two weeks].

Fees:

Approval of this proposal shall be limited to a maximum of \$75,000.00 with hourly not to exceed based on attached Appendix B – Hourly Rates. [N.T.E.]

This proposal does not include direct expenses, which will be billed at cost plus 10%. Direct expenses include, but are not limited to, reproduction costs, courier services, mileage, telephone cost, etc. It is important to note that all regulatory permit fees are to be paid by Client.

Preliminary budget number for reimbursable expenses is \$1,000.00.

**1000 Peachtree Industrial Blvd.
Suite 6-490, Suwanee, GA 30024**

PH: 770-312-2674

FAX: 770-682-6820

E-mail: lgenn@lbgmassociates.com

Not Included in this Proposal:

The following items are specifically excluded from the scope of services as defined prior. LBGGM can provide these excluded services at additional costs to the Owner. LBGGM would be pleased to provide a proposal for most of these services at the Owner’s discretion.

1. Permitting.
2. Construction Administration.
3. Offsite utility improvements, including upgrades of existing facilities or line extensions to site.
4. Traffic studies or traffic impact studies.
5. Other permit applications not referenced above.
6. Phase I or II environmental studies.
7. Preparation of change orders and addenda.
8. Pavement design. Geotechnical study recommendation for pavement profile will be included in the Construction Documents.
9. Security Design.
10. Structural walls of any type.

TERMS AND CONDITIONS:

This Agreement shall be administered in accordance with the Terms and Conditions listed in Appendix "A" and the hourly rates listed in Appendix “B” attached hereto.

This document together with the exhibits identified herein constitutes the entire understanding between you and LBGGM in respect to the Project and may only be modified in writing signed by both parties. Please sign and return the enclosed copy of this letter if this document satisfactorily sets forth the understanding of the arrangement between us. Receipt of the signed agreement will serve as our notice to proceed. This Proposal will be open for acceptance for twenty (20) days from the date of this letter.

We appreciate the opportunity to work with you on this project. Please contact us if you have any questions.

Sincerely,

LBGM ASSOCIATES, INC.



Larry A. Genn, P.E.

Accepted this _____ day of _____, 2024

By _____



APPENDIX "A" TERMS AND CONDITIONS

1. LbGM Associates, Inc. (hereinafter called "LbGM") shall perform the services defined in this Letter Agreement and Client agrees to pay LbGM for said services as set forth below.

2. All documents including Drawings and Specifications prepared by LbGM are instruments of service in respect to the Project. They are not intended or represented to be suitable for reuse by Client or others on extensions of the Project or on any other project. Any reuse without written verification or adaptation by LbGM for the specific purpose intended will be at Client's sole risk and without liability or legal exposure to LbGM; and Client shall indemnify and hold harmless LbGM from all claims, damages, losses, and expenses including attorneys' fees arising out of or resulting therefrom. Any such verification or adaptation will entitle LbGM to further compensation at rates to be agreed upon by Client and LbGM.

3. Client agrees to additionally compensate LbGM for services resulting from significant changes in general scope of Project, for revising previously accepted reports, studies, design documents, or Contract Documents, or for delays caused by others rather than LbGM.

4. Construction cost estimates prepared by LbGM represents LbGM's best judgment as professionals familiar with the construction industry. It is recognized, however, that LbGM has no control over cost of labor, materials, or equipment, over contractors' methods of determining bid prices, or over competitive bidding or market conditions. LbGM cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from cost estimates prepared by LbGM.

5. If requested by Client or if required by the scope of services of the Agreement, LbGM shall visit the site at intervals appropriate to the stage of construction to become generally familiar with the progress and quality of the work and to determine in general if the work is proceeding in accordance with the Contract Documents. However, LbGM shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the work. LbGM shall not have control or charge of and shall not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the Work, for the acts or omissions of the contractor, subcontractors, or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the Contract Documents.

6. Surveying will be provided as stated in the Agreement. Surveying provided on an hourly basis will be charged with a 4-hour minimum at the hourly rates in effect at the time the service is performed. Replacement of survey markers resulting from contractor disturbance or vandalism will be accomplished on an hourly basis.

7. The cost of permits, fees, toll telephone calls, courier service, reproduction of reports, Drawings, and Specifications, transportation in connection with the Project, and other out of pocket expenses will be reimbursed to LbGM by Client

at cost plus 10%.

8. LbGM shall submit monthly statements at a minimum for services rendered and for reimbursable expenses incurred. Statements will be based upon LbGM's time of billing. Payment is due upon receipt of LbGM's Statement. If Client fails to make any payment due LbGM for services and expenses within 30 days after the date of LbGM's statement therefore, the amounts due LbGM shall include a charge at the rate of 1.5% per month (18% per annum), or portion thereof, from said 30th day, and, in addition, LbGM may, after giving 7 days' written notice to Client, suspend services under this Agreement until LbGM has been paid in full all amounts due LbGM are collected through an attorney or collection agency, Client shall pay all fees and costs of collection.

9. This Agreement may be terminated by either party upon 30 days' written notice should the other party fail substantially to perform in accordance with its terms through no fault to the party initiating termination, or in the event Project is canceled. In the event of termination, LbGM shall be paid the compensation plus Reimbursable Expenses due for services performed to termination date.

10. This Agreement shall be governed by the laws of the State Georgia. Any liability associated with the progression of the design elements for the Client by LbGM shall be limited to the amount of the design fees.

11. The services to be performed by LbGM under this Agreement are intended solely for the benefit of the Client. Nothing contained herein shall confer any rights upon or create any duties on the part of LbGM toward any persons not a party to this Agreement including, but not limited to, any contractor, subcontractor, supplier, or the agents, officers, employees, insurers, or sureties of any of them.

12. Client and LbGM each binds himself and his partners, successors, executors, administrators, and assigns to the other party to this Agreement and to the partners, successors, executors, administrators, and assigns of such other party, in respect to all covenants of this Agreement. Neither Client nor LbGM shall assign, sublet, or transfer his interest in this Agreement without the written consent of the other; however, LbGM may employ others to assist in the carrying out of duties under this Agreement.

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