

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 27, 2025

Publication Date: January 23, 2025

TIME: 6:30 p.m.
DATE: January 27, 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) Discussion of Gwinnett County House Delegation Rule Change Regarding Annexation [Bender]
- b) 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

The City of Snellville
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AGENDA

PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, JANUARY 27, 2025

Publication Date: January 23, 2025

TIME: 7:30 p.m.

DATE: January 27, 2025

PLACE: Council Chambers

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE TO THE FLAG

IV. CEREMONIAL MATTERS

- a) PRO 2025-03 – Recognizing Sirish Subash as Winner of America’s Top Young Scientist Award

V. MINUTES

Approve the Minutes of the January 13, 2024 Meetings and the January 16, 2024 Special Called Work Session

VI. INVITED GUESTS

VII. COMMITTEE / DEPARTMENT REPORTS

VIII. APPROVAL OF THE AGENDA

IX. PUBLIC HEARING

- a) 2nd 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 Snellville Community Church Campus, Located on Civic Drive Sw, Pate Street, and Enry 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 7.77± 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 Approval of 2025 Snellville Tourism and Trade (STAT) Contract [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).
- 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).

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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 27, 2025**

January 27

Council Meeting

Monday, January 13, 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

January 30

Public Hearing of Mayor & Council – Floating Homestead Exemption

Thursday, January 30, 2025

6:30 pm – Council Chambers, City Hall

February 2

Broadcast of 1/27/2025 Council Meeting

Sunday, February 2, 2025

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

February 4

Parks & Recreation Advisory Board Meeting

Tuesday, January 14, 2025

6:00 pm – Betty B. McMichael Room – TW Briscoe Park Office

February 10

Council Meeting

Monday, February 10, 2025

Work Session – Conference Room 145, City Hall

6:30 pm Public Hearing on Floating Homestead – Council Chambers, City Hall

7:30 pm Meeting (Or at conclusion of public hearing) - Council Chambers, City Hall

February 11

Board of Appeals Meeting - CANCELED

Tuesday, February 11, 2025

7:30 pm – Council Chambers, City Hall

February 16

Broadcast of 2/10/2025 Council Meeting

Sunday, February 16, 2025

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



CITY OF SNELLVILLE

Proclamation

PRO 2025-03

CITY OF SNELLVILLE HONORS LOCAL STUDENT FOR NATIONAL COMEPTION WIN

- WHEREAS, the City of Snellville encourages innovation and excellence from our young students and the 3M Young Scientist Challenge is the nation’s premier science competition for grades 5-8; and
WHEREAS, this one-of-a-kind video competition has sparked the imaginations of hundreds of thousands of students and enhanced science exploration, innovation, and communication across the United States; and
WHEREAS, in 2008, Discovery Education joined forces with 3M – one of the world’s most notable innovators – to cultivate the next generation of problem-solvers and give students the unique opportunity to work directly with 3M scientists; and
WHEREAS in October 2024, all ten finalists came to 3M’s world headquarters in Saint Paul, Minnesota, to compete for the title of America’s Top Young Scientist and the chance to win \$25,000. Throughout the two-day event, finalists competed in hands-on challenges, met with 3M scientists, learned about 3M technologies, and finally, showcased their inventions and solutions to solve everyday problems that landed them a spot as a top ten finalist; and
WHEREAS, Sirish Subash of Snellville, a student at Gwinnett School of Mathematics, Science, and Technology, won the competition and the grand prize by creating a method to detect pesticide residue on consumable produce using an AI based handheld detector.

NOW, THEREFORE, BE IT PROCLAIMED that I, Barbara Bender, Mayor of the City of Snellville, Georgia, Where Everybody’s PROUD to be Somebody, do hereby join with our City Council and the Citizens of Snellville to recognize and applaud Sirish Subash winning the national 3M Young Scientist Challenge. We encourage Sirish to continue his educational endeavor and wish him the greatest success.

Proclaimed this 27th day of January 2025



ATTEST:

Barbara Bender, Mayor

Tod Warner, Mayor Pro Tem

Norman A. Carter Jr., Council Member

Kerry Hetherington, Council Member

Cristy Lenski, Council Member

Melisa Arnold, City Clerk

Gretchen Schulz, Council Member



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

Present: Mayor Barbara Bender, Mayor Pro Tem Tod Warner, Council Members Norman A. Carter Jr., Kerry Hetherington, Cristy Lenski, and Gretchen Schulz. Also present City Manager Matthew Pepper, Assistant City Manager Mercy Montgomery, City Attorney Jay Crowley with Powell and Crowley, Assistant Chief David Matson, Planning and Development Director Jason Thompson, Public Information Officer Brian Arrington, Public Works Director David Mitchell, Parks & Recreation Director Lisa Platt, and City Clerk Melisa Arnold.

CALL TO ORDER

Mayor Bender called the meeting to order at 6:30 p.m.

REVIEW REGULAR BUSINESS MEETING AND PUBLIC HEARING AGENDA ITEMS

The agenda and public hearing were discussed. Mayor Bender said she has a PowerPoint that she will use during the public hearing regarding the Floating Homestead (House Bill 581).

REVIEW CORRESPONDENCE

None

CITY ATTORNEY'S REPORT

None

DISCUSSION ITEMS

Update of Ongoing Projects [Bender]

City Manager Pepper gave an update on the Towne Center restaurant progress as well as other projects. He talked to Council about updating the purchasing policy and reviewed the new limits in the policy draft. After discussion consensus was to move forward with a new policy and ordinance update to change the City Manager's contract threshold to \$75,000 and put both on the next agendas.

EXECUTIVE SESSION

None

ADJOURNMENT

Council Member Hetherington made a motion to adjourn, 2nd by Council Member Carter; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 7:09 p.m.

Barbara Bender, Mayor

Melisa Arnold, City Clerk
City of Snellville Administration Department



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

Present: Mayor Barbara Bender, Mayor Pro Tem Tod Warner, Council Members Norman A. Carter Jr., Kerry Hetherington, Cristy Lenski, and Gretchen Schulz. Also present City Manager Matthew Pepper, Assistant City Manager Mercy Montgomery, City Attorney Jay Crowley with Powell and Crowley, Assistant Chief David Matson, Planning and Development Director Jason Thompson, 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 7:30 p.m.

INVOCATION

Bobby Howard gave the invocation.

PLEDGE TO THE FLAG

Cub Scout Pack 526 led the Pledge of Allegiance.

CEREMONIAL MATTERS

Senior Center Volunteer of the Year Award

Mayor Bender recognized Pernisa Perkins as Volunteer of the Year and presented her with a plaque in appreciation for her service.

PRO 2025-01 – 9th Annual Festival of Trees Winner

Mayor Bender read the proclamation into the record recognizing St. Oliver's Plunkett Catholic Church as the winner. Kelly McAloon awarded plaques to the other participants present at the meeting.

PRO 2025-02 – Honoring John McAloon

Mayor Bender read the proclamation into the record and presented it to Kelly McAloon and her family.

MINUTES

Approve the Minutes of the December 9, 2024 Meetings

Council Member Carter made a motion to approve the minutes of the December 9, 2024 meetings, 2nd by Council Member Hetherington; voted 5 in favor and 1 abstention with Council Member Lenski abstaining, motion approved 6 in favor and 0 opposed. (Per Article II, Division 1, Section 2-47 of the Code of Ordinances, an abstention shall be counted as an affirmative vote.)

City of Snellville Administration Department

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INVITED GUESTS

None

COMMITTEE / DEPARTMENT REPORTS

None

APPROVAL OF THE AGENDA

Council Member Lenski made a motion to approve the agenda as presented, 2nd by Council Member Carter; voted 6 in favor and 0 opposed, motion approved.

PUBLIC HEARING

Public Input on Opting Out of the Statewide Adjusted Base Year Ad Valorem Homestead Exemption for the City of Snellville

Mayor Bender gave an overview of the recently passed legislation creating a floating homestead and talked about the positive and negative impacts to the City by opting in or opting out of the homestead.

Mayor Bender opened the floor to public comment for people who are in favor of the City opting out of the floating homestead:

Jerry Oberholtzer, 1855 Pennistone Way, Snellville, spoke about the General Assembly interfering with how local Government is run and was in favor of the City opting out of the homestead.

Betty Ann Kumin, 2151 Woodberry Run Drive, Snellville, spoke in favor of opting out due to the negative impact.

Catherine Hardrick, 2280 Buckley Trail, Snellville, was in favor of opting out due to the negative impact on rental and small businesses.

Olivia Price, Georgia Realtor, was in favor of opting out due to the negative impact it would have on homebuyers.

No one else came forward so Mayor Bender opened the floor to public comment for people who are in favor of the City opting in to the homestead and no one came forward.

Mayor Bender closed public comment and advised that the next two Public Hearings on this item would be held on January 30, 2025 at 6 p.m. and February 10, 2025 at 6:30 p.m.

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 Snellville Community Church Campus, Located on Civic Drive SW, Pate Street, and

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
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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

Council Member Lenski made a motion to waive the first reading and place on the January 27, 2025 agenda for the second reading and public hearing, 2nd by Council Member Hetherington. Council Member Schulz announced that she is a member of Snellville Community Church but has had no dealings with the developer on this application so the City Attorney said she did not need to recuse herself.

The motion was voted 6 in favor and 0 opposed, motion approved.

CONSENT AGENDA

None

OLD BUSINESS

None

NEW BUSINESS

Consideration and Action on Election of Mayor Pro Tempore [Bender]

Council Member Schulz nominated Tod Warner to continue as Mayor Pro Tem, 2nd by Council Member Lenski; voted 5 in favor and 1 abstention with Mayor Pro Tem Warner abstaining, motion approved 6 in favor and 0 opposed. (Per Article II, Division 1, Section 2-47 of the Code of Ordinances, an abstention shall be counted as an affirmative vote.)

Consideration and Action on RES 2025-01 – Fixing of the Qualifying Fees for the November 4, 2025 General Election [Bender]

Mayor Bender advised that this is an election year for the City and this resolution will set the qualifying fees for the Council seats.

Council Member Lenski made a motion to approve RES 2025-01, 2nd by Council Member Hetherington; voted 6 in favor and 0 opposed, motion approved. (A copy of RES 2025-01 is attached to and made a part of these minutes.)

Consideration and Action on Award of the Bid for the Contract for Repair of Stormwater Drainage Systems – PW241112 [Bender]

Mayor Bender explained this is the annual contract for stormwater repairs that is funded through the stormwater fees that the City collects.

Council Member Lenski made a motion to award the contract to The Dickerson Group in the amount of \$667,100.36, 2nd by Mayor Pro Tem Warner; voted 6 in favor and 0 opposed, motion approved.

Mayor's Nomination and Council Confirmation of Robert Windsor to Planning Commission Post 1 with an Expiration Date of June 30, 2025 [Bender]

Mayor Bender nominated Robert Windsor to Planning Commission Post 1, confirmed by Council 6 in favor and 0 opposed, nomination confirmed.

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Consideration and Action on Approval of Agreement with LGBM Associates, Inc for Plan Review Services [Bender]

Council Member Schulz made a motion to approve the agreement with LGBM, Associates, 2nd by Council Member Carter; voted 6 in favor and 0 opposed, motion approved.

COUNCIL REPORTS

Council Members Carter, Hetherington, Lenski, Schulz and Mayor Pro Tem Warner each 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.
Melvin Everson, 1725 Winding Creek Circle, Snellville.

EXECUTIVE SESSION

None

ADJOURNMENT

Council Member Hetherington made a motion to adjourn, 2nd by Mayor Pro Tem Warner; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 8:46 p.m.

Barbara Bender, Mayor

Melisa Arnold, City Clerk



SPECIAL CALLED WORK SESSION
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
THURSDAY, JANUARY 16, 2025

Present: Mayor Barbara Bender, Mayor Pro Tem Tod Warner, Council Members Norman A. Carter Jr., Kerry Hetherington, Cristy Lenski, and Gretchen Schulz. Also present City Manager Matthew Pepper, Assistant City Manager Mercy Montgomery, City Attorney Jay Crowley with Powell and Crowley, Chief Greg Perry, Planning and Development Director Jason Thompson, Parks and Recreation Director Lisa Platt, Public Works Director David Mitchell, Code Enforcement Officer Johnny Greene, Public Information Officer Brian Arrington and City Clerk Melisa Arnold.

Dinner was held from 6:00 p.m. until 6:29 p.m.

CALL TO ORDER

Mayor Bender called the meeting to order at 6:29 p.m.

NEW BUSINESS

Discussion of Work Retreat Topics [Bender]

Each Department Director reviewed 2024 and also talked about future needs:

Lisa Platt, Parks and Recreation Director, reviewed the programming for 2024 and explained how the new Community Center will open up expanded programming for the upcoming years and its effect on staffing needed.

Chief Perry, Police Department, reviewed the statistics for 2024 and presented a list of budgeting needs and wants for the next fiscal year.

Mayor Bender called for a break at 7:38 p.m.
The meeting reconvened at 7:50 p.m.

Jason Thompson, Planning and Development Director, reviewed statistics for business licensing, permits, and Code Enforcement issues for 2024. Discussion was held about pending Unified Development Ordinance updates.

David Mitchell, Public Works Director, reviewed the current recycling program as well as paving and stormwater statistics for 2024.

City of Snellville Administration Department

SPECIAL CALLED WORK SESSION OF MAYOR AND COUNCIL
THURSDAY, JANUARY 16, 2025
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EXECUTIVE SESSION

None

ADJOURNMENT

Council Member Hetherington made a motion to adjourn, 2nd by Council Member Carter; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 9:06 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 27, 2025

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

STATUS: Public Hearing (2nd 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, Public Hearing and Action

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)
- Jan 27 2025 Planning Department Case Summary & Analysis with Planning Commission Report (1-23-2025)

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:

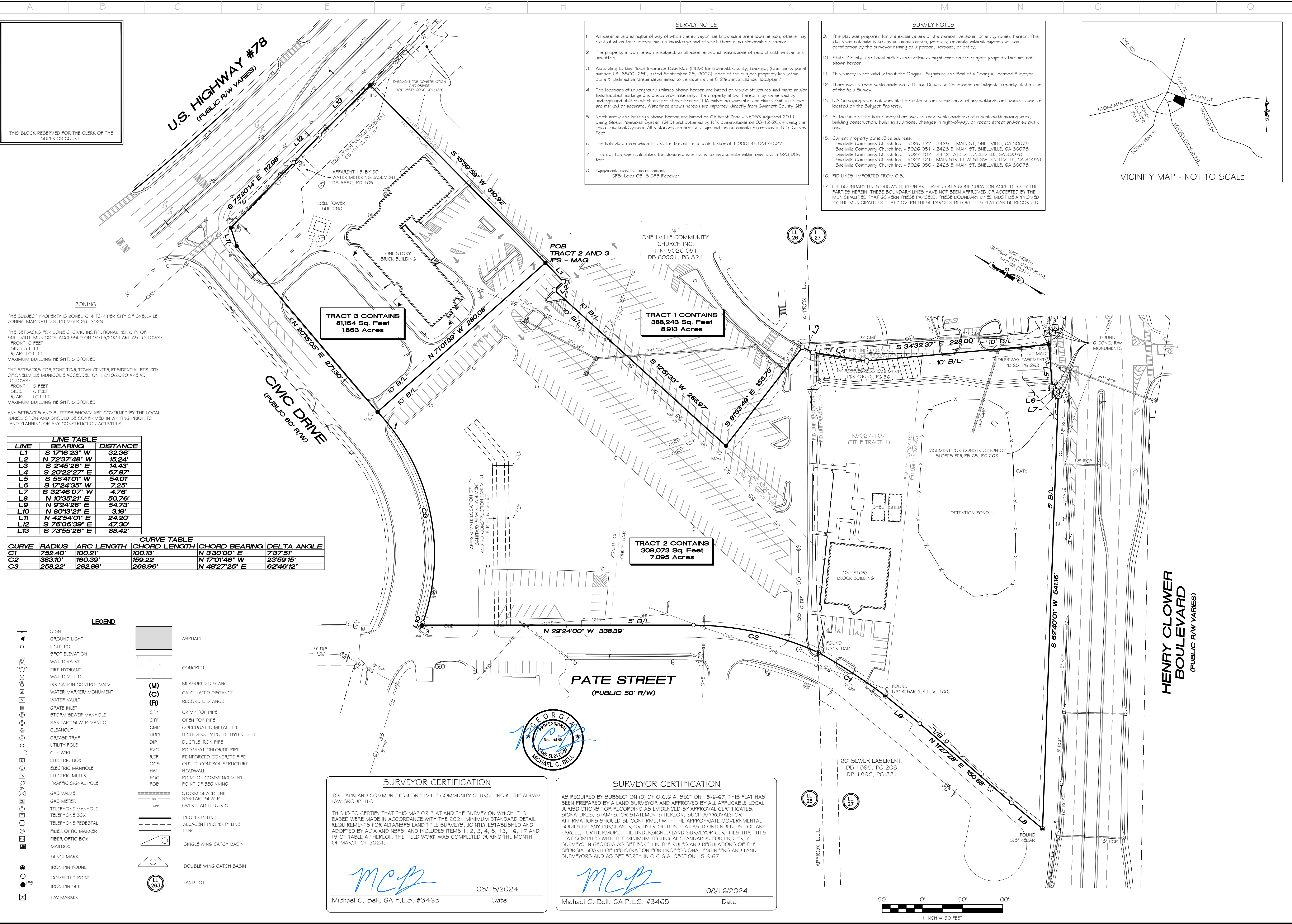
Kerry Hetherington, Council Member

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)

CIVIC DRIVE
(PUBLIC 60' R/W)

PATE STREET
(PUBLIC 50' R/W)

HENRY CLOWER BOULEVARD
(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'	100.13'	N 3°00'00" E	73°7'51"
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

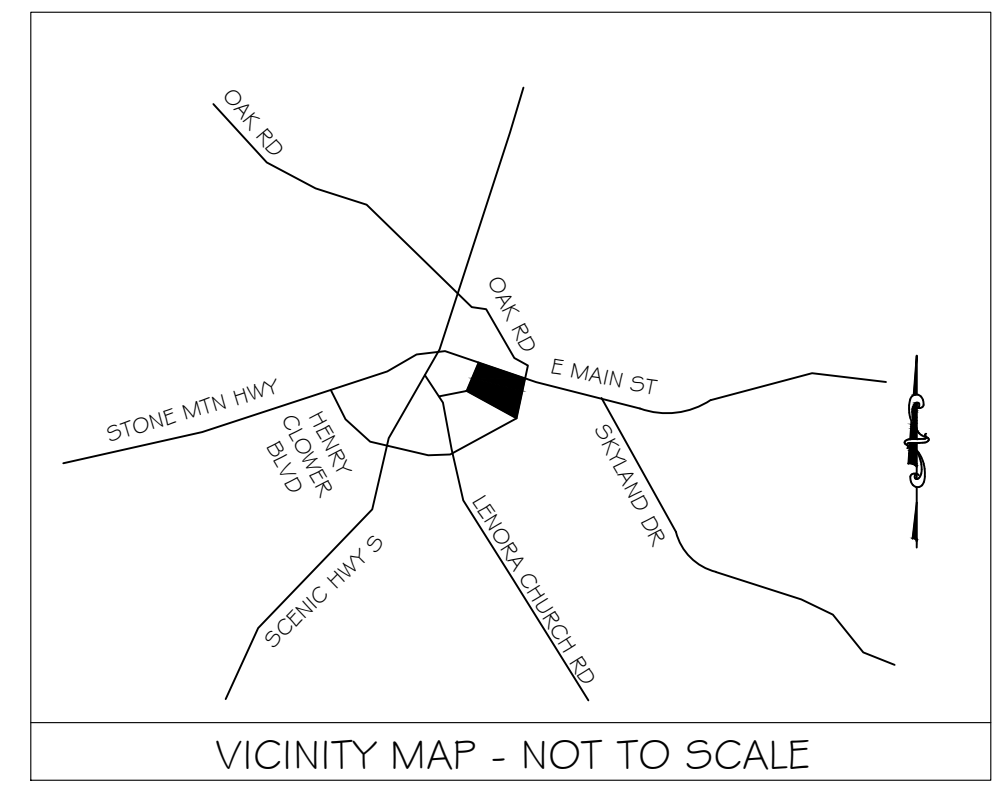
- ASPHALT
- CONCRETE
- MEASURED DISTANCE
- CALCULATED DISTANCE
- RECORD DISTANCE
- CRIMP TOP PIPE
- OPEN TOP PIPE
- CORRUGATED METAL PIPE
- HDPPE
- DIP
- PVC
- REINFORCED CONCRETE PIPE
- OCS
- HW
- POC
- POB
- STORM SEWER LINE
- SANITARY SEWER
- OVERHEAD ELECTRIC
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- 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 1,00014312323627.
- 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 HERIN. 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 3 CONTAINS
81,164 Sq. Feet
1.863 Acres

TRACT 2 CONTAINS
309,073 Sq. Feet
7.095 Acres



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
DUNWOODY, 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 #:
LIA3793-23.119

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.

COPYRIGHT © 2024 LJA SURVEYING INC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF LJA SURVEYING INC.

SHEET NO:
1 OF 2

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

SCHEDULE B-II EXCEPTIONS

SURVEYORS COMMENTS ON B TITLE EXCEPTIONS AS SHOWN IN THAT COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, SAID COMMITMENT HAVING A FILE NO. 20-0222 AND AN EFFECTIVE DATE OF FEBRUARY 07, 2024 @ 5:00 PM.

Exceptions

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

- 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any owner's policy issued pursuant hereto will contain under Schedule B the standard exceptions set forth on the inside cover. Any loan policy will also contain under Schedule B thereof, the standard exceptions set forth on the inside cover of this commitment relating to the owner's policy.
3. Standard Exceptions 2 and 3 may be removed from the policy when a satisfactory survey and inspection of the premises is made.
4. Taxes and assessments for the year 2024 and subsequent years, which are liens not yet due and payable.
5. Any additional taxes, interest and/or penalties which may be assessed for prior tax years by virtue of adjustment, re-appraisal, re-assessment, appeal or other amendment to the tax records of the county in which the subject property is located.
6. Rights of upper and lower riparian owners in and to the waters of creek crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution.
7. No insurance is afforded as to the exact amount of acreage contained in the property described herein.
8. All matters as shown on that certain Survey for Parkland Communities and First American Title Insurance Company prepared by LJA Surveying, Inc., Michael C. Bell, Georgia RLS #3465, dated June 6, 2024, last revised 11/1/2024.
9. Matters shown on the following plats recorded in Gwinnett County, Georgia records:
a. Plat Book L, page 378; ALL MATTERS SHOWN HEREON. NO EASEMENTS SHOWN.
b. Plat Book G, page 127; 10' SANITARY SEWER EASEMENT ON SOUTHWEST SIDE OF PROPERTY SHOWN HEREON.
c. Plat Book G, page 157A; LAND LOT LINE AND PATE STREET ARE SHOWN HEREON.
d. Plat Book 16, page 149; THE RIGHT OF WAY HAS BEEN CHANGED PER NEW GDOT PROJECT NUMBER CSSTP-000G-001(439).
e. Plat Book 16, page 325B; THE RIGHT OF WAY HAS BEEN CHANGED PER NEW GDOT PROJECT NUMBER CSSTP-000G-001(439).
f. Plat Book 53, page 277; ALL MATTERS SHOWN HEREON.
and
g. Plat Book 65, page 263; EASEMENTS FOR CONSTRUCTION OF SLOPES, DRAINAGE EASEMENT, AND DRIVEWAY EASEMENT ARE SHOWN HEREON.

11. Right of Way Easement from J. T. Snell and Mrs. J. T. Snell to the Walton Electric Membership Corporation, dated January 8, 1938, filed for record April 8, 1938, recorded in Deed Book 63, page 567(b), aforesaid records. DOCUMENT IS VAGUE AND BLANKET IN NATURE AND MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY.

12. Easement from Mrs. M. Lopez to City of Snellville, dated March 26, 1974, filed for record July 26, 1974, recorded in Deed Book 850, page 299, aforesaid records. DOCUMENT DOES NOT INCLUDE THE SUBJECT PROPERTY.

13. Terms and conditions of that certain Boundary Line Agreement by and between Gwinnett County Board of Education and Snellville United Methodist Church, dated August 30, 1974, filed for record October 2, 1974, recorded in Deed Book 877, page 296, aforesaid records. BOUNDARY LINE AGREEMENT IS MADE A PART OF THE BOUNDARY LINE BETWEEN SURVEY TRACTS 1 AND 3.

14. Easements contained in that certain Right of Way Deed from Snellville United Methodist Church to Department of Transportation, dated August 31, 1981, filed for record September 2, 1981, recorded in Deed Book 2243, page 50, aforesaid records. CONSTRUCTION OF SAID RIGHT-OF-WAY IS COMPLETED AND SHOWN HEREON.

15. Easements contained in that certain Right of Way Deed from Grace Brooks Snell and Joe T. Snell, Jr. to Department of Transportation, dated September 11, 1981, filed for record September 16, 1981, recorded in Deed Book 2251, page 214, aforesaid records. CONSTRUCTION OF SAID RIGHT-OF-WAY IS COMPLETED AND SHOWN HEREON.

16. Agreement for Commercial or Industrial Underground Electric Service by and between Walton Electric Membership Corporation and Snellville Methodist Church, dated October 11, 1984, filed for record December 5, 1984, recorded in Deed Book 2928, page 264, aforesaid records. AGREEMENT BURDENS SUBJECT PROPERTY OWNER WITH INSTALLATION AND MAINTENANCE FEES. INSTALLATION REQUIRES OWNER TO HAVE ALL OTHER UNDERGROUND UTILITIES MARKED PRIOR TO INSTALLATION.

17. Easement from Snellville United Methodist Church to Gwinnett County Water System, dated February 4, 1987, filed for record February 20, 1987, recorded in Deed Book 4122, page 103, aforesaid records APPARENT 10' WATER MAIN EASEMENT SHOWN HEREON BASED ON THE CENTERLINE OF THE 24" DUCTILE IRON PIPE WATERLINE ACQUIRED FROM GWINNETT COUNTY GIS DATABASE.

18. Easement from City of Snellville to Gwinnett County Water System, dated December 8, 1986, filed for record February 20, 1987, recorded in Deed Book 4122, page 107, aforesaid records. APPARENT 10' WATER MAIN EASEMENT SHOWN HEREON BASED ON THE CENTERLINE OF THE 24" DUCTILE IRON PIPE WATERLINE ACQUIRED FROM GWINNETT COUNTY GIS DATABASE.

19. Easement from First Baptist Church of Snellville to Gwinnett County, dated April 20, 1988, filed for record April 25, 1988, recorded in Deed Book 4859, page 92, aforesaid records. 20' SEWER EASEMENT DOES NOT AFFECT SUBJECT PROPERTY.

20. Easement from Snellville United Methodist Church to Gwinnett County, dated June 15, 1988, filed for record July 13, 1988, recorded in Deed Book 4897, page 26, aforesaid records. APPARENT 20' SANITARY SEWER EASEMENT AFFECTS TRACT 1 AS SHOWN.

21. Easement from First Baptist Church of Snellville to Gwinnett County, dated August 4, 1988, filed for record July 7, 1988, recorded in Deed Book 5552, page 165, aforesaid records. 20' SEWER EASEMENT DOES NOT AFFECT SUBJECT PROPERTY.

22. Easement from Snellville United Methodist Church to Gwinnett County, dated July 11, 1988, filed for record July 10, 1988, recorded in Deed Book 5555, page 256, aforesaid records. APPARENT 15' BY 30' PERMANENT WATER METERING EASEMENT SHOWN HEREON.

23. Right of Way Easement from Snellville Methodist Church to Walton Electric Membership Corporation, dated May 8, 1989, filed for record December 30, 1989, recorded in Deed Book 9794, page 14, aforesaid records. As to Items 10, 11 and 23, once we receive confirmation of containment letters from Walton Electric Membership Corporation the following will be added: The Company insures that Walton Electric Membership Corporation claims no further interest in this easement other than the right to own, operate, maintain, rebuild, renew, upgrade and modify the existing facilities located on the subject property. DOCUMENT IS BLANKET IN NATURE AND AFFECTS THE SUBJECT PROPERTY.

24. Temporary Construction Easement from First United Methodist Church of Snellville to Gwinnett County, dated March 9, 1994, filed for record March 17, 1994, recorded in Deed Book 10116, page 196, aforesaid records. EASEMENT EXPIRED.

25. Easements contained in that certain Right of Way Deed from First United Methodist Church of Snellville to Gwinnett County, dated March 9, 1994, filed for record March 17, 1994, recorded in Deed Book 10116, page 205, aforesaid records. EASEMENT EXPIRED.

26. Access Easement Agreement by and between City of Snellville and Snellville United Methodist Church, Inc., dated May 27, 2005, filed for record June 9, 2005, recorded in Deed Book 43052, page 52, aforesaid records. INGRESS/EGRESS EASEMENT AFFECTS THE SUBJECT PROPERTY AS SHOWN.

27. Detention Easement Agreement by and between City of Snellville and Snellville United Methodist Church, Inc., dated May 27, 2005, filed for record June 9, 2005, recorded in Deed Book 43052, page 59, aforesaid records. THIS DOCUMENT IS BLANKET IN NATURE AND BENEFITS THE SUBJECT PROPERTY TO CATCH STORMWATER RUN OFF IN THE DETENTION POND, HOWEVER, THE SUBJECT PROPERTY OWNER IS BURDENED BY THE SOLE RESPONSIBILITY OF MAINTENANCE AND CLEANING OF THE DETENTION FACILITY.

28. Easement from Snellville UMC to Gwinnett County, dated February 11, 2005, filed for record March 8, 2006, recorded in Deed Book 46235, page 337, aforesaid records. 20' SEWER EASEMENT AFFECTS THE SUBJECT PROPERTY.

29. Easements and relinquishment of access rights contained in that certain Right of Way Deed from Snellville United Methodist Church Inc. to Gwinnett County, dated June 1, 2016, filed for record June 7, 2016, recorded in Deed Book 54336, page 321, aforesaid records. GDOT PROJECT NUMBER CSSTP-000G-001(439) INCLUDES DRIVEWAY EASEMENTS ALONG U.S. HIGHWAY #78 WHICH ALLOWS ACCESS AND OTHERWISE DENIES ACCESS TO THE SUBJECT PROPERTY. ALL CONSTRUCTION AND DRIVEWAY EASEMENTS ARE SHOWN HEREON. THIS SET OF PLANS ALSO PROVIDES THE D.O.T. WITH PERMANENT SLOPE AND MAINTENANCE EASEMENTS WHICH ARE SHOWN HEREON. ALL OF THESE EASEMENTS ONLY AFFECT TRACT 1.

30. Easements conveyed and/or reserved and covenants contained in the following:

- a. Warranty Deed from E. H. Bishop, et al. to William J. Gouge, Jr., dated July 6, 1977, filed for record July 6, 1977, recorded in Deed Book 1302, page 22, aforesaid records; A 20' SEWER EASEMENT THAT IS FULLY ENCOMPASSED BY SURVEY TRACT 2 IS SHOWN HEREON.
b. Warranty Deed from Jim R. Clower, Sr. to Snellville Baptist Church, dated February 15, 1980, filed for record February 18, 1980, recorded in Deed Book 1895, page 203, aforesaid records; DOCUMENT INCLUDES THE SUBJECT PROPERTY AND THE 20' NONEXCLUSIVE SANITARY SEWER EASEMENT BENEFITS TITLE TRACT 1 WHICH IS PART OF SURVEY TRACT 2 AS SHOWN HEREON.
c. Warranty Deed from Jim R. Clower, Sr. to William E. Lusterby, dated February 15, 1980, filed for record February 20, 1980, recorded in Deed Book 1896, page 331, aforesaid records; DOCUMENT INCLUDES THE SUBJECT PROPERTY AND THE 20' NONEXCLUSIVE SANITARY SEWER EASEMENT BENEFITS TITLE TRACT 1 WHICH IS PART OF SURVEY TRACT 2 AS SHOWN HEREON.
d. Warranty Deed from Grace B. Snell to Joseph Thomas Snell, Jr., dated January 10, 1966, filed for record August 17, 1981, recorded in Deed Book 2231, page 235, aforesaid records; DOCUMENT IS VAGUE IN NATURE AND MAY OR MAY NOT INCLUDE THE SUBJECT PROPERTY.
and
e. Quitclaim Deed from Trustee of Snellville United Methodist Church to Snellville United Methodist Church, Inc., dated June 9, 1994, filed for record June 23, 1994, recorded in Deed Book 10438, page 71, aforesaid records. NO EASEMENTS INCLUDED.

SURVEY LEGAL DESCRIPTION

Tract 1

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 30 degrees 28 minutes 28 seconds West for a distance of 898.05 feet to a set mag nail with washer (L.S.F. #1390) in the asphalt of a private drive and lying on the northerly right of way of aforementioned Henry Clower Boulevard and being the POINT OF BEGINNING of the parcel herein described.

Thence run North 34 degrees 32 minutes 37 seconds West for a distance of 228.00 feet to a point; thence run North 20 degrees 22 minutes 27 seconds West for a distance of 67.87 feet to a point; thence run North 02 degrees 45 minutes 26 seconds West for a distance of 1.443 feet to a point; thence run North 01 degrees 33 minutes 49 seconds West for a distance of 1.5573 feet to a set mag nail with washer (L.S.F. #1390) in an asphalt parking lot; thence run North 12 degrees 51 minutes 33 seconds East for a distance of 268.97 feet to a point; thence run South 72 degrees 28 minutes 48 seconds East for a distance of 15.24 feet to a point; thence run North 17 degrees 16 minutes 23 seconds East for a distance of 32.36 feet to a set mag nail with washer (L.S.F. #1390) in the asphalt; thence North 15 degrees 59 minutes 59 seconds for a distance of 310.90 feet to a set 5/8" capped rebar (L.S.F. #1390) lying on the southerly right of way of U.S. Highway 78 (Variable public right of way); thence run South 74 degrees 21 minutes 21 seconds East along said right of way for a distance of 157.92 feet to a point; thence run South 73 degrees 57 minutes 38 seconds East along said right of way for a distance of 130.08 feet to a point; thence run South 79 degrees 49 degrees 21 seconds East along said right of way for a distance of 50.28 feet to a point; thence run South 73 degrees 30 minutes 06 seconds East along said right of way for a distance of 43.99 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run South 17 degrees 47 minutes 43 seconds West along said right of way for a distance of 11.31 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run South 73 degrees 10 minutes 48 seconds East along said right of way for a distance of 133.61 feet to a set 5/8" capped rebar (L.S.F. #1390) being a metered intersection of aforementioned southerly right of way of U.S. Highway #78 and westerly right of way of aforementioned Henry Clower Boulevard; thence run South 26 minutes 56 seconds East along said miter for a distance of 50.71 feet to a found 5/8" rebar; thence run South 11 degrees 49 minutes 03 seconds West along aforementioned Henry Clower Boulevard for a distance of 118.49 feet to a point; thence run South 15 degrees 25 minutes 39 seconds West along said right of way for a distance of 223.45 feet to a point on a curve to the right, said curve having a radius of 666.20 feet, a central angle of 11 degrees 39 minutes 11 seconds, a chord bearing of South 21 degrees 03 minutes 48 seconds West and a chord length of 135.26 feet; thence run along the arc of said curve and right of way for a distance of 135.49 feet to a point on a curve to the right, said curve having a radius of 200 feet, a central angle of 77 degrees 53 minutes 54 seconds, a chord bearing of South 41 degrees 00 minutes 55 seconds West and a chord length of 321.19 feet; thence run along the arc of said curve and right of way for a distance of 324.39 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run North 35 degrees 02 minutes 07 seconds West along said right of way for a distance of 10.00 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run South 63 degrees 54 minutes 45 seconds West along said right of way for a distance of 12.71 feet to a found concrete right of way monument; thence run North 80 degrees 47 minutes 27 seconds West along said right of way for a distance of 5.68 to a found concrete right of way monument; thence run North 55 degrees 14 minutes 01 seconds West along said right of way for a distance of 6.42 feet to a found concrete right of way monument; thence run South 55 degrees 41 minutes 01 seconds West along said right of way for a distance of 14.15 feet to the POINT OF BEGINNING.

Said tract contains 388,243 square feet or 8.913 acres.

Tract 2

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 30 degrees 28 minutes 28 seconds West for a distance of 898.05 feet to a set mag nail with washer (L.S.F. #1390) in the asphalt of a private drive and lying on the northerly right of way of aforementioned Henry Clower Boulevard and being the POINT OF BEGINNING of the parcel herein described.

Thence run South 55 degrees 41 minutes 01 seconds West along said right of way for a distance of 54.01 feet to a found concrete right of way monument; thence run South 17 degrees 24 minutes 35 seconds West along said right of way for a distance of 7.25 feet to a found concrete right of way monument; thence run South 32 degrees 46 minutes 07 seconds West along said right of way for a distance of 4.76 feet to a found concrete right of way monument; thence run South 62 degrees 40 minutes 01 seconds West along said right of way for a distance of 54.116 feet to a found 5/8" rebar being the intersection of the aforementioned northerly right of way monument, Henry Clower Boulevard and the easterly right of way of Pate Street (50' public right of way); thence 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 found 1/2" capped rebar (L.S.F. #1160) said point lying on a curve to the left, said curve having a 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 length of 100.13 feet; thence run along the arc of said curve and right of way for a distance of 100.21 feet to a found 1/2" rebar 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 150.22 feet; thence run along the arc of said curve and right of way for a distance of 160.39 feet to a point; thence run North 29 degrees 24 minutes 00 seconds West for a distance of 338.39 feet to a set 5/8" capped rebar (L.S.F. #1390) being the right of way intersection of aforementioned easterly right of way of Pate Street and the southerly right of way of Civic Drive (60' public right of way); thence run North 80 degrees 13 minutes 21 seconds East along the right of way of Civic Drive for a distance of 3.19 feet to a point on a curve to the left, said curve having a radius of 258.22 feet, a central angle of 62 degrees 46 minutes 12 seconds, a chord bearing of North 48 degrees 27 minutes 25 seconds East and a chord length of 268.96 feet; thence run along the arc of said curve and right of way for a distance of 282.89 feet to a set mag with washer (L.S.F. #1390); thence leaving said right of way run South 71 degrees 01 minutes 39 seconds East for a distance of 280.08 feet to a set mag with washer (L.S.F. #1390); thence run South 17 degrees 16 minutes 23 seconds West for a distance of 32.36 feet to a point; thence run North 72 degrees 37 minutes 48 seconds West for a distance of 15.24 feet to a point; thence run North 12 degrees 51 minutes 33 seconds West for a distance of 288.97 feet to a set mag with washer (L.S.F. #1390); thence run South 81 degrees 33 minutes 49 seconds East for a distance of 155.73 feet to a point; thence run South 02 degrees 45 minutes 26 seconds East for a distance of 14.43 feet to a point; thence run South 20 degrees 22 minutes 27 seconds East for a distance of 67.87 feet to a point; thence run South 34 degrees 32 minutes 37 seconds East for a distance of 228.00 feet to the POINT OF BEGINNING.

Said tract contains 309,073 square feet or 7.095 acres.

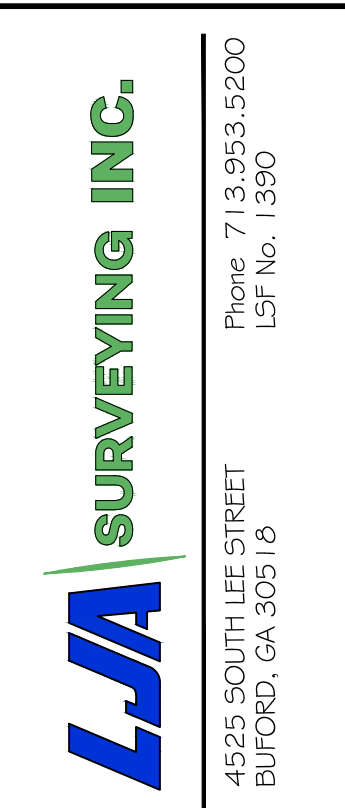
Tract 3

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 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. #1380) and lying on the southerly right of way of the aforementioned U.S. Highway #78 (variable rw) and being the POINT OF BEGINNING of the parcel herein described.

Thence leaving said right of way run South 15 degrees 59 minutes 59 seconds West for a distance of 310.92 feet to a set mag nail; thence run North 71 degrees 01 minutes 39 seconds West for a distance of 280.08 feet to a set mag nail on the easterly right of way of Civic Drive (60' RW); thence run North 20 degrees 15 minutes 05 seconds East along said right of way for a distance of 271.30 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run North 42 degrees 54 minutes 01 seconds East for a distance of 24.20 feet to a set 5/8" capped rebar (L.S.F. #1390) lying on the southerly right of way of U.S. Highway #78; thence run South 75 degrees 20 minutes 14 seconds East along said right of way 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 for a distance of 88.42 feet to the POINT OF BEGINNING.

Said tract contains 81,164 square feet or 1.863 acres.



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

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

Table with columns: ISSUE DATE, INITIAL, REV. 1, REV. 2, REV. 3, REV. 4, REV. 5, REV. 6, REV. 7. Description: DESCRIPTION

DRAFTED BY: DLB

CHECKED BY: MCB

PROJECT #: LJA53793-23119



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 DAMAGE TO SUCH UTILITIES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO DILIGENTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. COPYRIGHT © 2024 LJA SURVEYING INC. NO REPRODUCTION SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF LJA SURVEYING INC.

SHEET NO: 2 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"

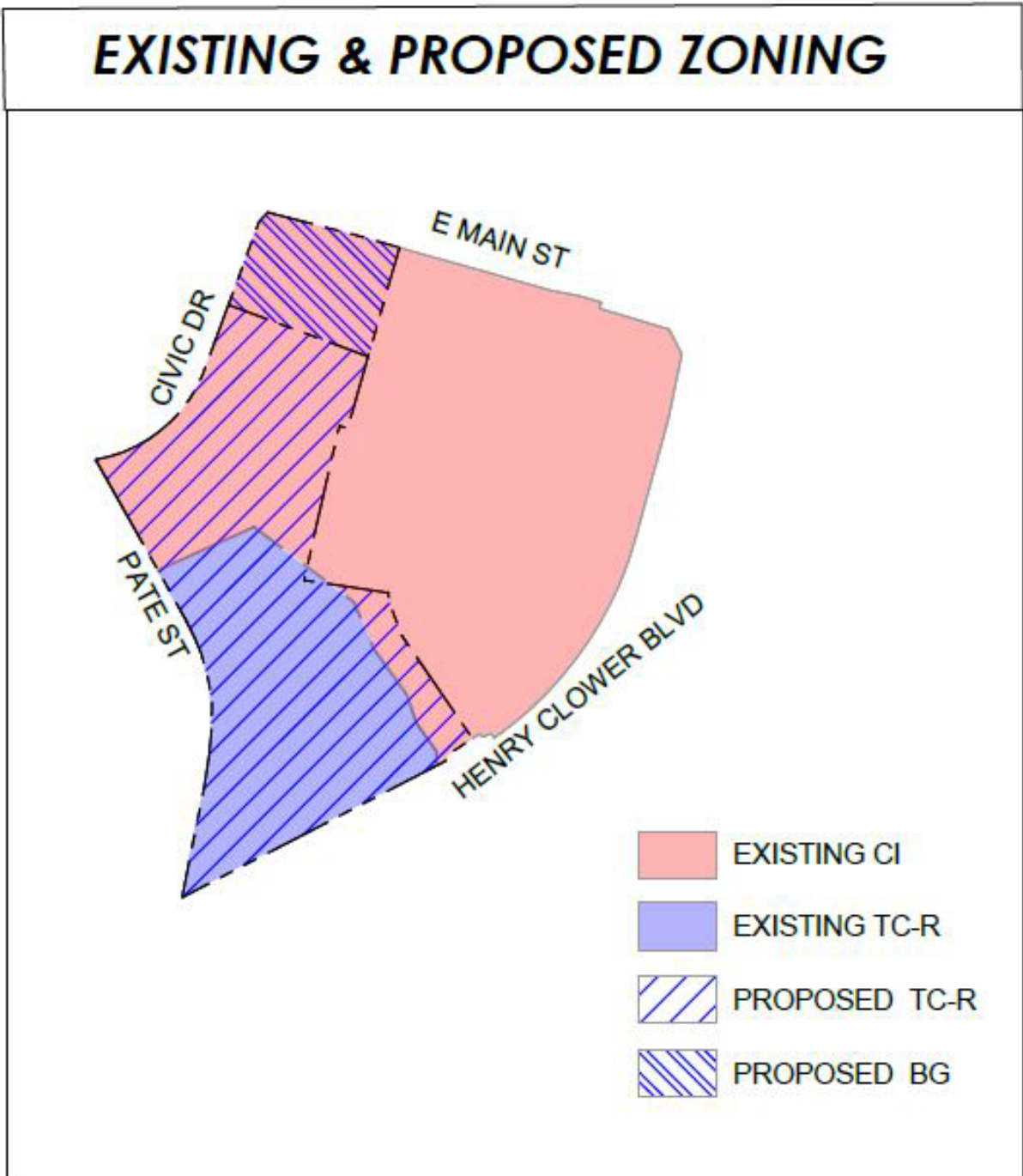
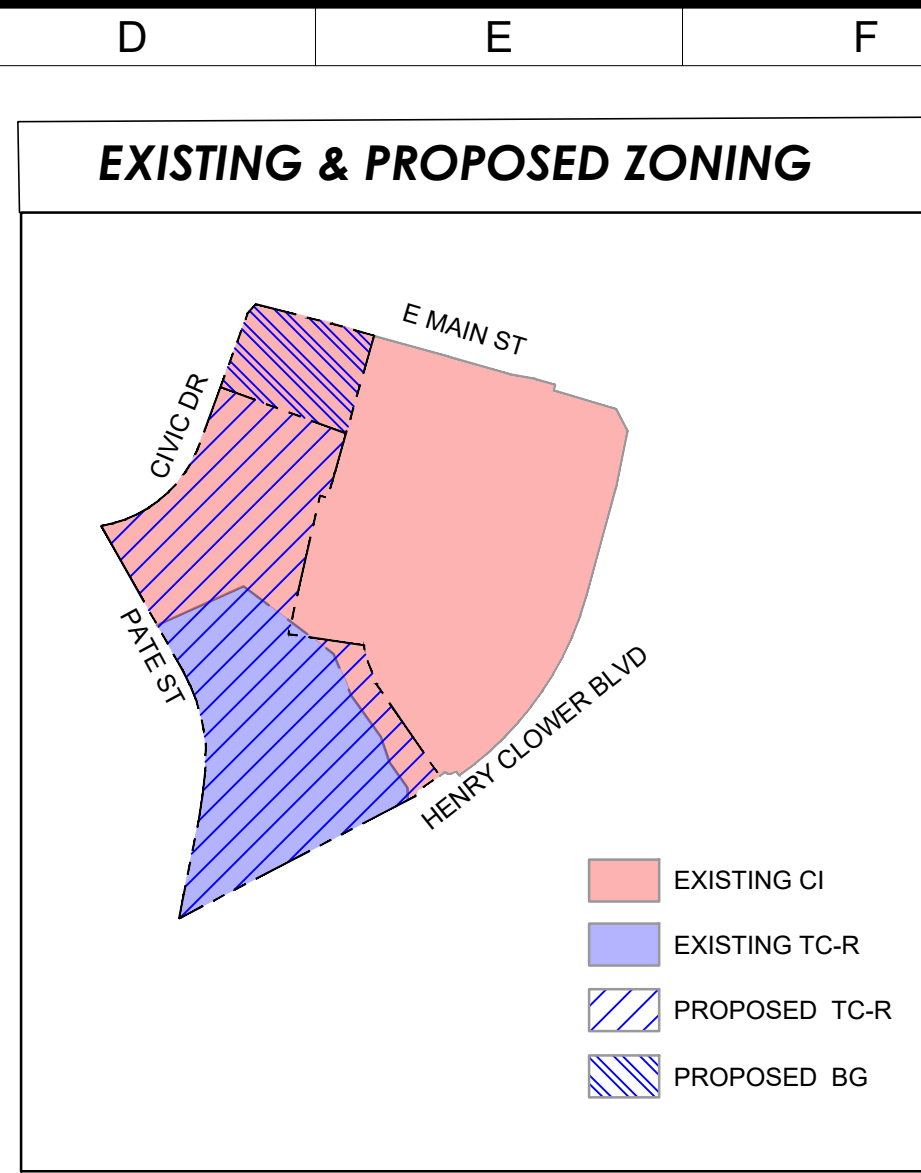
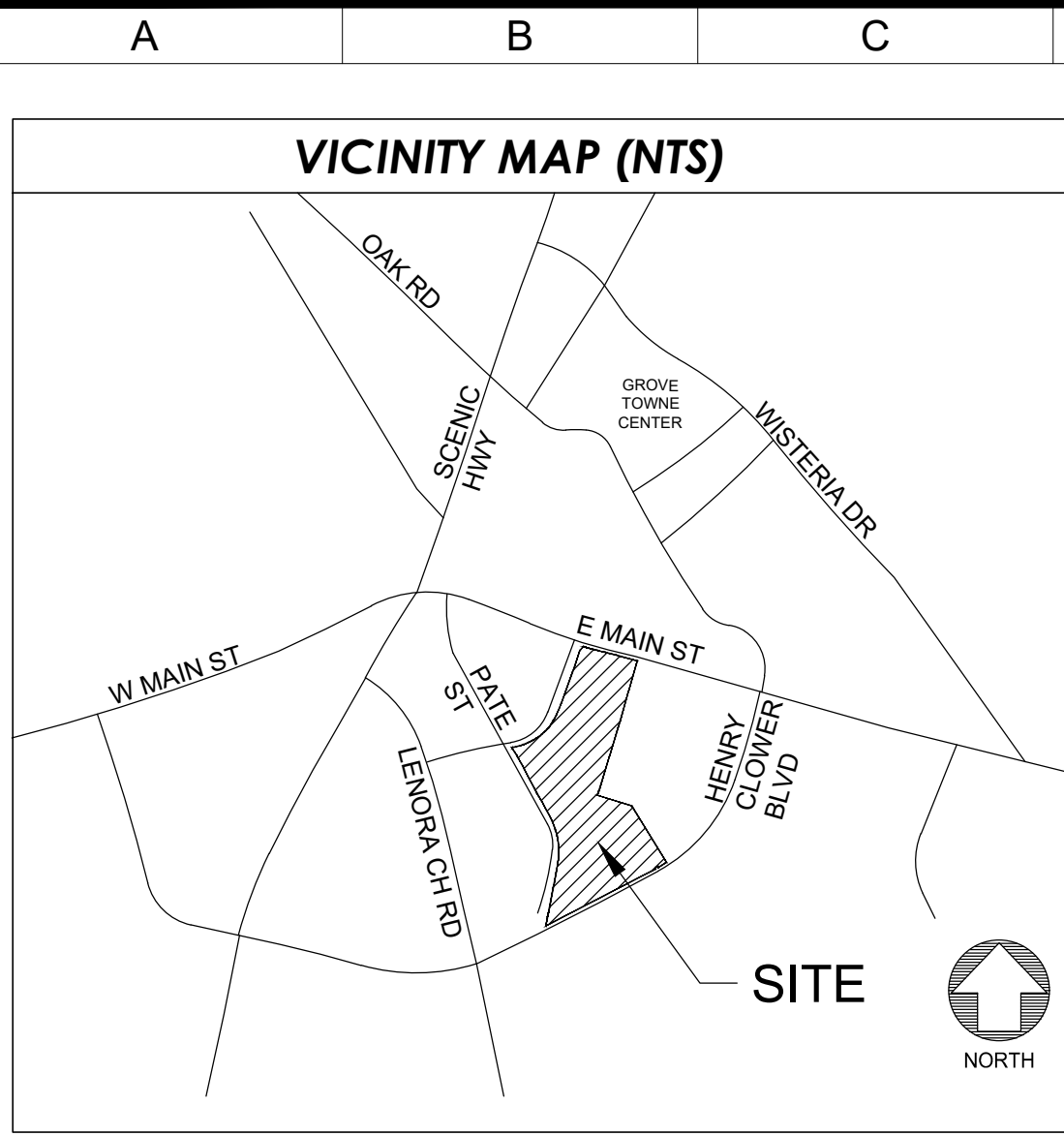


EXHIBIT "E"



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

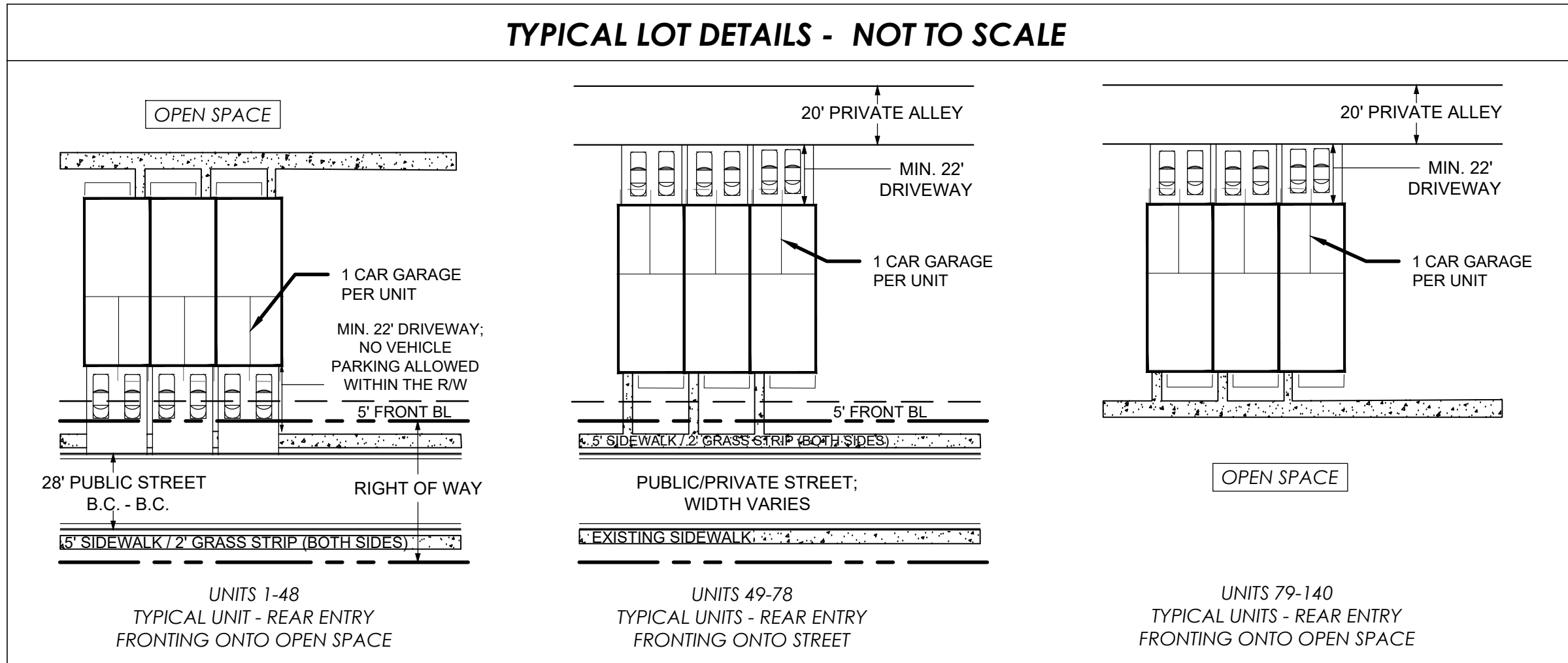
STORMWATER NOTE:
 STORMWATER WILL BE PROVIDED ON SITE. EXISTING POND TO BE EXPANDED.

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
- (SM) 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

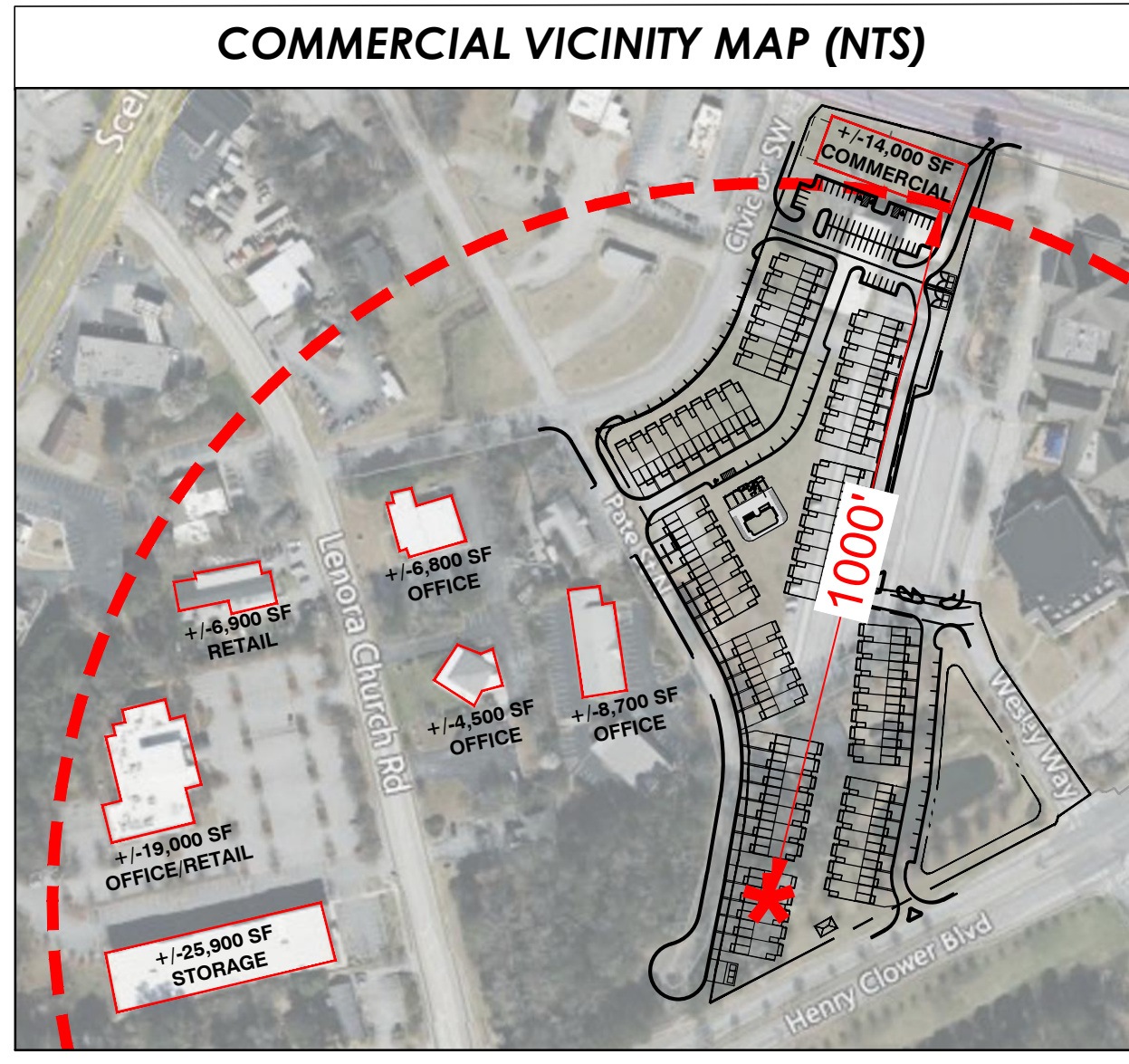
PRINCIPAL BUILDING SETBACKS	
MIN. FRONT YARD, STREET (SIDE):	5'
SIDE YARD (STREET):	0'
REAR (NO ALLEY):	3' MIN
REAR (ALLEY):	10'

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

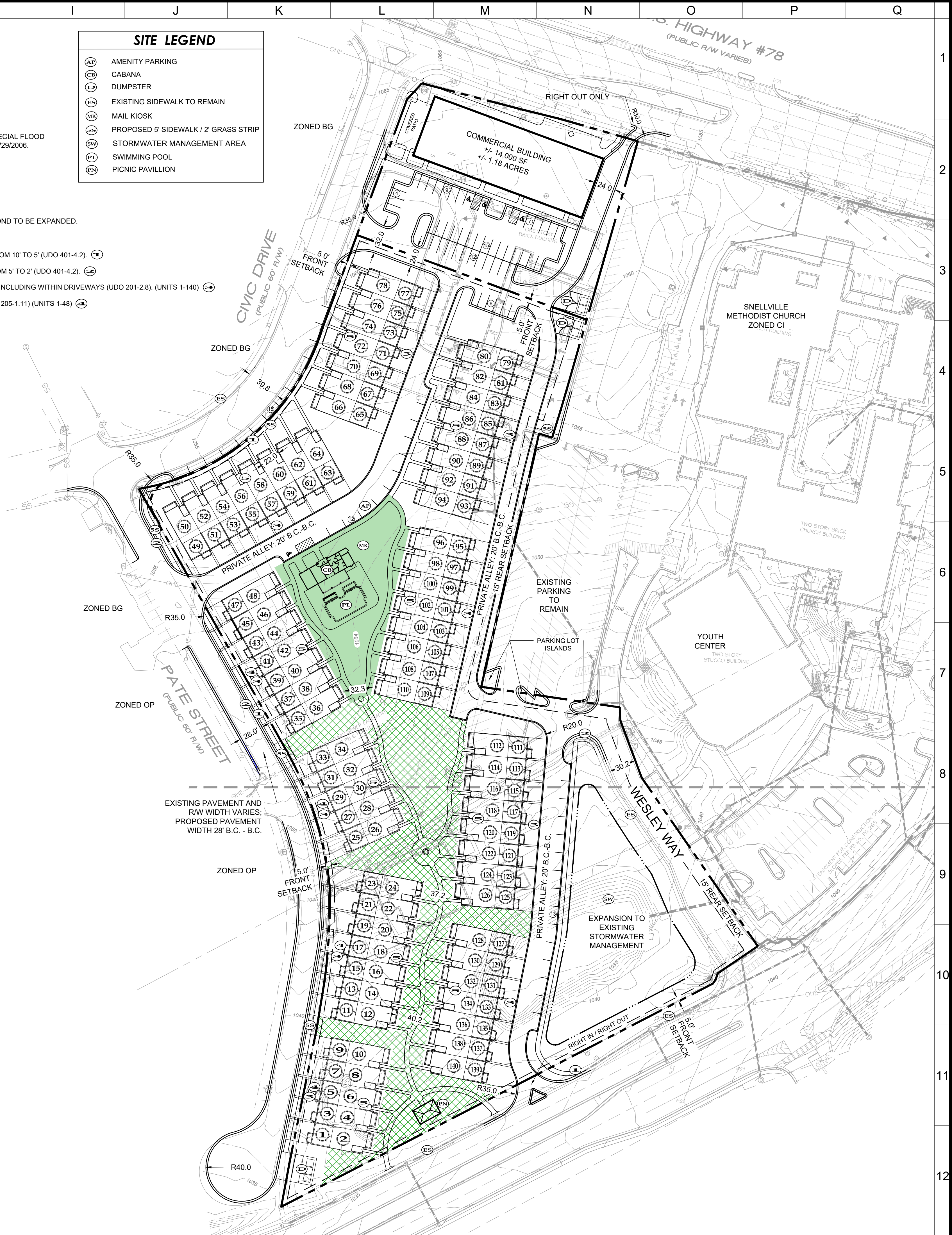


COMMERCIAL VICINITY CALCS

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	NO. DATE BY: CHK: APV:
 PARKLAND COMMUNITIES DEVELOPER 299 S. MAIN ST., ALPHARETTA, GA 30009 24 HR CONTACT: JIM JACOBI CELL: 404.456.5562 E: JIM@PARKLANDCO.COM	DESCRIPTION
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	

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:

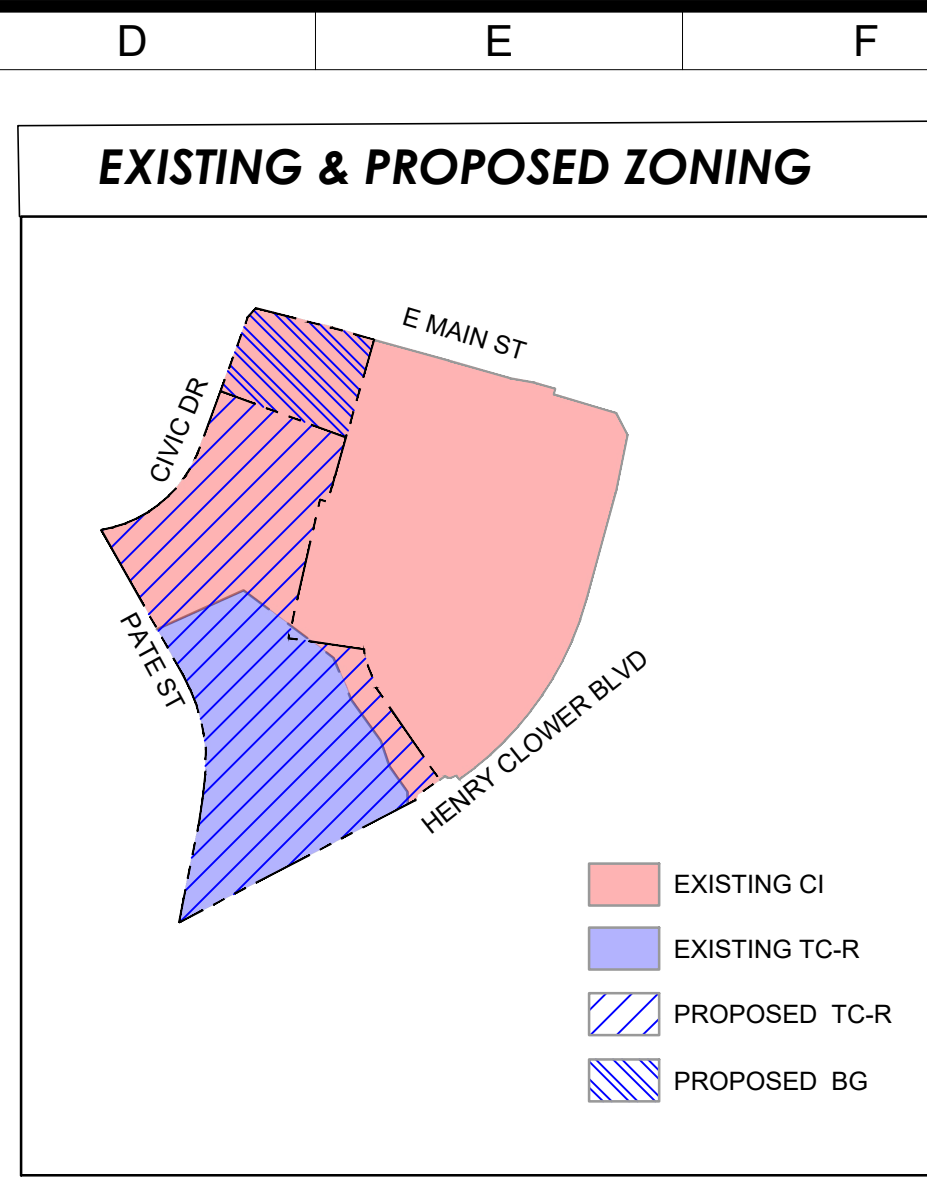
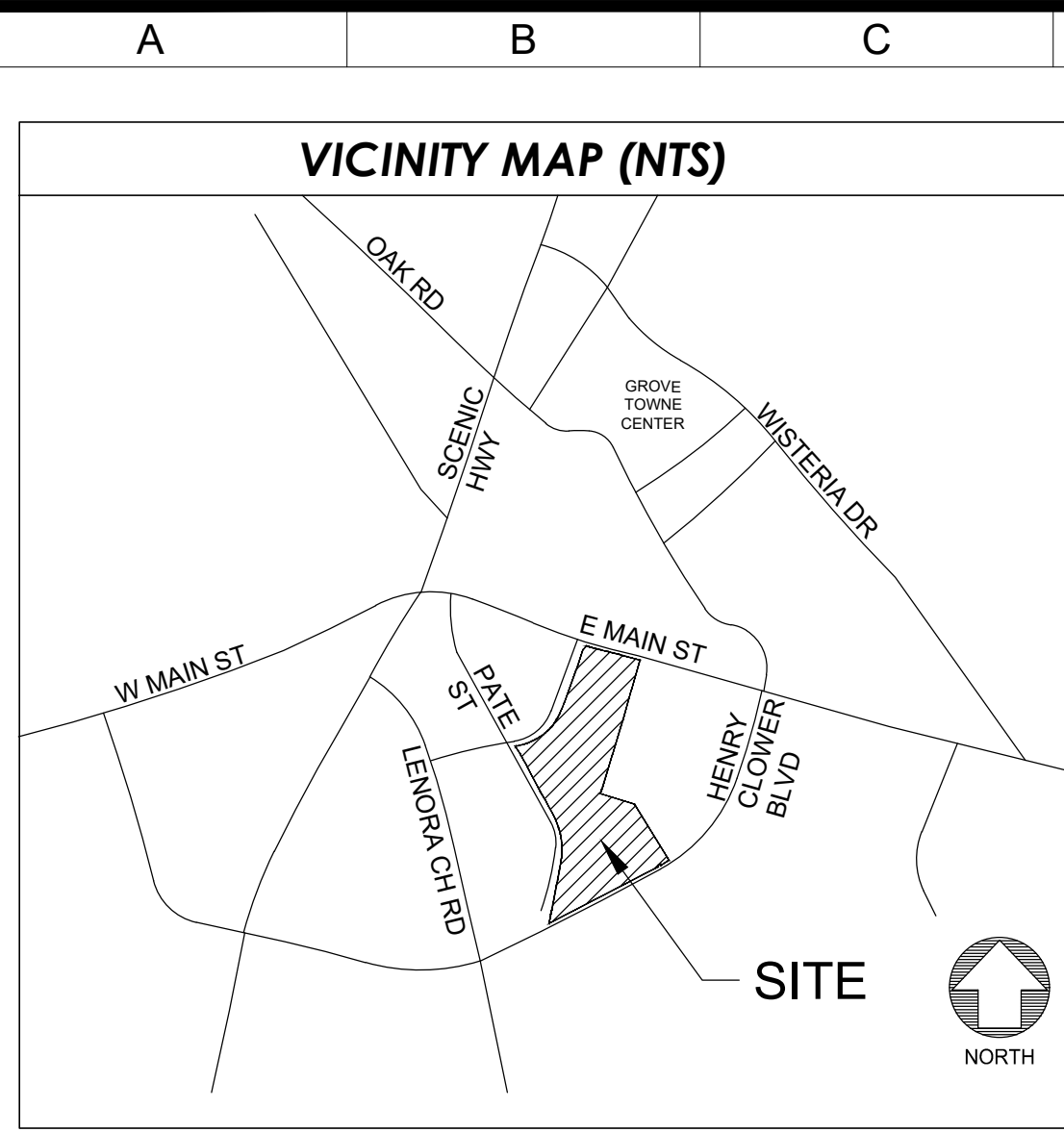
Kerry Hetherington, Council Member

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.

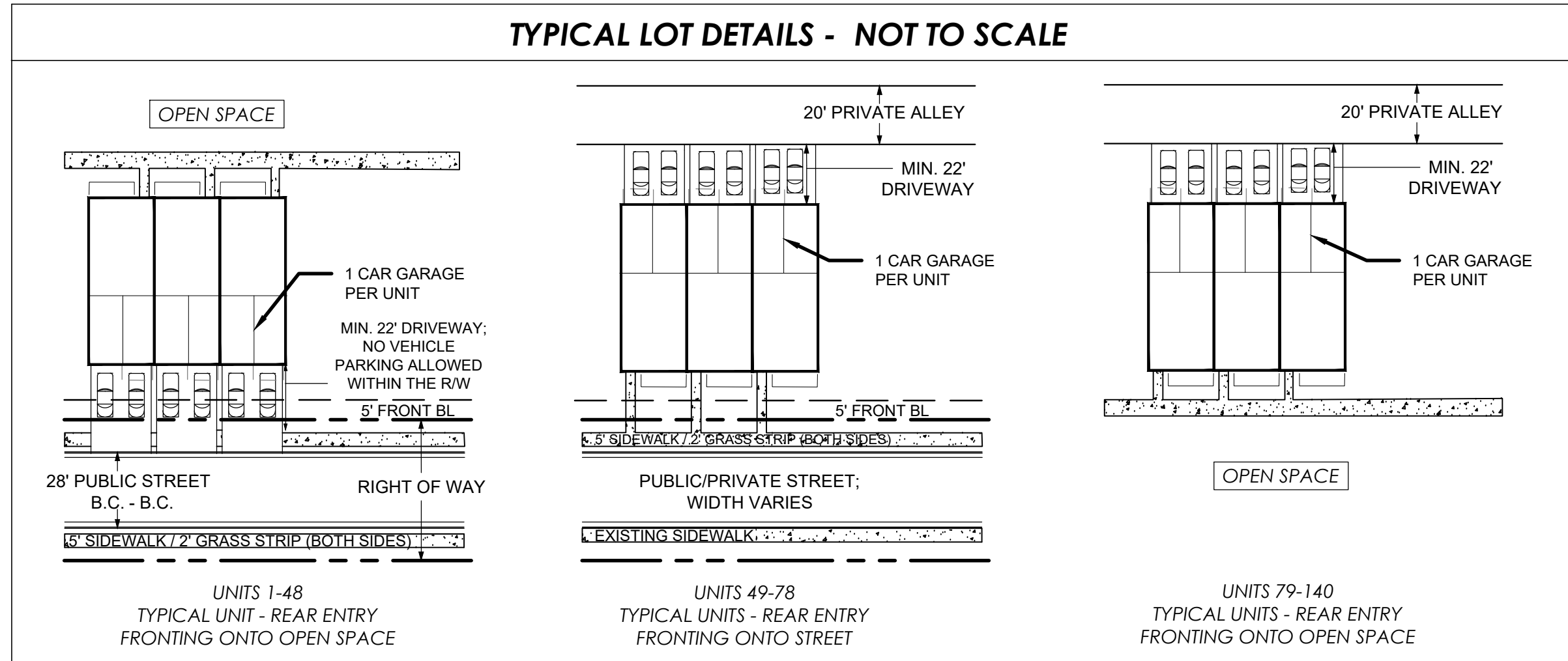
WATER NOTE:
 WATER PROVIDED BY GWINNETT COUNTY

SEWER NOTE:
 SEWER PROVIDED BY GWINNETT COUNTY

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

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

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



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

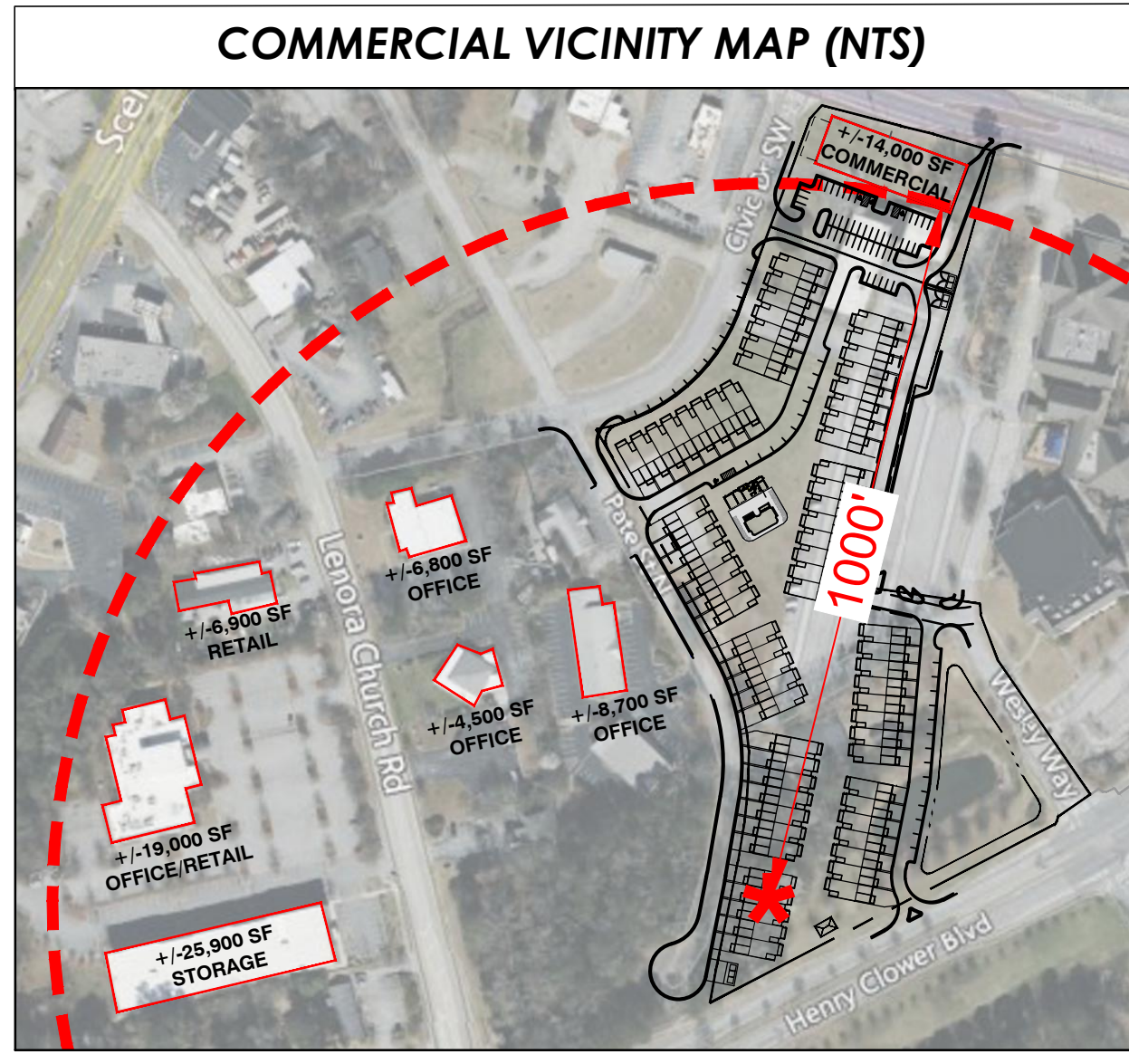
PRINCIPAL BUILDING SETBACKS	
MIN. FRONT YARD, STREET (SIDE):	5'
SIDE YARD (STREET):	0'
REAR (NO ALLEY):	3' MIN
REAR (ALLEY):	10'

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	

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

STATE OF GEORGIA
COUNTY OF GWINNETT

**AGREEMENT FOR PROMOTION OF TOURISM
CONVENTIONS AND TRADE SHOWS**

This Agreement, entered into to be effective as of the _____ day of _____, 2025, by and between the City of Snellville, Georgia, a municipal corporation organized and existing under the laws of the State of Georgia and authorized to do business in the state (hereinafter referred to as "City"), and Snellville Tourism and Trade Association, Inc., a Georgia non-profit business association approved to be exempt from federal income tax as a Section 501(c)(6) business league and existing under the laws of the State of Georgia (hereinafter referred to as "Company").

WITNESSETH

WHEREAS the City is authorized by its charter and specifically by O.C.G.A. § 48-13-51 to levy a tax on public accommodations for the promotion of tourism, conventions and trade shows;

WHEREAS, the Company has been responsible for promoting tourism, conventions and trade shows within the City of Snellville and specifically encouraging tourism, conventions and trade shows through marketing projects and materials, special events, concerts and other promotions;

WHEREAS, for the period of January 1, 2025 - December 31, 2025 the City desires to pay 90% of the excise tax collected on rooms, lodgings and accommodations to the Company to support their efforts in promoting tourism, conventions and trade shows;

WHEREAS, the City desires to accommodate the public interest by insuring that the Hotel/Motel Excise Tax proceeds are used for legitimate public purposes, promoting tourism, conventions and trade shows as provided by law;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and in consideration of the performance of the services for the promotion of tourism, conventions and trade shows by the Company, the sufficiency of which both parties acknowledge and agree is sufficient, the City and the Company agree to the terms as set forth below:

1.

The City of Snellville pursuant to O.C.G.A. § 48-13-51 shall levy a tax in excess of three percent (3%) but not to exceed eight percent (8%) as provided for under this code section for the purpose of promoting tourism, conventions and trade shows. The funds collected in this manner shall be segregated within the books and records of the City of Snellville and specifically designated to be set aside for the promotion of tourism, conventions and trade shows. These funds shall be specifically restricted to the uses allowed under § 48-13-51 and the other relevant provisions of the Official Code of Georgia. Pursuant to the terms of the State hotel/motel tax, the undersigned Company shall provide to the Mayor and Council of the City of Snellville a specific annual budget in January of each year for the expenditure of funds prior to receiving a distribution of any tax revenues collected from the hotel/motel tax. This annual budget then shall be attached to this Agreement. Tax proceeds up to the amount selected shall be paid by the City to the Company on a regular basis. In exchange for the receipt of these funds, the Company agrees to strictly comply with the specific terms of the budget.

No expenditures shall be made from the Hotel/Motel Excise Tax proceeds collected unless pursuant to a specific line item allowed under the terms of the budget. These provisions shall be monitored through open access the Company's records, communications with the Company's bookkeeper and audits and/or financial reviews as requested. If the Company desires to change any items within the budget, the appropriate amendments shall be submitted to the City of Snellville and the Company's budget shall remain balanced at all times.

The Company shall also submit a set Event Schedule for the coming year for Mayor and Council approval as part of this annual contract. The approved Event Schedule for 2025 must be made available by February 1, 2025.

Any changes to approved Event Schedule must be submitted to the Mayor and Council. At least 60 days prior to any event, the Company shall notify the City of their plans for the event and shall include the Snellville Public Works and Snellville Police Department in the planning of the event. Town Green can be utilized at no charge and T.W. Briscoe Park may be leased by the Company at the city resident rate. As a recipient of public funds, the Company agrees to submit its books, records, checks, receipts, budgets and all other documents necessary for a full audited review to the City auditor if requested. The City shall have the right to audit the Company's entire business operations on an annual basis pursuant to its current fiscal year audit requirements imposed by the State of Georgia. The Company shall provide quarterly P & L statements to the City with meeting presentations as scheduled by the City Clerk.

2.

The City shall pay Forty-Four Thousand and 00/100 Dollars (\$44,000.00) to Company for the purpose of publishing City announcements and activities in Company's marketing publication. The purpose of this provision is to ensure that public information and announcements are distributed electronically or by publication to the residents of Snellville. This marketing effort shall include providing adequate space to the City's Parks & Recreation Department and Economic Development Department, working through the City Public Information Officer, to disseminate important marketing and service oriented information to the public.

3.

A maximum City budget amount of \$16,000.00 per year will be earmarked for establishing security, safe traffic flow and City Hall monitoring for events on the Town Green and in/around City Hall. This amount takes into account the cost of City provided Worker's Compensation coverage. The Company and City may draw upon these funds provided the City is presented with clear documentation showing the amount of the time and expenses incurred for the above stated purposes.

4.

The Company agrees to perform services for the City required by O.C.G.A. § 48-13-51 as the City's private sector non-profit organization for promoting tourism, conventions and trade shows as follows:

a) Fully represent all Snellville hotels/motels. The Company shall market and promote all Snellville hotel/motels as an overnight destination for both group and individual travelers; include all Snellville properties in any and all Company publications, banners, website and marketing projects (as applicable); and to provide normal and customary Company services to all Snellville hotels/motels and attendant groups.

b) Coordinate the execution of the annual Work Plan of marketing initiatives approved by the Company Board of Directors for the purpose of promoting Snellville as a shopping, special event, dining and historic destination.

c) Provide a contact phone number on Company website for interested volunteers to access.

d) Hold all meetings in accordance with Company By-Laws.

e) This Agreement includes Commerce Club attendance for five (5) City representatives: City Manager, Assistant City Manager, Police Chief, Public Information Officer, plus one (1) guest.

5.

At the City's request, the Company agrees to provide the City of Snellville with a full written description and line item budget of all events which are supported by the funds provided under this Agreement.

6.

The term of this Agreement shall be for a calendar year beginning on January 1, 2025, and ending on December 31, 2025. This Agreement may be renewed annually from year to year by specific written approval of the City of Snellville Mayor and Council.

7.

The Company agrees to be responsible for insuring that these funds are used consistent with the authority granted to the City under O.C.G.A. § 48-13-51. In the event that an audit or an appropriate authorized entity determines that these funds are not being expended appropriately, the Company shall be responsible for reimbursing the City for any unauthorized expenditures including any cost involved in making the determination that the expenditure was inappropriate.

8.

This Agreement may be terminated by the City by sixty (60) days written notice to the Company.

9.

This Agreement constitutes the entire understanding between the City and the Company and may be modified only by written instrument duly executed by the parties hereto.

This Agreement is governed by the laws of the State of Georgia.

10.

Time is of the essence in this Agreement.

11.

It is understood and agreed that the Company is engaged to perform services under this Agreement as an independent contractor and not as an agent of the City. The Company agrees to indemnify and save harmless the City against all claims for bodily injury, death or damages to persons or property damage to property by reason of its negligence or misconduct relating to the Company's performance of this Agreement including but not limited to attorney's fees and court costs incurred by the City of Snellville.

12.

This Agreement may not be assigned without the express written consent of the Mayor and Council of the City of Snellville after the assignment has been duly approved at a regular meeting of the Mayor and Council.

13.

The Company shall comply with all applicable laws, orders and regulations of federal, state and municipal authorities and with any lawful direction of any public officer, which shall impose any duty upon the Company with respect to the terms of this contract.

14.

All notices and communication provided for under this Agreement shall be in writing sent by regular mail to the following addresses:

To the City of Snellville:

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

With copies to:

Snellville Tourism and Trade Association: Don Britt, President
P. O. Box 669
Snellville, GA 30078

15.

This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and all of which, taken together, shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties have executed this Agreement this ____ day of _____, 2025 to become effective as applicable of the date first shown hereon.

CITY OF SNELLVILLE

By: Barbara Bender, Mayor

Approved as to Form:

John J. Crowley, City Attorney

Attest:

By: Melisa Arnold, City Clerk

SNELLVILLE TOURISM AND TRADE ASSOCIATION

Don Britt, President

Attest:

By:
Title: Treasurer

Proposed 2025 STAT EVENT SCHEDULE

<u>Date</u>	<u>Event</u>	<u>Time</u>
May 2	Food Truck Friday	4-8 PM
May 10	Beach Blast	12 – 5 pm
May 24	Memorial Celebration	4:30-5:30 PM
May 24	Live on the Lawn Concert	6 -9 PM
June 6	Food Truck Friday	4 – 8 PM
July 4	Star Spangled Snellville	4- 10 PM
July 19	Live on the Lawn Concert	6-9 PM
August 1	Food Truck Friday	4-8 PM
August 23	Live on the Lawn Concert	6-9 PM
September 5	Food Truck Friday	4-8 PM
September 13	International Taste of Snellville	4-8 PM
September 20	Live on the Lawn Concert	12 – 5 PM
September 27	Latino Festival	12 – 4 PM
October 3	Food Truck Friday	4-8 PM
October 25	Fall Festival	12-6 PM
November 11	Veterans Celebration	3-4 PM
November 29	Christmas Tree Lighting	5-8PM
November 29	Lighted Christmas Parade	5:30 -6:30 PM
December 5	Christmas Market on the Green	4 – 8 PM

**Snellville Tourism & Trade Association, Inc.
Proposed 2025 Budget**

	Allocated Funds				Total
	Total Budget	Restricted Public Funds	Unrestricted Public Funds	Total Public Funds	
Income					
STAT Direct Public Support					
City of Snellville-Hotel/Motel	445,000	278,125	166,875	445,000	445,000
In Kind-Goods & Services	3,500	-	-	-	3,500
Total STAT Direct Public Service	448,500	278,125	166,875	445,000	3,500
Commerce Club					
After Hours	3,500	2,000	1,500	3,500	3,500
Membership Income	10,000	-	-	-	10,000
Total Commerce Club	13,500	2,000	1,500	3,500	10,000
Event Income					
Beach Blast	20,000	13,000	5,000	18,000	2,000
Contest	750	-	750	750	-
4th of July	55,000	18,000	28,000	46,000	9,000
Concert Series	60,000	10,000	30,000	40,000	20,000
Food Truck Fridays	5,000	1,000	2,000	3,000	2,000
Taste of Snellville	18,000	6,000	10,000	16,000	2,000
Fall Festival	25,000	4,000	15,000	19,000	6,000
Christmas Tree Lighting	20,000	6,000	10,000	16,000	4,000
Other / Latino Festival	3,600	-	3,600	3,600	-
Total Event Income	207,350	58,000	104,350	162,350	45,000
Farmers Market					
Booth Fees	22,000	-	-	-	22,000
Donations	-	-	-	-	-
Water Sales	-	-	-	-	-
Farmers Market-Other	-	-	-	-	-
Total Farmers Market	22,000	-	-	-	22,000
Community Garden					
Plant Sales	12,300	-	-	-	12,300
Grants / Donations	-	-	-	-	-
Rental fees	2,400	-	-	-	2,400
Rain Barrels	-	-	-	-	-
In-Kind Donations	-	-	-	-	-
COS Tree Fund	-	-	-	-	-
Total Community Garden	14,700	-	-	-	14,700
Program Income					
Membership Income	-	-	-	-	-
CVB Brochure Ads	-	-	-	-	-
City of Snellville-Marketing	36,300	-	-	-	36,300
City of Snellville -NY Edition	7,700	-	-	-	7,700
Magazine-Ads	12,000	-	-	-	12,000
Total Program Income	56,000	-	-	-	56,000
Total Income	762,050	338,125	272,725	610,850	151,200
					762,050

**Snellville Tourism & Trade Association, Inc.
Proposed 2025 Budget**

	Total Budget	Allocated Funds			Sponsor/Other Funds	Total
		Restricted Public Funds	Unrestricted Public Funds	Total Public Funds		
Expense						
STAT Operations						
Bank Charges	400			-	400	400
Commission Fee	17,000		-	-	17,000	17,000
Dues & Subscriptions	5,000		2,500	2,500	2,500	5,000
Insurance-Liability, D&O	11,000		11,000	11,000		11,000
Workman's Comp	3,000		3,000	3,000	-	3,000
Director Payroll	93,600	62,000	31,600	93,600	-	93,600
Assistant Payroll	49,500	30,500	19,000	49,500		49,500
Labor Payroll	15,000	6,000	9,000	15,000		15,000
Office Supplies	2,000		2,000	2,000	-	2,000
Postage, Mailing Service	1,500		1,500	1,500	-	1,500
Printing & Copying	1,200		1,200	1,200		1,200
Payroll Taxes	10,000		10,000	10,000		10,000
Professional Services	18,000		18,000	18,000		18,000
Other	2,000		2,000	2,000		2,000
Donations	2,000		2,000	2,000	-	2,000
Total STAT Operations	231,200	98,500	112,800	211,300	19,900	231,200
Commerce Club Expenses						
Monthly Luncheon	8,000	-	-	-	8,000	8,000
Business After Hours	4,500	2,000	2,500	4,500		4,500
Website and Constant Contact	10,000		10,000	10,000		10,000
Donations	1,500		1,500	1,500	-	1,500
Scholarship Award	2,000		2,000	2,000		2,000
Total Commerce Club Expenses	26,000	2,000	16,000	18,000	8,000	26,000
Event Expense						
Beach Blast	12,000	6,000	4,000	10,000	2,000	12,000
Contest	1,000		1,000	1,000		1,000
4th of July	46,405	20,000	15,405	35,405	10,000	46,405
Concert Series	45,000	23,000	12,000	35,000	10,000	45,000
Food Truck Fridays	9,000	6,000	2,000	8,000	1,000	9,000
Taste of Snellville	15,000	9,000	3,000	12,000	3,000	15,000
Fall Festival	28,000	14,000	9,000	23,000	5,000	28,000
Christmas Tree Lighting	22,000	9,000	9,500	18,500	3,500	22,000
Other/Misc/Latino Festival	5,500	3,500	2,000	5,500		5,500
STAT Voluneer Celebration	3,500		3,500	3,500	-	3,500
Appreciation Gifts	1,500		1,500	1,500	-	1,500
Total Event Expense	188,905	90,500	62,905	153,405	34,500	188,905
Farmers Market						
Admin Assist Payroll	16,500		-	-	16,500	16,500
Contract Labor	7,225			-	7,225	7,225
Operation Expense	1,400			-	1,400	1,400
Outside Services	1,800			-	1,800	1,800
Water & Ice	200			-	200	200
Total Farmers Market Expense	27,125	-	-	-	27,125	27,125
Community Garden						
Administrative / Website	800			-	800	800
Maintenance & Repairs	4,000			-	4,000	4,000
Signs				-		-
Other	2,100			-	2,100	2,100
Utilities	1,200			-	1,200	1,200
Garden Supplies	3,500			-	3,500	3,500
Construction/Capital improvements	-			-		-
Total Community Garden Expense	11,600	-	-	-	11,600	11,600

**Snellville Tourism & Trade Association, Inc.
Proposed 2025 Budget**

	Total Budget	Allocated Funds			Sponsor/ Other Funds	Total
		Restricted Public Funds	Unrestricted Public Funds	Total Public Funds		
Program Expenses						
Market Advertising	70,000	30,000	4,800	60,000	20,000	70,000
The Arts	5,000		5,000	5,000		5,000
Deep South Classic	1,000		1,000	1,000	-	1,000
Veterans Memorial	2,000		2,000	2,000	-	2,000
Branded Items	9,000	6,000	3,000	9,000	-	9,000
Magazine	126,000	80,000	46,000	126,000	-	126,000
Marketing Materials	8,000	-	8,000	8,000	-	8,000
Artwork	7,000	3,000	4,000	7,000	-	7,000
Web Site	40,000	26,125	-	925	30,075	40,000
Professional Dues\Education	7,000	2,000	5,000	7,000	-	7,000
In-Kind Donation	2,220		2,220	2,220	-	2,220
Total Program Expenses	277,220	147,125	81,020	228,145	50,075	277,220
Total Expense	762,050	338,125	272,725	610,850	151,200	762,050
Surplus funds	-	-	-	-	-	-