

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, MARCH 24, 2025

Publication Date: March 20, 2025

TIME: 6:30 p.m.

DATE: March 24, 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 About The Grove [Warner]
- 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
2342 Oak Road
Snellville, Georgia 30078
(770) 985-3500 • FAX (770) 985-3525



AGENDA

PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, MARCH 24, 2025

Publication Date: March 20, 2025

TIME: 7:30 p.m.

DATE: March 24, 2025

PLACE: Council Chambers

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE TO THE FLAG

IV. CEREMONIAL MATTERS

a) PRO 2025-06 – Month of the Military Child

V. MINUTES

Approve the Minutes of the March 10, 2025 Meetings

VI. INVITED GUESTS

VII. COMMITTEE / DEPARTMENT REPORTS

VIII. APPROVAL OF THE AGENDA

IX. PUBLIC HEARING

a) 2nd Reading - RZ 24-04 LUP 24-02 – Consideration and Action on applications by KJ Luxury Homes, LLC (applicant) and Summit Chase Country Club, Inc. (property owner) requesting: a) to amend the Snellville 2045 Future Land Use Map from Park/Residential to Residential–Low Density; and, b) amend the Official Zoning Map from RS-30 (Single-family Residential) District to RS-5 (Single-family Residential) District for a 150-lot single-family detached subdivision and 19.66± acres of open space including country club style tennis courts, swimming pool, clubhouse and other amenities for residents to enjoy on a 95.386± acre vacant, unused golf course and country club site with a gross density of 1.57 lots per acre, situated along Green Turf Drive and Classic Drive, 3197 Classic Drive, Snellville, Georgia (Tax Parcel 5093 106)

X. CONSENT AGENDA (Please see *Note)

XI. OLD BUSINESS

None

XII. NEW BUSINESS

- a) Consideration and Action on RES 2025-05 – Renewal of the Certified City of Ethics Designation [Bender]
- b) Consideration and Action on RES 2025-06 – Renewal of the Certified City of Civility Designation [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).

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
MARCH 24, 2025**

March 24

Council Meeting

Monday, March 24, 2025

**6:30 p.m. Work Session – Conference Room 145,
City Hall**

7:30 pm Meeting - Council Chambers, City Hall

March 25

Planning Commission Meeting

Tuesday, March 25, 2025

**7:00 pm Work Session – Conference Room 145,
City Hall**

7:30 pm Meeting - Council Chambers, City Hall

March 29

Family Fun Day - TW Briscoe Park

Saturday, March 29, 2025

Food, Drink, Fun, Games, Music

11 a.m. until 3:00 p.m.

March 30

Broadcast of 3/24/2025 Council Meeting

Sunday, March 30, 2025

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

April 1

**Parks & Recreation Advisory Board Meeting - TW
Briscoe Park**

Tuesday, April 1, 2025

6:00 p.m. – Park Office

April 4

**Parks & Recreation – Summer Camp Registration
Opens**

Friday, April 1, 2025

Register Online -

<https://snellville.recdesk.com/Community/Home>

April 8

Board of Appeals Meeting - CANCELED

Tuesday, April 8, 2025

7:30 pm – Council Chambers, City Hall

April 14

Council Meeting

Monday, April 14, 2025

**6:30 p.m. Work Session – Conference Room 145,
City Hall**

7:30 pm Meeting - Council Chambers, City Hall

April 16

Downtown Development Authority Meeting

Wednesday, April 16, 2025

4:30 p.m. – 2nd Floor Conference Room 259

April 20

Broadcast of April 14, 2025 Council Meeting

Sunday, April 20, 2025

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

April 22

Planning Commission Meeting

Tuesday, April 22, 2025

**7:00 pm Work Session – Conference Room 145,
City Hall**

7:30 pm Meeting - Council Chambers, City Hall

April 26

Parks & Recreation – Cool Cars at Briscoe

Saturday, April 26, 2025

TW Briscoe Park - 11 a.m. until 3:p.m.

April 28

Council Meeting

Monday, April 28, 2025

**6:30 p.m. Work Session – Conference Room 145,
City Hall**

7:30 pm Meeting - Council Chambers, City Hall



CITY OF SNELLVILLE

Proclamation

PRO 2025-06

MONTH OF THE MILITARY CHILD

Whereas, the Department of Defense has consistently acknowledged the vital role of military children and youth; and

Whereas, these resilient young individuals demonstrate unwavering commitment, adaptability, and courage in the face of unique challenges; and

Whereas, military children contribute significantly to the strength and resilience of our military families and communities; and

Whereas, their sacrifices often go unnoticed, yet they play an essential role in supporting the Army's mission; and

Whereas, the Month of the Military Child provides an opportunity to celebrate their achievements, honor their past, cherish the present, and shape a brighter future; and

Therefore, let it be known that we recognize and appreciate the contributions of military children and youth, and we commit to providing them with quality care and positive youth development, and

Now therefore be it proclaimed that I, Barbara Bender, Mayor of the City of Snellville, Where Everybody's Proud to be Somebody, do hereby join with the City Council to declare April 2025 as Month of the Military Child and call upon the individual citizens, Government Agencies, Churches, and Civic Organizations in the City of Snellville to observe the month with appropriate programs, ceremonies, and activities as a way to bring our mission and vision into reality.

Proclaimed this 24th day March 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, MARCH 10, 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 Tony Powell with Powell and Crowley, Chief Greg Perry, Planning and Development Director Jason Thompson, Public Works Director David Mitchell, Parks and Recreation Director Lisa Platt, Public Information Officer Brian Arrington, IT Administrator Erika Fleeman and City Clerk Melisa Arnold.

CALL TO ORDER

Mayor Bender called the meeting to order at 6:33 p.m.

Consensus was to move discussion item “a” to the beginning of the meeting.

Presentation by Michael Shaw, Director of Gwinnett County Office of Emergency Management [Bender]

Mayor Bender recognized Michael Shaw who gave a presentation on the role and responsibility of the Gwinnett County Office of Emergency Management.

REVIEW REGULAR BUSINESS MEETING AND PUBLIC HEARING AGENDA ITEMS

During the agenda discussion Planning Director Thompson reviewed RZ 24-04 LUP 24-02 in Summit Chase. He explained that the covenants on the greenspace were upheld so the developer may be working on a new development plan and, if he receives one, he will forward it to the Mayor and Council.

REVIEW CORRESPONDENCE

None

CITY ATTORNEY’S REPORT

Attorney Powell reviewed Mayor and Council procedure regarding discussion of zoning matters during a public hearing.

DISCUSSION ITEMS

Presentation by Michael Shaw, Director of Gwinnett County Office of Emergency Management [Bender]

Moved to the beginning of the meeting.

City of Snellville Administration Department

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

WORK SESSION OF MAYOR AND COUNCIL
MONDAY, MARCH 10, 2025
PAGE TWO

Review of Loitering Ordinance [Bender]

Chief Perry discussed the ordinances concerning loitering in public places. Consensus was a curfew would not be needed and that current ordinances are sufficient to address any situation that may arise in The Grove.

Update of Ongoing Projects [Bender]

City Manager Pepper gave an update on the Grove. He announced that Crooked Can has signed on additional vendors to the space.

Discussion About The Grove [Warner]

Consensus was to postpone to the March 24, 2025 Work Session.

EXECUTIVE SESSION

None

ADJOURNMENT

Council Member Carter made a motion to adjourn, 2nd by Council Member Hetherington; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 7:29 p.m.

Barbara Bender, Mayor

Melisa Arnold, City Clerk



PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, MARCH 10, 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 Tony Powell with Powell and Crowley, Chief Greg Perry, Planning and Development Director Jason Thompson, Parks and Recreation Director Lisa Platt, 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 7:38 p.m.

INVOCATION

Mike Sabbagh gave the invocation.

PLEDGE TO THE FLAG

Snellville Youth Commission students led the Pledge of Allegiance.

CEREMONIAL MATTERS

None

MINUTES

Approve the Minutes of the February 24, 2025 Meetings

Council Member Lenski made a motion to approve the February 24, 2025 minutes, 2nd by Mayor Pro Tem Warner; voted 6 in favor and 0 opposed, motion approved.

INVITED GUESTS

South Gwinnett High School (SGHS) Students – Civic Week Introduction

Francesca Thompson, Academy Coach with SGHS, talked about what students are being introduced to during Civics Week.

COMMITTEE / DEPARTMENT REPORTS

Snellville Youth Commission

SYC Students Daye Kebe, Tomiya Adedipe, Amy Corea, Eden Giday, and Abdul Kolawole each spoke about the SYC's goals and activities as well as future plans for the organization.

APPROVAL OF THE AGENDA

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

City of Snellville Administration Department

PUBLIC HEARING

2nd Reading – UDO 25-01 – Consideration and Action on Amendment #8 to the Text of Chapter 200 (Zoning and Land Use) of the Snellville Unified Development Ordinance

Planning Director Thompson stated that the Planning Commission recommended approval of the text amendments and then gave a brief explanation of the changes.

Mayor Bender opened the floor to public comment. No one came forward so Mayor Bender closed public comment.

Council Member Schulz made a motion to approve amendment #8 to the text of Chapter 200 (Zoning and Land Use) of the Snellville Unified Development Ordinance, 2nd by Mayor Pro Tem Warner; voted 6 in favor and 0 opposed, motion approved. (A copy of UDO 25-01 is attached to and made a part of these minutes.)

2nd Reading – ORD 2025-04 - Consideration and Action on an Ordinance to Amend the Alcoholic Beverage Ordinance (Chapter 6); To Provide for and Amend Procedures for Obtaining Special Event Licenses and Special Event Spaces to Obtain Alcohol Licenses; To Provide Severability; To Repeal Conflicting Ordinances; To Provide an Effective Date; And for Other Purposes

Planning Director Thompson explained that certain updates in the UDO made it necessary to update the Alcoholic Beverage Ordinance (Chapter 6) along with doing some additional clean up.

Mayor Bender opened the floor to public comment. No one came forward so Mayor Bender closed public comment.

Mayor Pro Tem Warner made a motion to approve ORD 2025-04 to amend the Alcoholic Beverage Ordinance (Chapter 6); to provide for and amend procedures for obtaining special event licenses and special event spaces to obtain alcohol licenses; to provide severability; to repeal conflicting ordinances; to provide an effective date; and for other purposes, 2nd by Council Member Hetherington; voted 6 in favor and 0 opposed, motion approved. (A copy of ORD 2025-04 is attached to and made a part of these minutes.)

1st Reading - RZ 24-04 LUP 24-02 – Consideration and Action on applications by KJ Luxury Homes, LLC (applicant) and Summit Chase Country Club, Inc. (property owner) requesting: a) to amend the Snellville 2045 Future Land Use Map from Park/Residential to Residential –Low Density; and, b) amend the Official Zoning Map from RS-30 (Single-family Residential) District to RS-5 (Single-family Residential) District for a 150-lot single-family detached subdivision and 19.66± acres of open space including country club style tennis courts, swimming pool, clubhouse and other amenities for residents to enjoy on a 95.386± acre vacant, unused golf course and country club site with a gross density of 1.57 lots per acre, situated along Green Turf Drive and Classic Drive, 3197 Classic Drive, Snellville, Georgia (Tax Parcel 5093 106)

Mayor Pro Tem Warner made a motion to waive the first reading and place on the March 24, 2025 agenda for the second reading and public hearing, 2nd by Council Member Lenski; voted 6 in favor and 0 opposed, motion approved.

CONSENT AGENDA (Please see *Note)

None

OLD BUSINESS

None

NEW BUSINESS

Consideration and Action on Adoption of RES 2025-02 - Resolution to Adopt a Revised Fee Schedule for the Planning and Development Department [Bender]

Planning Director Thompson explained that House Bill 461 changed the fee structure, creating a tiered system. The revised fee schedule would create the new tiers as well as updates other fees that are out of date.

Council Member Lenski made a motion to approve RES 2025-02 adopting a revised fee schedule, 2nd by Council Member Hetherington; voted 6 in favor and 0 opposed, motion approved. (A copy of RES 2025-02 is attached to and made a part of these minutes.)

Consideration and Action on Award of Bid for the Construction of a New Community/Recreation Center at T.W. Briscoe Park [Bender]

Mayor Bender explained that the Community Recreation Center has been a concept in Phase 3 of the Park Master Plan for almost twenty (20) years. The City was able to bid the project and received bids close to the budgeted cost.

Council Member Lenski made a motion to award the bid to Place Services, Inc in the amount of \$11,373,602, 2nd by Council Member Carter; voted 6 in favor and 0 opposed, motion approved.

Consideration and Action on Approval of New Purchasing Policy [Bender]

Mayor Bender explained that the old sealed bid threshold was \$10,000 and that due to rising costs that number is no longer reasonable. The purchasing policy has been updated to reflect rising costs by raising the sealed bid threshold to \$75,000 as well as adjusting other limits.

Council Member Schulz made a motion to approve the new purchasing policy, 2nd by Council Member Hetherington; voted 6 in favor and 0 opposed, motion approved. (A copy of the purchasing policy is attached to and made a part of these minutes.)

Consideration and Action on Surplus of Public Works Vehicles and Equipment [Bender]

Council Member Lenski made a motion to approve Public Works surplus, 2nd by Mayor Pro Tem Warner; voted 6 in favor and 0 opposed, motion approved.

The following items were surplus:

1. 1998 Ford F-800 Dump Truck VIN# 1FDNF80C0WVA29504
2. 2007 Ford F-350 Bucket Truck VIN# 1FDWF36P07EB31405
3. John Deer Gator 4x2 # W004X2X054914
4. Marathon Baler Model: Gemini Serial# 842192 Conveyor Model:4813 Serial# 154603
5. Selco Baler Model# V5-R Serial # 029663657
6. 37 Ton Wood Splitter
7. Northstar 30 Ton Wood Splitter

COUNCIL REPORTS

Council Members Carter, Hetherington, Lenski, Schulz, and Mayor Pro Tem Warner each gave a report.

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
MONDAY, MARCH 10, 2025
PAGE FOUR

MAYOR'S REPORT

Mayor Bender gave a report.

PUBLIC COMMENTS

The following person came forward to speak:
Ken Dial, 3094 Zermatt Way, Snellville.

EXECUTIVE SESSION

None

ADJOURNMENT

Council Member Schulz made a motion to adjourn, 2nd by Mayor Pro Tem Warner; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 8:38 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: March 24, 2025

CASE: #RZ 24-04 LUP 24-02 – Summit Chase West

STATUS: Public Hearing (2nd Reading)

Applications by KJ Luxury Homes, LLC (applicant) and Summit Chase Country Club, Inc. (property owner) requesting to:

- a) amend the Snellville 2045 Future Land Use Map from Park/Residential to Residential –Low Density; and,
- b) amend the Official Zoning Map from RS-30 (Single-family Residential) District to RS-5 (Single-family Residential) District,

For a 150-lot single-family (detached) subdivision with 26.50± acres of open space including country club style tennis courts, swimming pool, clubhouse and other amenities for residents to enjoy on a 95.386± acre vacant golf course and country club site with a gross density of 1.57 lots per acre, situated along Green Turf Drive and Classic Drive, 3197 Classic Drive, Snellville, Georgia (Tax Parcel 5093 106).

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

Planning Department Recommendation: Approval with Conditions

Planning Commission Meeting and Recommendation: February 25, 2025 (Denial of LUP 24-02)

Mayor and Council Meetings: March 10, 2025 (1st Reading)
March 24, 2025 (2nd Reading and Public Hearing)

Action Requested: Consideration, Public Hearing and Action

Draft Ordinance(s): Attached

Case Documents (website link):

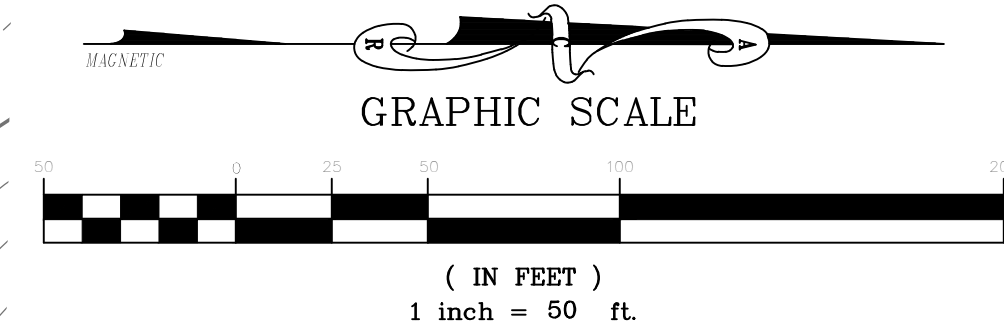
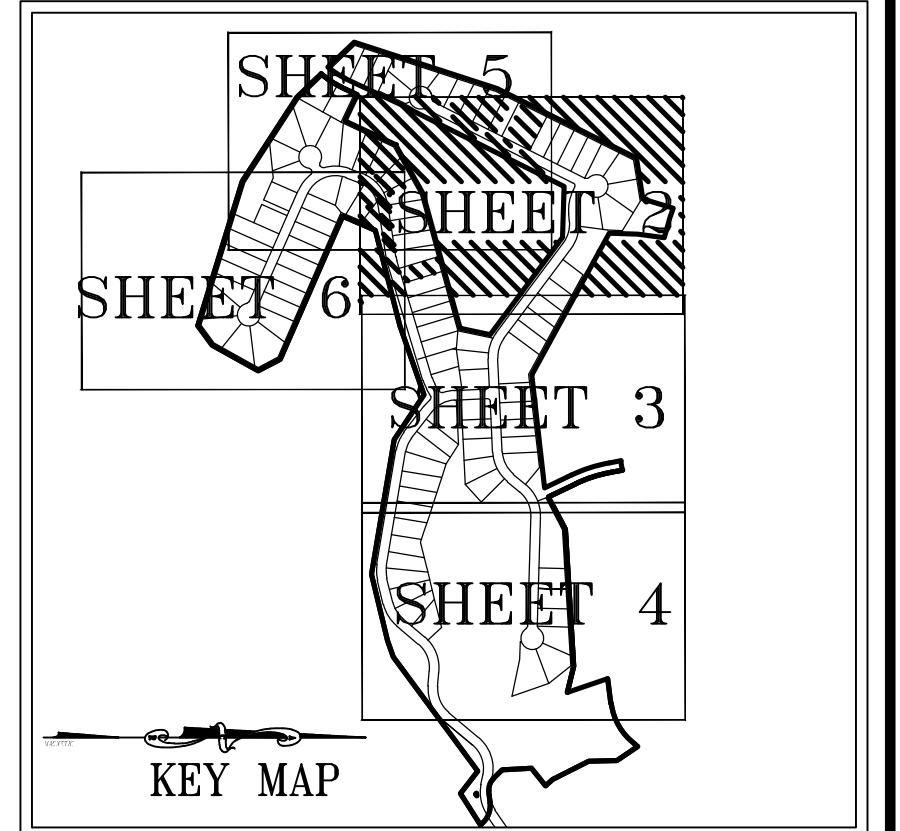
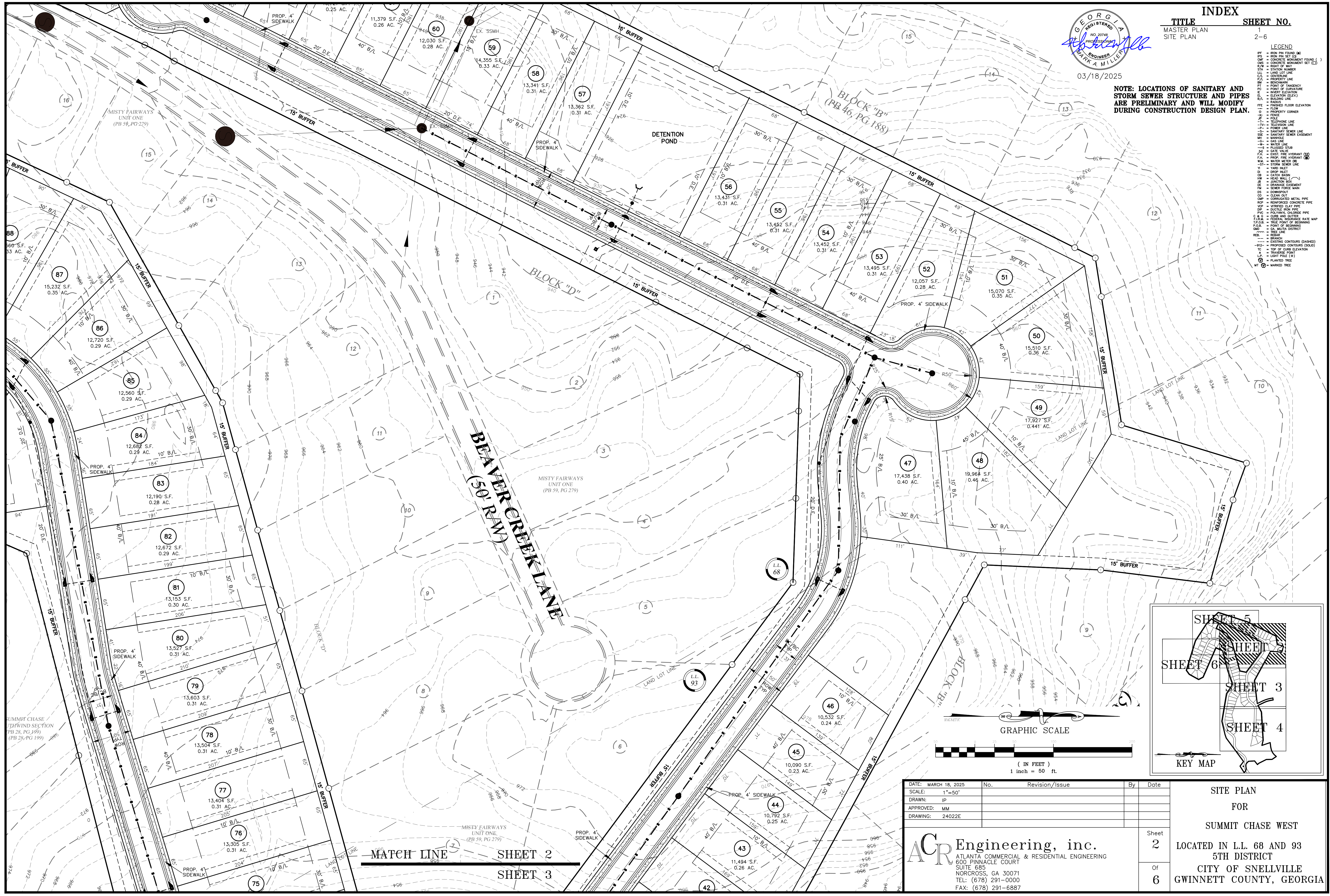
- Letter of Intent (9-10-2024)
- #RZ 24-04 Rezoning Application (9-10-2024)
- #LUP 24-02 Land Use Plan Amendment Application (9-10-2024)
- Sample Front Building Elevations (9-10-2024)
- 9-10-2024 Rezoning Site Plan (9-10-2024)
- 10-17-2024 Applicant Request to Table Oct 22nd Planning Commission Action (10-17-2024)
- Oct 22 2024 Planning Commission Case Report (10-23-2024)
- 11-26-2024 Second Request to Table Dec 10th Planning Commission Action to Jan 28 2025 (11-26-2024)
- Dec 10 2024 Planning Commission Case Report (12-11-2024)
- 1-15-2025 Third Request to Table Jan 28th Planning Commission Action to Feb 25 2025 (1-16-2025)
- 1-17-2025 REVISED Rezoning Site Plan (1-29-2025)
- Jan 28 2025 Planning Commission Case Report (1-29-2025)
- 1-30-2025 REVISED Rezoning Site Plan (2-3-2025)
- Feb 25 2025 Planning Department Case Summary & Analysis (2-13-2025)
- Feb 25 2025 Planning Commission Case Report (2-26-2025)
- *Unofficial* Feb 25 2025 Planning Commission Regular Meeting Minutes (3-7-2025)
- Mar 10 2025 Planning Department Case Summary & Analysis with Planning Commission Report (3-4-2025)
- 3-18-2025 REVISED Rezoning Site Plan (3-20-2025)



INDEX
TITLE MASTER PLAN
SHEET NO. 1
 2-6

NOTE: LOCATIONS OF SANITARY AND STORM SEWER STRUCTURE AND PIPES ARE PRELIMINARY AND WILL MODIFY DURING CONSTRUCTION DESIGN PLAN.

- LEGEND**
- SP - IRON PIN FOUND (N)
 - CP - IRON PIN FOUND (S)
 - CM - CONCRETE MONUMENT FOUND (N)
 - CS - CONCRETE MONUMENT FOUND (S)
 - ST - STATION NUMBER
 - LN - LAND LOT LINE
 - CL - CENTERLINE
 - PL - PROPERTY LINE
 - BM - BENCHMARK
 - PT - POINT OF TANGENCY
 - PC - POINT OF CURVATURE
 - PI - POINT OF INTERSECTION
 - BL - BUILDING FOOTPRINT
 - BL - BUILDING (NEW)
 - BL - BUILDING (EXISTING)
 - FF - FINISHED FLOOR ELEVATION
 - FL - FLOOR
 - PC - PROPERTY CORNER
 - PC - FENCE
 - TL - TELEPHONE LINE
 - TL - TELEPHONE LINE
 - PL - POWER LINE
 - PL - SANITARY SEWER LINE
 - PL - SANITARY SEWER EASEMENT
 - PL - WATER LINE
 - PL - GAS LINE
 - PL - WATER LINE
 - PL - PLUGGED STOP
 - PL - GAS VALVE
 - PL - PROP. FIRE HYDRANT (S)
 - PL - PROP. FIRE HYDRANT (N)
 - PL - WATER METER (S)
 - PL - ST - STORM SEWER LINE
 - PL - 1/2" INLET
 - PL - DROP INLET
 - PL - CATCH BASIN
 - PL - HEAD WALL (S)
 - PL - JUNCTION BOX
 - PL - DRAINAGE EASEMENT
 - PL - SEWER FORCE MAIN
 - PL - DOWNSPOUT
 - PL - CLEAN OUT
 - PL - CORRUGATED METAL PIPE
 - PL - REINFORCED CONCRETE PIPE
 - PL - UNFINISHED CAST IRON PIPE
 - PL - DUCTILE IRON PIPE
 - PL - POLYETHYLENE GLASS REINFORCED PIPE
 - PL - CURB AND GUTTER
 - PL - FEDERAL INSURANCE RATE MAP
 - PL - TRUE POINT OF BEGINNING
 - PL - POINT OF BEGINNING
 - PL - TRAVEL DISTANCE
 - PL - GA. METRA DISTRICT
 - PL - TREE, IN
 - PL - BRANCH
 - PL - EXISTING CONTOURS (DASHED)
 - PL - PROPOSED CONTOURS (SOLID)
 - PL - TOP OF CURB ELEVATION
 - PL - TRAVEL POINT
 - PL - LIGHT POLE (S)
 - PL - PLANTED TREE
 - MT - MARKED TREE



DATE: MARCH 18, 2025	No.	Revision/Issue	By	Date
SCALE: 1"=50'				
DRAWN: IP				
APPROVED: MM				
DRAWING: 24022E				

ACR Engineering, inc.
 ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
 600 PINNACLE COURT
 SUITE 685
 NORCROSS, GA 30071
 TEL: (678) 291-0000
 FAX: (678) 291-6887

SITE PLAN FOR SUMMIT CHASE WEST
 LOCATED IN L.L. 68 AND 93
 5TH DISTRICT
 CITY OF SNELLVILLE
 GWINNETT COUNTY, GEORGIA

MATCH LINE SHEET 2 SHEET 3

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE LUP 24-02/ RZ 24-04

AN ORDINANCE TO GRANT/ DENY THE APPLICATION A) TO AMEND THE SNELLVILLE 2045 FUTURE LAND USE MAP FROM PARK/RESIDENTIAL TO RESIDENTIAL –LOW DENSITY; AND, B) AMEND THE OFFICIAL ZONING MAP FROM RS-30 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO RS-5 (SINGLE-FAMILY RESIDENTIAL) DISTRICT FOR A 150-LOT SINGLE-FAMILY (DETACHED) SUBDIVISION AND 26.50± ACRES OF OPEN SPACE INCLUDING COUNTRY CLUB STYLE TENNIS COURTS, SWIMMING POOL, CLUBHOUSE AND OTHER AMENITIES FOR RESIDENTS TO ENJOY ON A 95.386± ACRE VACANT, UNUSED GOLF COURSE AND COUNTRY CLUB SITE WITH A GROSS DENSITY OF 1.57 LOTS PER ACRE, SITUATED ALONG GREEN TURF DRIVE AND CLASSIC DRIVE, 3197 CLASSIC DRIVE, SNELLVILLE, GEORGIA (TAX PARCEL 5093 106).

CASE NUMBER: #RZ 24-04/ LUP 24-02

APPLICANT/PROPERTY OWNER: KJ Luxury Homes, LLC (applicant) and Summit Chase Country Club, Inc. (property owner)

LOCATION: Along Green Turf Drive and Classic Drive, 3197 Classic Drive, Snellville, Georgia

TAX PARCEL: R5093 106

DEVELOPMENT/PROJECT: Summitt Chase Property

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

WHEREAS, a public hearing was held before the Mayor and Council on _____.

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, the council has made the following decision with the following conditions:

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. The changes in zoning classification is 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 5. (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 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

Cristy Lenski, Council Member

APPROVED AS TO FORM:

Gretchen Schulz, Council Member

John J. Crowley, City Attorney
Powell & Crowley, LLP

Kerry Hetherington, Council Member

Norman Carter, Council Member



CITY OF SNELLVILLE

Resolution

RES 2025-05

A RESOLUTION AUTHORIZING THE CITY OF SNELLVILLE TO SUBSCRIBE TO THE ETHICS PRINCIPLES OF THE GEORGIA MUNICIPAL ASSOCIATION AS A REQUIREMENT OF PARTICIPATION IN THE GEORGIA MUNICIPAL ASSOCIATION'S CERTIFIED CITY OF ETHICS PROGRAM

WHEREAS, the Board of Directors of the Georgia Municipal Association has established a Certified City of Ethics program; and,

WHEREAS, the City of Snellville wishes to be certified as a Certified City of Ethics under the Georgia Municipal Association Program; and,

WHEREAS, part of the certification process requires the Mayor and Council to subscribe to the Ethics principles approved by the Georgia Municipal Association Board;

NOW THEREFORE BE IT RESOLVED by the governing authority of the City of Snellville, Georgia, that as a group and as individuals, the governing authority subscribes to the following ethics principles and pledges to conduct its affairs accordingly:

1. Serve Others, Not Ourselves.
2. Use Resources with Efficiency and Economy.
3. Treat All People Fairly.
4. Use the Power of Our Position for The Well Being of Our Constituents.
5. Create an Environment of Honesty, Openness and Integrity.

RESOLVED this ____ day of March, 2025.



ATTEST:

Barbara Bender, Mayor

Tod Warner, Mayor Pro Tem

Norman A. Carter, Council Member

Melisa Arnold, City Clerk

Kerry Hetherington, Council Member

APPROVED AS TO FORM:

Cristy Lenski, Council Member

John J. Crowley, City Attorney
Powell & Crowley, LLC

Gretchen Schulz, Council Member



RES 2025-06
PLEDGING TO PRACTICE AND PROMOTE CIVILITY IN THE CITY OF
SNELLVILLE

WHEREAS, the City Council of the City of Snellville (the “Council”), the governing body of the City of Snellville, Georgia (the “Municipality”), recognizes that robust debate and the right to self-expression, as protected by the First Amendment to the United States Constitution, are fundamental rights and essential components of democratic self-governance; and

WHEREAS, the City Council further recognizes that the public exchange of diverse ideas and viewpoints is necessary to the health of the community and the quality of governance in the Municipality; and

WHEREAS, the members of City Council, as elected representatives of the community and stewards of the public trust, recognize their special role in modeling open, free and vigorous debate while maintaining the highest standards of civility, honesty and mutual respect; and

WHEREAS, City Council meetings are open to the public and thus how City officials execute their legal duties is on public display. In that regard, City officials pledge that during public meetings, they will not engage in texting, sending email or any other actions that display a lack of concern or attention to the city's business,

WHEREAS, civility by City officials in the execution of their legislative duties and responsibilities fosters respect, kindness and thoughtfulness between City officials, avoiding personal ill will which results in actions being directed to issues made in the best interests of residents; and

WHEREAS, civility between City officials presents an opportunity to set a positive example of conduct and promotes thoughtful debate and discussion of legislative issues, resulting in better public policy and a more informed electorate while also encouraging civil behavior between residents; and

WHEREAS, civility between City officials is possible if each member of the elected body remembers that they represent not only themselves, but the constituents of their district and city; and

WHEREAS, in order to publicly declare its commitment to civil discourse and to express its concern for the common good and well-being of all of its residents, the City Council has determined to adopt this resolution.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION ONE

The City of Snellville pledges to practice and promote civility within the governing body as a means of conducting legislative duties and responsibilities.

SECTION TWO

The elected officials of the City Council enact this civility pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of the City of Snellville.

SECTION THREE

This pledge strives to ensure that all communication be open, honest, and transparent as this is vital for cultivating trust and relationships.

SECTION FOUR

This pledge strives to show courtesy by treating all colleagues, staff and members of the public in a professional and respectful manner whether in-person, online or in written communication, especially when we disagree.

SECTION FIVE

This pledge strives to ensure mutual respect to achieve municipal goals, recognizing that patience, tolerance and civility are imperative to success and demonstrates the Council's commitment to respect different opinions, by inviting and considering different perspectives, allowing space for ideas to be expressed, debated, opposed, and clarified in a constructive manner.

SECTION SIX

This pledge demonstrates our commitment against violence and incivility in all their forms whenever and wherever they occur in all our meetings and interactions.

SECTION SEVEN

The City of Snellville expects members of the public to be civil in its discussion of matters under consideration by and before the City Council, with elected officials, staff, and each other.

ADOPTED this ___ day of _____, 20__.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Barbara Bender, Mayor

ATTEST:

Tod Warner, Mayor Pro Tem

Melisa Arnold, City Clerk

Norman A. Carter Jr., Council Member

APPROVED AS TO FORM:

Kerry Hetherington, Council Member

John J. Crowley, City Attorney
Powell & Edwards, Attorneys at Law, P.C.

Cristy Lenski, Council Member

Gretchen Schulz, Council Member