

PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, JULY 22, 2024

Publication Date: July 18, 2024

TIME: 7:30 p.m.
DATE: July 22, 2024
PLACE: Council Chambers

VIDEO - [https://youtu.be/ h3v4yyEG58](https://youtu.be/h3v4yyEG58)

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE TO THE FLAG

IV. CEREMONIAL MATTERS

V. MINUTES

Approve the Minutes of the July 8, 2024 Meetings

VI. INVITED GUESTS

Gwinnett County Department of Transportation (DOT) – Transit Update

VII. COMMITTEE / DEPARTMENT REPORTS

VIII. APPROVAL OF THE AGENDA

IX. PUBLIC HEARING

- a) 2nd Reading - #RZ 24-01 LUP 24-01 SUP 24-01 – Consideration and Action on applications by First Baptist Church of Snellville, Inc. (property owner) and ARRIS Holdings, LLC (applicant) requesting to: amend the Snellville 2045 Future Land Use Map from Residential –Low density to Towne Center; amend the Official Zoning Map from RS-30 (Single-family Residential) District to TC-R (Town Center Residential) District; request for a Special Use Permit; and request for variances from the Snellville Unified Development Ordinance for a multi-family development consisting of 300 Towne Center Flat units on a 16.96± acre tract located at Henry Clower Boulevard, Pine Street, and Church Street, Snellville. Tax Parcels 5027 011, 5027 015, 5027 016, 5027 016A, 5027 020,

5027 021, 5027 097, 5027 009, 5027 124, 5027 113, 5027 007 and 11,325 sq. ft. of Pine Street right-of-way (to be abandoned)

- b) 2nd Reading - UDO 24-01 – Consideration and Action on amendment to the text of the Snellville Unified Development Ordinance (“UDO”) to adopt a local amendment to the Georgia State Minimum Standard Plumbing Code and maintain the Metro Water District-Water Efficiency Code Requirements per Action Item: Water Supply Water Conservation-8 (page 5-55) of the Dec 2022 Water Resources Management Plan
- c) 2nd Reading - RZ 24-02 – Consideration and Action on application by Vikram Chaudhary and Grace Ridge Snellville, LLC (property owners) and Parkland Communities, Inc. (applicant) requesting to amend the Official Zoning Map from BG (General Business) District to R-TH (Townhome Residential) District and request for variances from the Snellville Unified Development Ordinance for a 64 unit single-family attached townhome development on a 8.174± acre site located adjacent to the Towne Centre Office Park, 2785 W. Main Street, Snellville. Tax Parcels 5007 165, 5007 282, 5007 283, and 5007 285
- d) 2nd Reading - RZ 24-03 SUP 24-02 – Consideration and Action on applications by Shifa Real Estate Investments LLC (property owner) and SPG Planners & Engineers (applicant) requesting to: amend the Official Zoning Map from BG (General Business) District to TC-R (Town Center Residential) District; request for a Special Use Permit for Towne Center Flat residential units; and request for variances from the Snellville Unified Development Ordinance for a proposed 5-story, Towne Center Flat residential building with 171 unit mix of one-, two-, and three- bedroom units on a 2.76± acre site located in the Towne Center Overlay District at 2380 Wisteria Drive, Snellville (Tax Parcel 538 133)

X. CONSENT AGENDA (Please see *Note)

XI. OLD BUSINESS

None

XII. NEW BUSINESS

- a) 2nd Reading – ORD 2024-07 - Consideration and Action on Approval of the Ordinance for the Amendment and Restatement of the Agreement of the Georgia Municipal Employees Benefit System Defined Retirement Plan [Bender]
- b) Consideration and Action on Approval of RES 2024-10 – Adoption of the 2024 Millage Rate [Bender]
- c) Consideration and Action on RES 2024-13 – Adoption of Local Amendment to Plumbing Code for Water Efficiency of Water Ordinance [Bender]
- d) Consideration and Action on Approval of Addition to the Snellville Tourism and Trade Event Schedule [Bender]

- e) 1st Reading – ORD 2024-08 – Consideration and Action on an Ordinance to Amend Portions of Chapter 62 of the Code of Ordinances of the City of Snellville to Amend Inconsistencies and Allow Change in Fees by Resolution, to Repeal Conflicting Ordinances, and for Other Purposes [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.

XI. 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).

XII. 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.**