



PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, FEBRUARY 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, Capt. Zach Spahr, Planning and Development Director Jason Thompson, Public Information Officer Brian Arrington, and City Clerk Melisa Arnold.

CALL TO ORDER

Mayor Bender called the meeting to order at 7:31 p.m.

INVOCATION

Bobby Howard gave the invocation.

PLEDGE TO THE FLAG

Tony Powell led the Pledge of Allegiance.

CEREMONIAL MATTERS

Recognition of Outgoing Snellville Tourism & Trade (STAT) Board Members

STAT Executive Director Kelly McAloon recognized outgoing Board Member Liz Jackson.

PRO 2025-04 – Go Red for Women: American Heart Month

Mayor Bender read the proclamation into the record and presented it to Kimberly Goodloe.

MINUTES

Approve the Minutes of the January 27, 2025 Meetings and the January 30, 2025 Public Hearing
Council Member Schulz made a motion to approve the minutes of January 27, 2025 Meetings and the January 30, 2025 Public Hearing, 2nd by Council Member Hetherington; voted 6 in favor and 0 opposed, motion approved.

INVITED GUESTS

None

COMMITTEE / DEPARTMENT REPORTS

None

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 RZ 24-05 RZ 24-06 (ORD 2025-01) SUP 24-03 (ORD 2025-02) – 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 8.95± Acre Tract of the Snellville Community Church Campus, Located on Civic Drive Sw, Pate Street, and Henry Clower Boulevard, Snellville, Georgia (Tax Parcels 5026 051; 5026 177; and 5027 107). Additionally, the Applicant is also Requesting to Amend the Official Zoning Map from CI (Civic Institutional) District to BG (General Business) District on a 1.18 ± Acre Tract of the 7.77± Acre Total Site for a 14,000 Sq. Ft. Commercial Building for Adult Living/Day Care, Retail and Restaurant Uses

Council Member Schulz announced that she is a member of Snellville Community Church but because has had no role in this project the City Attorney said she would not need to recuse herself.

Mayor Bender announced that, since there were changes to the original development plans, she would be holding public comment again.

Planning Director Thompson reviewed the changes that were done on the rendering labeled Final Zoning Exhibit 1-30-2025 by the applicant. He said that the Planning Department recommends approval with conditions and all but 2 variances. He then reviewed the variances requested:

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.

Recommended denial of 2 variances:

- Denial of variance (#1) from UDO Sec. 401-4.2. (Streetscapes Required - Sidewalk): to reduce the minimum 10-foot wide sidewalk width to 5-feet.
Denial of variance (#2) from UDO Sec. 401-4.2. (Streetscapes Required - Planter): to reduce the minimum 5-foot wide planter width to 2-feet.

Planning Director Thompson read the following conditions into the record:

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Conditions:

1. The property shall be developed in general accordance with the conceptual rezoning site plan entitled "Final Zoning Exhibit Dated 1-30-25" (stamped received 1-31-2025) 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.
5. Final building elevations for the commercial building shall be approved by Mayor and Council.
6. Dumpster enclosure design must comply with the current UDO standard at the time of permit issuance.

Mayor and Council asked questions regarding a second rendering labeled Rendering for Option "A"- Alley dated 1-30-2025. Discussion followed regarding the second rendering.

Jim Jacobi, Parkland Communities, Inc., 925 Northpoint Parkway, Alpharetta, Georgia was present and spoke about the 2 renderings and answered questions of the Mayor and Council.

Mayor Bender opened the floor for public comment for those in favor of the project and no one came forward.

Mayor Bender opened the floor for public comment for those in opposition to the project and no one came forward.

Council Member Lenski made a motion to approve RZ 24-05 RZ 24-06 with reference to ORD 2025-01 with the following changes:

The addition of variance K allowing exemption from 401-2.3(b) – Civic Space;

To update Condition 1 to be in accordance with the conceptual plan entitled "Rendering for Concept Option "A" - Alley", dated 1-30-2025 (stamped received February 4, 2025);

and the addition of 2 conditions:
Condition 5: Mayor and Council will have final approval of the Commercial Building Elevation Architectural plans.

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Condition 6: All dumpster enclosure designs built will be up to the Unified Development Ordinance (UDO) new standards at the time of the permit's issuance.

The motion was seconded by Council Member Schulz.

After discussion the motion was voted 6 in favor and 0 opposed, motion approved. (A copy of ORD 2025-01 is attached to and made a part of this record.)

Council Member Lenski made a motion to approve SUP 24-03 with reference to ORD 2025-02 with the following changes:

The addition of variance K allowing exemption from 401-2.3(b) – Civic Space;

To update Condition 1 to be in accordance with the conceptual plan entitled “Rendering for Concept Option “A” - Alley”, dated 1-30-2025 (stamped received February 4, 2025);

and the addition of 2 conditions:

Condition 5: Mayor and Council will have final approval of the commercial building elevation architectural plans.

Condition 6: All dumpster enclosure designs built will be up to the Unified Development Ordinance (UDO) new standards at the time of the permit's issuance, 2nd by Council Member Hetherington; voted 6 in favor and 0 opposed, motion approved. (A copy of ORD 2025-02 is attached to and made a part of these minutes.)

1st Reading – HRO 2025-01 - Home Rule Charter Amendment to the Charter of Snellville, Georgia by Amending Section 6.31 – Contracting Procedures Established By the Existing Charter

Mayor Bender explained that the amendment would remove the dollar amount for contracts from the Charter.

Mayor Pro Tem Warner made a motion to waive the first reading, 2nd by Council Member Carter; voted 6 in favor and 0 opposed, motion approved.

1st Reading - SUP 25-01 (ORD 2025-05) – Consideration and Action on Application by Michael Briscoe, Briscoe’s Pharmacy P.C. (d/b/a Snell’s Pharmacy) requesting a Special Use Permit for a 140 sq. ft. mural painted on the southern building elevation and variance from Sec. 207-6.2 (Definitions) of Article 7 Chapter 200 of the Snellville Unified Development Ordinance for the property zoned BG (General Business) District, 2295 Oak Road, Snellville, Georgia (Tax Parcel 5026 225)

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

1st Reading - RZ 25-01 (ORD 2025-03) – Consideration and Action on Application by Split Silk Properties, LLC, Representing Sinocoin Investment, LLC (property owner) Requesting: A) to Amend the Official Zoning Map From RS-30 (Single-Family Residential) District to R-TH (Townhouse Residential) District; And B) Request for Variances from the Snellville Unified Development Ordinance for a 67-Unit Single-Family (Attached) Townhome Development On A 17.44 +/- Acre Site with a Density of 3.84 Units Per Acre, Located Near the Intersection of U.S.

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Highway 78 (Athens Highway) and Rosebud Road, 3,000 Block Rosebud Road, Snellville, Georgia (Tax Parcel R5100 023)

Council Member Lenski made a motion to waive the first reading and place on the February 24, 2025 agenda for the second reading, 2nd by Council Member Hetherington; voted 6 in favor and 0 opposed, motion approved.

1st 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

Council Member Schulz made a motion to waive the first reading and place on the February 24, 2025 agenda for the second reading, 2nd by Council Member Carter; voted 6 in favor and 0 opposed, motion approved.

Mayor Bender explained that this is to address clarifications and various amendments being done to the UDO.

1st 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

Mayor Bender explained this will address special event facilities being able to serve alcohol.

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

CONSENT AGENDA

None

OLD BUSINESS

None

NEW BUSINESS

Consideration and Action on Surplus of City Police Vehicles [Bender]

Police Unit 171 – 2008 Ford Crown Victoria – 2FAFP71V98X154945

Police Unit 219 – 2016 Dodge Charger – 2C3CDXAGXGH319261

Council Member Schulz made a motion to approve the surplus of the two police vehicles, 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 brief report.

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PUBLIC COMMENTS

Kurt Schulz, 2027 Tanglewood Drive, Snellville.

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 8:57 p.m.



Barbara Bender, Mayor



Melisa Arnold, City Clerk

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.
- F. UDO Sec. 401-2.3(b) – (Civic Space) - Civic space is the portion of open space for public use defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping, and their adjacent buildings.

CONDITIONS:

1. The property shall be developed in general accordance with the conceptual plan entitled “Concept Option “A” - Alley”, dated 1-30-2025 (stamped received February 4, 2025) 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 11, 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.
5. Mayor and Council will have final approval of the Commercial Building Elevation Architectural plans.
6. All dumpster enclosure designs built will be up to the Unified Development Ordinance (UDO) new standards at the time of the permit’s issuance

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.

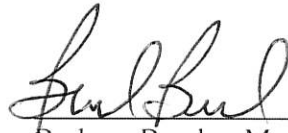
Section 5. Penalties in effect for violations of Chapter 1 of the Code of Ordinances, City of Snellville, Georgia at the time of the effective date of this Ordinance shall be and are hereby made applicable to this Ordinance and shall remain in full force and effect.

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

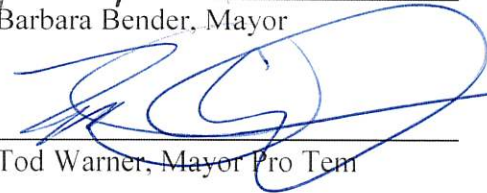
Section 7. This Ordinance was adopted on 2/10, 2025. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

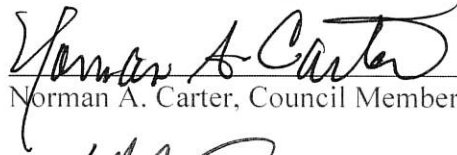
ORDAINED this 10 day of February 2025.



Barbara Bender, Mayor



Tod Warner, Mayor Pro Tem



Norman A. Carter, Council Member



Kerry Hetherington, Council Member

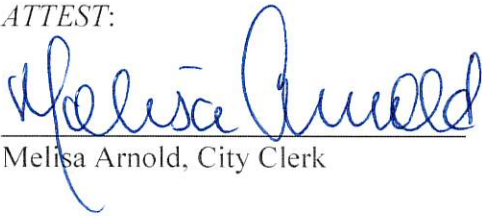


Cristy Lenski, Council Member



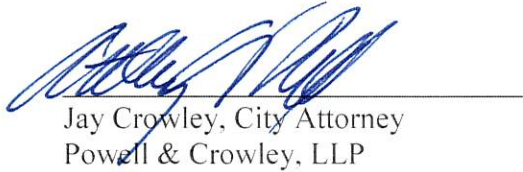
Gretchen Schulz, Council Member

ATTEST:



Melisa Arnold, City Clerk

APPROVED AS TO FORM:



Jay Crowley, City Attorney
Powell & Crowley, LLP

EXHIBIT "A"

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"

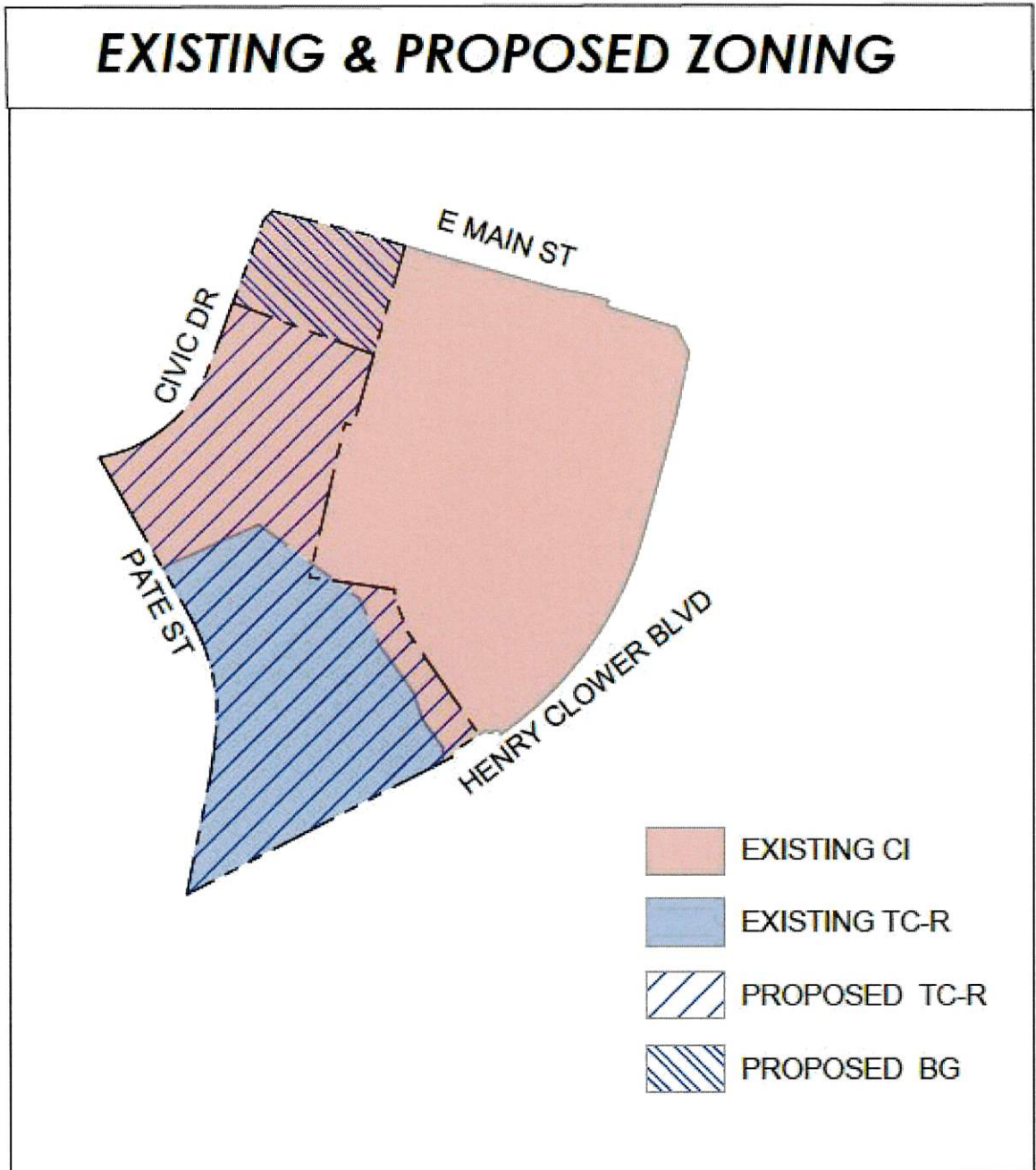
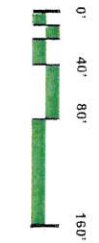


EXHIBIT "E"

RECEIVED
FEB - 4 2025

CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

RENDERING FOR
CONCEPT OPTION 'A' - ALLEY
01-30-2025



Bethany Park



PARKLAND
COMMUNITIES

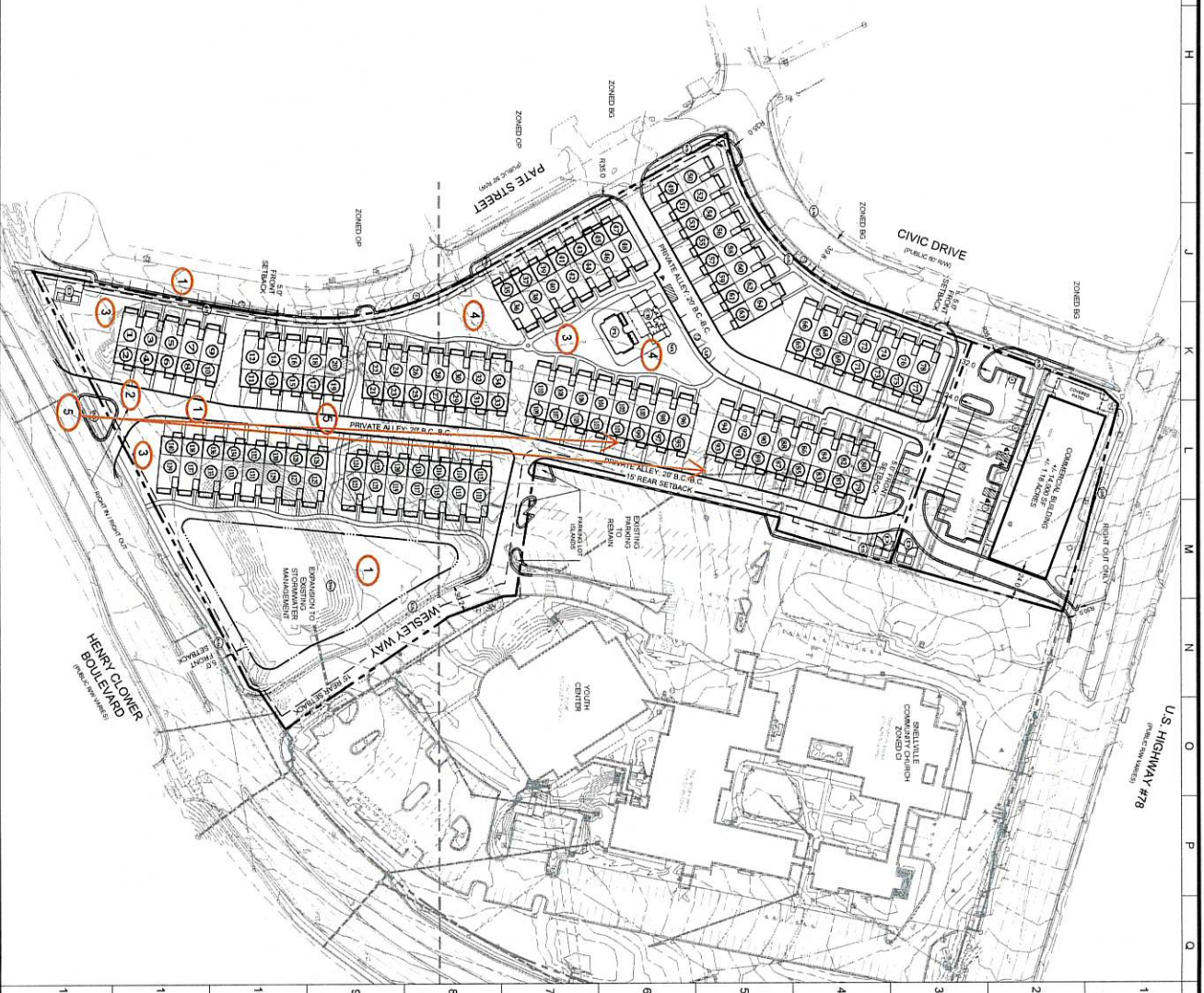
RESIDENTIAL SITE DATA	
EXISTING ZONING	G - COMMUNISTIONAL A 1 GP
OVERLAP DISTRICT	TOWN CENTER OVERLAY
PROPOSED ZONING	TOUR TOWNE CENTER RESIDENTIAL W/ SPECIAL USE PERMIT
GROSS ACRES	44.778 ACRES
GROSS DEENSITY	18 U/LA
PROPOSED BUILDING TYPE	STACED FLAT
ADJACENT SPACE PROVIDED	5% OF SITE
CIVIC SPACE PROVIDED	16.5% OF SITE
LOT & BUILDING DIMENSIONS	N/A
MIN LOT AREA	N/A
MAX LOT COVERAGE	100%
BUILDING HEIGHT	3 STORES OR 40'
STREETS & MORT OF WAY	AS SHOWN
ZONING DISTRICT	AS SHOWN
PRINCIPAL BUILDING SETBACKS	
MIN FRONT YARD STREET SETBACK	5'
REAR YARD SETBACK	5' MIN
REAR ALLEY SETBACK	10'
BUFFERED LANDSCAPE STRIPS	
BUFFERED LANDSCAPE STRIPS	N/A
LANDSCAPE STRIP	N/A
PARKING	
PARKING REQUIRED PER UNIT	1 PER UNIT + 1 PER ALIENS
TOTAL PARKING PROVIDED	335 SPACES
TOTAL PARKING REQUIRED	335 SPACES

BG SITE DATA	
EXISTING ZONING	G
PROPOSED ZONING	BG
PROPOSED BUILDING	1,000 SF
GROSS ACRES	4.118 ACRES
PARKING REQUIRED	28 SPACES (1189.400 SQ FT)
PARKING PROVIDED	47 SPACES

SITE LEGEND	
(P)	RESIDENT PARKING
(C)	CHILDRN
(D)	DISPENSER
(E)	EXISTING SIDEWALK TO REMAIN
(F)	NEW SIDEWALK
(G)	PROPOSED SIDEWALK / BIWAYS STRIP
(H)	PROPOSED BIWAYS STRIP / BIWAYS STRIP
(I)	STORMWATER MANAGEMENT AREA
(J)	SWIMMING POOL

Revised Concept Summary:

1. Increased Pavement and Impervious Area by + 6,000 sf requiring larger pond
2. No room for Civic Pavillion or gathering place
3. Green spaces now separated and no-longer cohesively connected
4. Park / Green Space Area is reduced by 30% to 1 Acre
5. Rear alley becomes a long cut through street and creates an unpleasant view from Henry Clower Boulevard seeing many more garages and parked vehicles with out interruption



<p>L&A ENGINEERING 281 S. MAIN STREET SNELLVILLE, GA 30078 770.242.4749</p>	<p>PARKLAND COMMUNITARIAN 298 S. MAIN ST. SNELLVILLE, GA 30078 24 HOURS CONTACT: 770.242.4749 E: SALES@PARKLANDGA.COM</p>	<p>CONCEPT PLAN FOR BETHANY PARK</p> <p>Snellville Community Church Tract 2428 E. Main St., Snellville, GA 30078 Tax ID: 5026 177</p>	<p>SCALE 1/8" = 1'-0"</p> <p>DATE: 04/29/2025</p> <p>CONCEPT PLAN</p> <p>1/30/25</p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION									
NO.	DATE	DESCRIPTION														

EXHIBIT "F"

Board and Batten
(Colors vary as shown)

Cement Siding
(Colors vary as shown)



Brick Veneer



Cement Siding
(Colors vary as shown)






SWEETWATER
SPRINGS

sweetwaterspringstownhomes.com

EXHIBIT "G"



THE SHOPPES AT BETHANY PARK

CONCEPTUAL ELEVATIONS



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 “Concept Option “A” - Alley”, dated 1-30-2025 (stamped received February 4, 2025) 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.
- F. UDO Sec. 401-2.3(b) – (Civic Space) - Civic space is the portion of open space for public use defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping, and their adjacent buildings.

CONDITIONS:

1. The property shall be developed in general accordance with the conceptual plan entitled “Concept Option “A” - Alley”, dated 1-30-2025 (stamped received February 4, 2025) 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 11, 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.
5. Mayor and Council will have final approval of the Commercial Building Elevation Architectural plans.

6. All dumpster enclosure designs built will be up to the Unified Development Ordinance (UDO) new standards at the time of the permit's issuance

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.

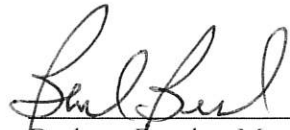
(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and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

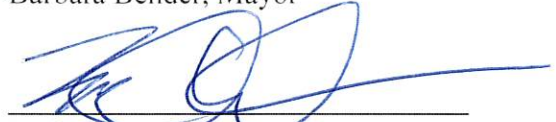
Section 5. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 6. This Ordinance was adopted on 2/10, 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 10 day of Feb., 2025.


Barbara Bender, Mayor


Tod Warner, Mayor Pro Tem

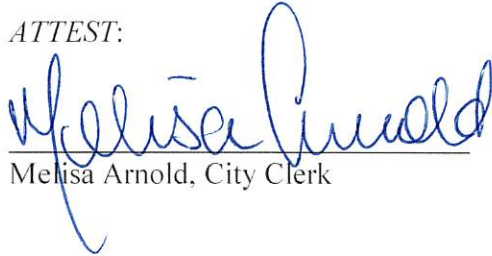

Norman A. Carter, Council Member


Kerry Hetherington, Council Member


Cristy Lenski, Council Member


Gretchen Schulz, Council Member

ATTEST:


Melisa Arnold, City Clerk

APPROVED AS TO FORM:



Jay Crowley, City Attorney
Powell & Crowley, LLP

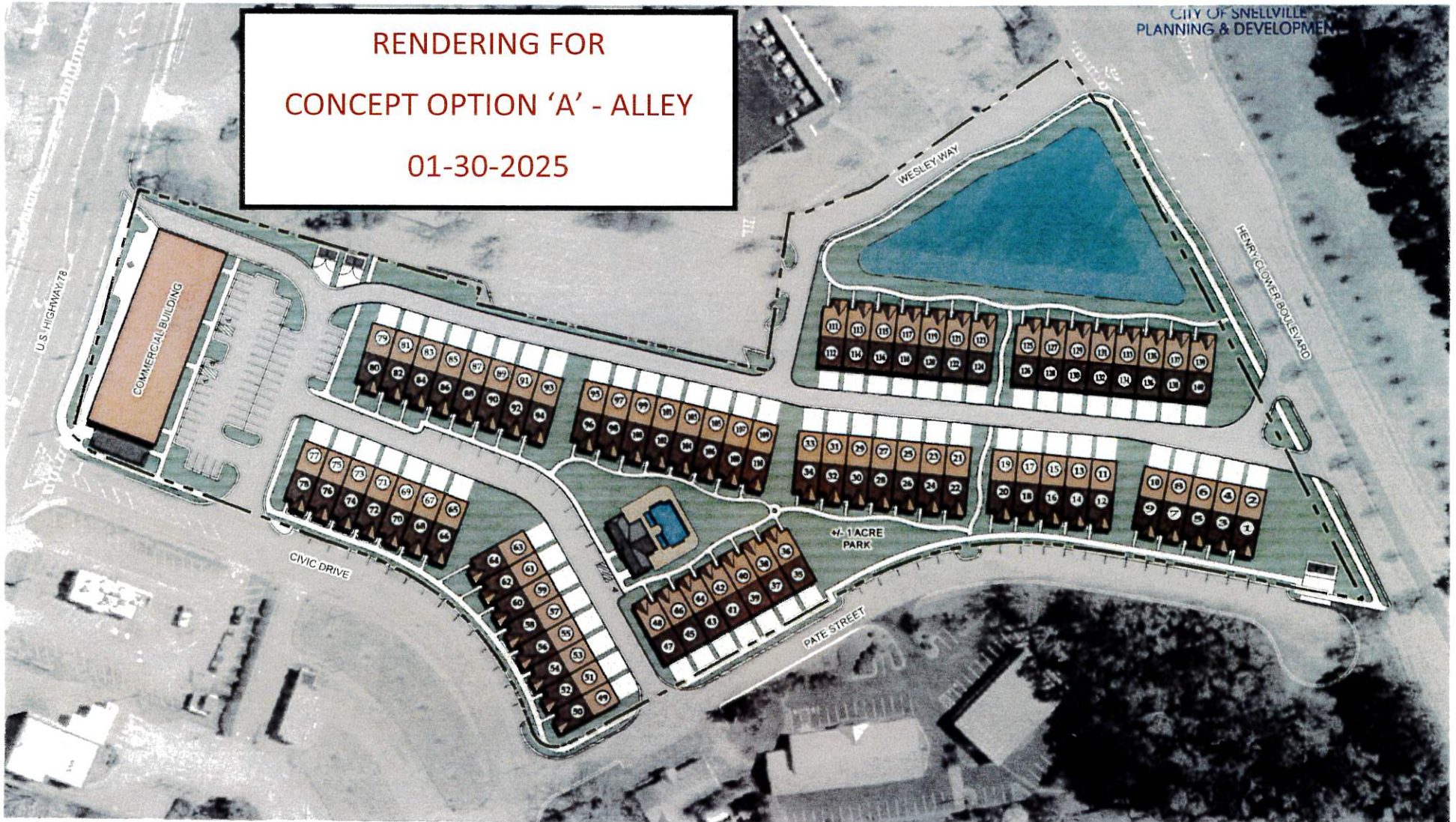
EXHIBIT "A"

RECEIVED

FEB - 4 2025

CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

RENDERING FOR
CONCEPT OPTION 'A' - ALLEY
01-30-2025



Bethany Park



PARKLAND
COMMUNITIES

RESIDENTIAL SITE DATA	
EXISTING ZONING	CJ - CIVIC INSTITUTIONAL & TC-R
OVERLAY DISTRICT	TOWN CENTER OVERLAY
PROPOSED ZONING	TC-R (TOWN 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 STORES OR 40'
STREETS & RIGHT OF WAY	
PAVEMENT WIDTH	AS SHOWN
PRINCIPAL BUILDING SETBACKS	
MIN. FRONT YARD STREET (SIDE)	0'
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	55 SPACES
TOTAL PARKING PROVIDED	335 SPACES

BG SITE DATA	
EXISTING ZONING	CJ
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

SITE LEGEND	
(A)	AMENITY PARKING
(B)	CABANA
(C)	DUMPSTER
(D)	EXISTING SIDEWALK TO REMAIN
(E)	MAIL KIOSK
(F)	PROPOSED 6' SIDEWALK / 5' GRASS STRIP
(G)	PROPOSED 10' SIDEWALK / 5' GRASS STRIP
(H)	STORMWATER MANAGEMENT AREA
(I)	SWIMMING POOL

Revised Concept Summary:

1. Increased Pavement and Impervious Area by + 6,000 sf requiring larger pond
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NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
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9		
10		
11		
12		

LJA ENGINEERING
295 S. MAIN STREET
ALPHARETTA, GA 30009
770.225.4730

PARKLAND COMMUNITIES DEVELOPER
200 S. MAIN ST.
ALPHARETTA, GA 30009
24 HR CONTACT: JIM JACOBI
CELL: 404.456.1562
E: JIM@PARKLANDCO.COM

CONCEPT PLAN FOR
BETHANY PARK
Shelville Community Church Tract
2428 E. Main St., Shelville, GA 30078
Tax ID: 5026 177

NORTH

SCALE 1" = 40'

PROJECT NUMBER: GA3793-231-19

DATE: 11/11/2023

CONCEPT PLAN

DATE: 11/11/2023

1/30/25

EXHIBIT "B"

Board and Batten
(Colors vary as shown)

Cement Siding
(Colors vary as shown)



Brick Veneer



Cement Siding
(Colors vary as shown)





SWEETWATER
SPRINGS

sweetwaterspringstownhomes.com