



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

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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

RES 2025-01

QUALIFYING FEES FOR CITY OF SNELLVILLE GEORGIA

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

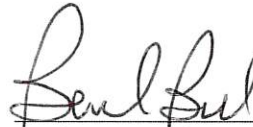
WHEREAS, the State of Georgia requires that municipalities fix and publish qualifying fees pursuant to O.C.G.A. § 21-2-131 by February 1 of the year in which the relevant election is to be held; and

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

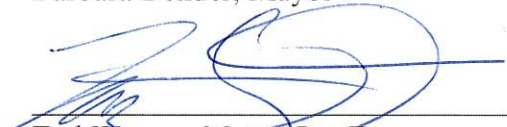
NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Snellville, Georgia, as follows:

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

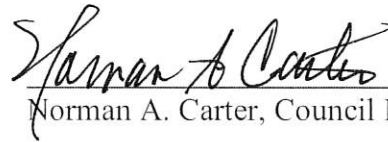
Adopted this 13th day of January, 2025.



Barbara Bender, Mayor



Tod Warner, Mayor Pro Tem



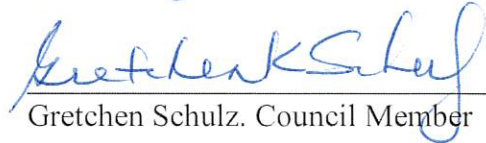
Norman A. Carter, Council Member



Kerry Hetherington, Council Member

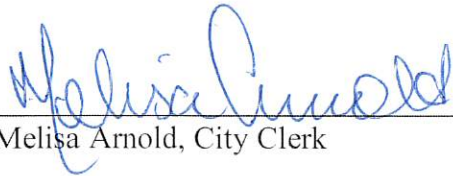


Cristy Lenski, Council Member



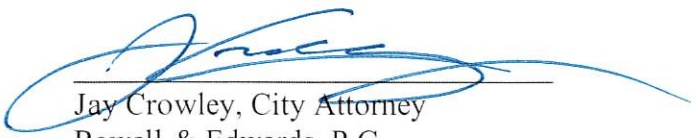
Gretchen Schulz, Council Member

ATTEST:



Melisa Arnold, City Clerk

APPROVED AS TO FORM:



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

EXHIBIT "A"

PUBLIC NOTICE

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

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

Melisa Arnold
City Clerk
City of Snellville, Georgia

NOTA INFORMATIVA

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

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

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