



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

Present: Mayor Barbara Bender, Mayor Pro Tem Tod Warner, Council Members Norman A. Carter Jr., Kerry Hetherington, Cristy Lenski, and Gretchen Schulz. Also present City Manager Matthew Pepper, Assistant City Manager Mercy Montgomery, City Attorney Jay Crowley with Powell and Crowley, Chief Greg Perry, Planning and Development Director Jason Thompson, 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 7:32 p.m.

INVOCATION

Tynecia Estrada, founder and CEO of Girls Breaking Chains, Inc., gave the invocation.

PLEDGE TO THE FLAG

Council Member Carter led the Pledge of Allegiance.

CEREMONIAL MATTERS

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

A short video was shown of Mr. Subash explaining his project.

Mayor Bender read the proclamation into record and presented it to Sirish Subash and his family.

MINUTES

Approve the Minutes of the January 13, 2025 Meetings and the January 16, 2025 Special Called Work Session

Council Member Schulz made a motion to approve the minutes of the January 13, 2025 Meetings and the January 16, 2025 Special Called Work Session, 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 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 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

Planning and Development Director Thompson gave an overview of the application. He stated it met several goals that are set by the 2045 Comprehensive Plan. He reviewed the variances and conditions, including two variances that were recommended for denial. Mr. Thompson said the need for these variances were eliminated due to an updated site plan that was submitted. The Planning Commission and Planning Department both recommend approval. Council asked questions of Mr. Thompson.

Tyler Lasser, LJA Engineering, 299 S. Main Street, Alpharetta, Georgia was present and spoke representing applicant Parkland Communities, Inc.

Michael Kohler, Special Kneads and Treats, Inc. spoke about being able to open a location in the development and the positive impact it would have for his business.

Pastor Quincy Brown, Pastor of Snellville Community Church, spoke in favor of the Bethany Park project.

Bruce Hinkle, Trustee in the Snellville Community Church, spoke about the positive economic impact of the Bethany Park project.

Will Hargrove, 1842 Glenwood Lane, Snellville spoke about the improvements to the area due to the development.

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

Mayor Bender explained the process for public input and then opened the floor for public comment for those in favor of the project. The following person came forward:

Josh Booth, 2127 Tanglewood Drive, Snellville spoke in favor of the Bethany Park project.

No one else came forward so Mayor Bender asked anyone in opposition to come forward to speak.

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
MONDAY, JANUARY 27, 2025
PAGE THREE

No one came forward in opposition so Mayor Bender closed public comment.

Council Member Lenski made a motion to table RZ 24-05 and RZ 24-06 until the February 10, 2025 meeting. The motion was seconded by Mayor Pro Tem Warner for discussion.

After discussion the motion to table the item was voted 6 in favor and 0 opposed, motion approved.

Council Member Lenski made a motion to table SUP 24-03 until the February 10, 2025 meeting, 2nd by Council Member Carter; voted 6 in favor and 0 opposed, motion approved.

CONSENT AGENDA

None

OLD BUSINESS

None

NEW BUSINESS

Consideration and Action on Approval of 2025 Snellville Tourism and Trade (STAT) Contract [Bender]

Mayor Bender explained this is the annual contract for the City events.

Council Member Schulz made a motion to approve the contract, 2nd by Council Member Hetherington; 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


No one came forward for public comment.

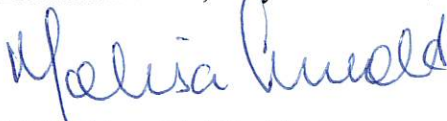
EXECUTIVE SESSION

None

ADJOURNMENT

Council Member Hetherington made a motion to adjourn, 2nd by Council Member Schulz; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 9:11 p.m.


Barbara Bender, Mayor


Melisa Arnold, City Clerk