



PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, SEPTEMBER 9, 2024

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 Attorney Chuck Ross with Powell and Edwards, Assistant City Manager Mercy Montgomery. Planning and Development Director Jason Thompson, Captain John Tainter, Public Information Officer Brian Arrington, IT Administrator Erika Fleeman and City Clerk Melisa Arnold. (City Manager Matthew Pepper and Chief Greg Perry were absent.)

CALL TO ORDER

Mayor Bender called the meeting to order at 7:30 p.m.

INVOCATION

Boy Scout Liam Miller with Troop 506 read a poem about service.

PLEDGE TO THE FLAG

Boy Scout Troop 506 presented the colors and led the Pledge of Allegiance.

CEREMONIAL MATTERS

PRO 2024-07 – Recognition of Arbor Day

Mayor Bender explained that the proclamation is being done to retain our Tree City status.

MINUTES

Approve the Minutes of the August 26, 2024 Meetings

Council Member Schulz made a motion to approve the August 26, 2024 meeting minutes, 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 of the September 9, 2024 meeting, 2nd by Council Member Carter; voted 6 in favor and 0 opposed, motion approved.

PUBLIC HEARING

Council Member Schulz recused herself at 7:36 p.m.

City of Snellville Administration Department

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Mayor Bender explained RZ 24-02 has been postponed twice and due to changes to the site plan another hearing is being held to allow for public input. She then reviewed the Public Hearing process.

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

Planning Director Thompson gave a brief overview of the changes to the site plans and reviewed the updated variances and conditions. He advised that the Planning Department recommend approval.

Alex Mitchem with LJA Engineering, 19 East Candler Street, Winder, spoke on behalf of the applicant. He presented a site plan labeled 9-9-2024-A which shows the new location of the dumpster enclosure closer to Fountain Drive. He explained that the gate that to Crescent Drive that will be installed will have a Knox box for access.

Mayor Bender opened the floor for public comment and asked people in favor to come forward:

William Ellis, lives adjacent to Crescent Drive, spoke in opposition to the development due to the buffer, density, and connection to Crescent Drive.

Attorney Ross said that since the last person spoke in opposition the remaining 8 minutes and 38 seconds would be applied to the opposition portion of public comment.

Public comment in favor of the application was continued:

Kurt Schulz, 2027 Tanglewood Drive, Snellville came forward and spoke in favor of the development.

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

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

Alex Mitchem with LJA Engineering came forward and addressed the concerns regarding the buffer and gate. Mayor Pro Tem Warner asked if the applicant would have any objections to the installation of an opaque fence. After consulting with the developer, Mr. Jim Jacobi, Mr. Mitchem said there was no objection to that additional condition.

Mayor Pro Tem Warner made a motion to approve RZ 24-02 (reference to ORD 2024-04) with the change to the site plan reference in condition 1 and the addition of condition 11.

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He read condition 1 and conditions 5 through 10 into the record. The conditions are as follows:

1. The property shall be developed in general accordance with the conceptual rezoning site plan entitled "Site Zoning Plan for Brookwood Green", dated 9-9-24-A (stamped received Sep 9, 2024) in Exhibit "B", a copy of which is attached hereto and incorporated herein by reference, 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 streets and alleys shall be privately owned and maintained by the Property Owners' Association.
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. A rental cap of ten-percent (10%) of the total number of townhome units at any given time for rentals greater than thirty (30) consecutive days shall be placed on the development with such language being included in the Homeowners Association's Declaration of Covenants, Conditions and Restrictions.
6. A microtransit bus stop is to be provided and located near the split of the interior private street with the design of said bus stop to be approved by the Director of Planning and Development.
7. Traffic control bollards shall be placed at the end of each alleyway with evergreen shrubbery planted behind the bollards as approved by the Director of Planning and Development.
8. Painted 'No Parking' curbing to be provided in areas to be determined by the Snellville Police Chief and the Director of Planning and Development.
9. Solid waste dumpster/compactor to be located along the street from Fountain Drive to Highway 78 West at a location to be approved by the Director of Planning and Development.
10. Stormwater design shall incorporate measures to minimize over wash of courtyard green space from building gutters and downspouts and development roadways.
11. Fence along the Northwest portion of the property shall be opaque design to be approved by the Director of Planning and Development.

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Mayor Bender confirmed with Mayor Pro Tem Warner that approval of the variances is also included.

Council Member Lenski 2nd the motion; voted 5 in favor and 0 opposed, motion approved. (A copy of ORD 2024-04 is attached to and made a part of these minutes.)

Council Member Schulz returned to the meeting at 8:02 p.m.

CONSENT AGENDA

None

OLD BUSINESS

None

NEW BUSINESS

None

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:

Kenneth Faulks Jr, 1323 Temple Johnson Road, Loganville.

Catherine Hardrick, 2280 Buckley Trail, Snellville.

Leora Murchison, Snellville.

Erica Murchison, Snellville.

Tristan Spenninck, 1281 Braeburn Drive, Snellville.

EXECUTIVE SESSION

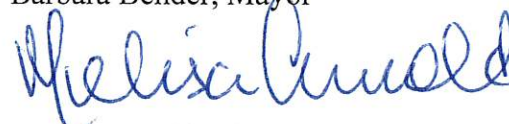
None

ADJOURNMENT

Mayor Pro Tem Warner made a motion to adjourn, 2nd by Council Member Hetherington; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 8:32 p.m.



Barbara Bender, Mayor



Melisa Arnold, City Clerk

STATE OF GEORGIA
CITY OF SNELLVILLE

ORDINANCE NO. 2024-04

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SNELLVILLE, GEORGIA, AS AMENDED, FOR A 8.197± ACRE TRACT OF LAND LOCATED IN LAND LOT 7 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, 2785, 2787, AND 2791 W. MAIN STREET, 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 24-02

LOCATION: 2785, 2787, and 2791 W. Main Street,
Snellville, GA

SIZE: 8.197± Acres

TAX PARCEL(s): R5007 165, R5007 282, R5007 283, and
R5007 285

REQUESTED ZONING: R-TH (Townhome Residential) District

DEVELOPMENT/PROJECT: 64-Unit Single Family (Attached)
Townhome Development

PROPERTY OWNER(s): Vikram Chaudhary, Stone Mountain, GA
Grace Ridge Snellville LLC, Charlotte NC

APPLICANT: Tyler Lasser, Business Development Mgr.
LJA Land Development
Alpharetta, GA 3009
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 8.197± acre tract of land located at 2785, 2787, and 2791 W. Main Street, Snellville, Georgia (Tax Parcels R5007 165, R5007 282, R5007 283, and R5007 285) for a 64-unit single-family (attached) townhome development; and

WHEREAS, the R-TH (Residential Townhome) District is one of several zoning districts deemed appropriate for the property's *Health Village* 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 Article 2 of Chapter 200 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 8.197± acre tract of land described and shown on the property survey entitled "Exhibit Survey Vikram Tract, Snellville, Georgia for Parkland Communities, LLC" sealed and stamped received Jun 11, 2024 in Exhibit "A", a copy of which is attached hereto and incorporated herein by reference is hereby amended and changed from BG (General

Business) District to R-TH (Townhome Residential) District, subject to the attachment of the following enumerated variances and conditions:

VARIANCES:

- A. UDO Sec. 202-6.6. (Dimensional Standards – Site Setback): to reduce the 40-foot minimum site setback to 19.2 feet along the *western* property line where adjacent to Towne Center Office Park per the site plan.
- B. UDO Sec. 202-6.6. (Dimensional Standards – Site Setback): to reduce the 40-foot minimum site setback to 7.0 feet along the *eastern* property line where adjacent to the Fountain Drive commercial properties.
- C. UDO Sec. 202-6.6. (Dimensional Standards – Site Setback): to reduce the 50-foot minimum site setback (along streets) to 5.0 feet along the *southern* property line where the existing private street is located that serves as sole access to and from the Towne Center Office Park.
- D. UDO Sec. 401-3.4.F.1. (Dead-End Streets): to waive the requirement to provide temporary vehicular turnaround (cul-de-sac) within the right-of-way.
- E. UDO Sec. 401-3.4.F.2. (Cul-de-Sac): to waive the requirement to provide a permanent cul-de-sac for dead-end streets exceeding 1,000 feet in length.

CONDITIONS:

- 1. The property shall be developed in general accordance with the conceptual rezoning site plan entitled “Site Zoning Plan for Brookwood Green”, dated 9-9-24-A (stamped received Sep 9, 2024) in Exhibit “B”, a copy of which is attached hereto and incorporated herein by reference, 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 streets and alleys shall be privately owned and maintained by the Property Owners’ Association.
- 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. A rental cap of ten-percent (10%) of the total number of townhome units at any given time for rentals greater than thirty (30) consecutive days shall be placed on the development with such language being included in the Homeowners Association's Declaration of Covenants, Conditions and Restrictions.
6. A microtransit bus stop is to be provided and located near the split of the interior private street with the design of said bus stop to be approved by the Director of Planning and Development.
7. Traffic control bollards shall be placed at the end of each alleyway with evergreen shrubbery planted behind the bollards as approved by the Director of Planning and Development.
8. Painted '*No Parking*' curbing to be provided in areas to be determined by the Snellville Police Chief and the Director of Planning and Development.
9. Solid waste dumpster/compactor to be located along the street from Fountain Drive to Highway 78 West at a location to be approved by the Director of Planning and Development.
10. Stormwater design shall incorporate measures to minimize over wash of courtyard green space from building gutters and downspouts and development roadways.
11. Fence along the Northwest portion of the property shall be opaque design to be approved by the Director of Planning and Development.

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 September 9, 2024. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

ORDAINED this 9 day of September, 2024.

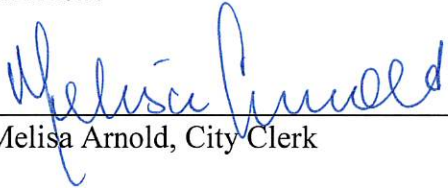


Barbara Bender, Mayor

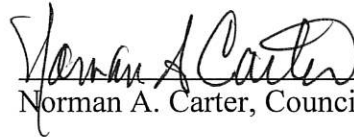


Tod Warner, Mayor-Pro Tem

ATTEST:



Melisa Arnold, City Clerk



Norman A. Carter, Council Member



Kerry Hetherington, Council Member

APPROVED AS TO FORM:



W. Charles Ross, City Attorney
Powell & Edwards, P.C.



Cristy Lenski, Council Member

Gretchen Schulz, Council Member

EXHIBIT "A"

EXHIBIT "B"

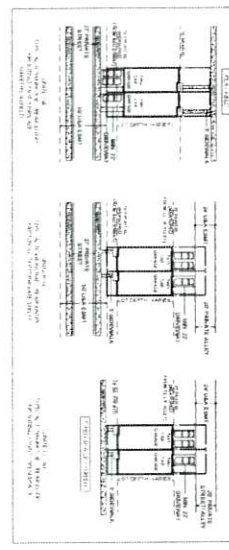
VICINITY MAP - NOT TO SCALE



SITE DATA

GRAND TOTAL AREA	441,100 SQUARE FEET
NET AREA AVAILABLE FOR DEVELOPMENT	300,000 SQUARE FEET
TOTAL LOT AREA	64,410 SQUARE FEET
TOTAL DEVELOPABLE AREA	1,200,000 SQUARE FEET
DEVELOPABLE AREA PER ACRE	174,240 SQUARE FEET
DEVELOPABLE AREA PER LOT	19,048 SQUARE FEET
DEVELOPABLE AREA PER ACRES	174,240 SQUARE FEET
DEVELOPABLE AREA PER LOT	19,048 SQUARE FEET

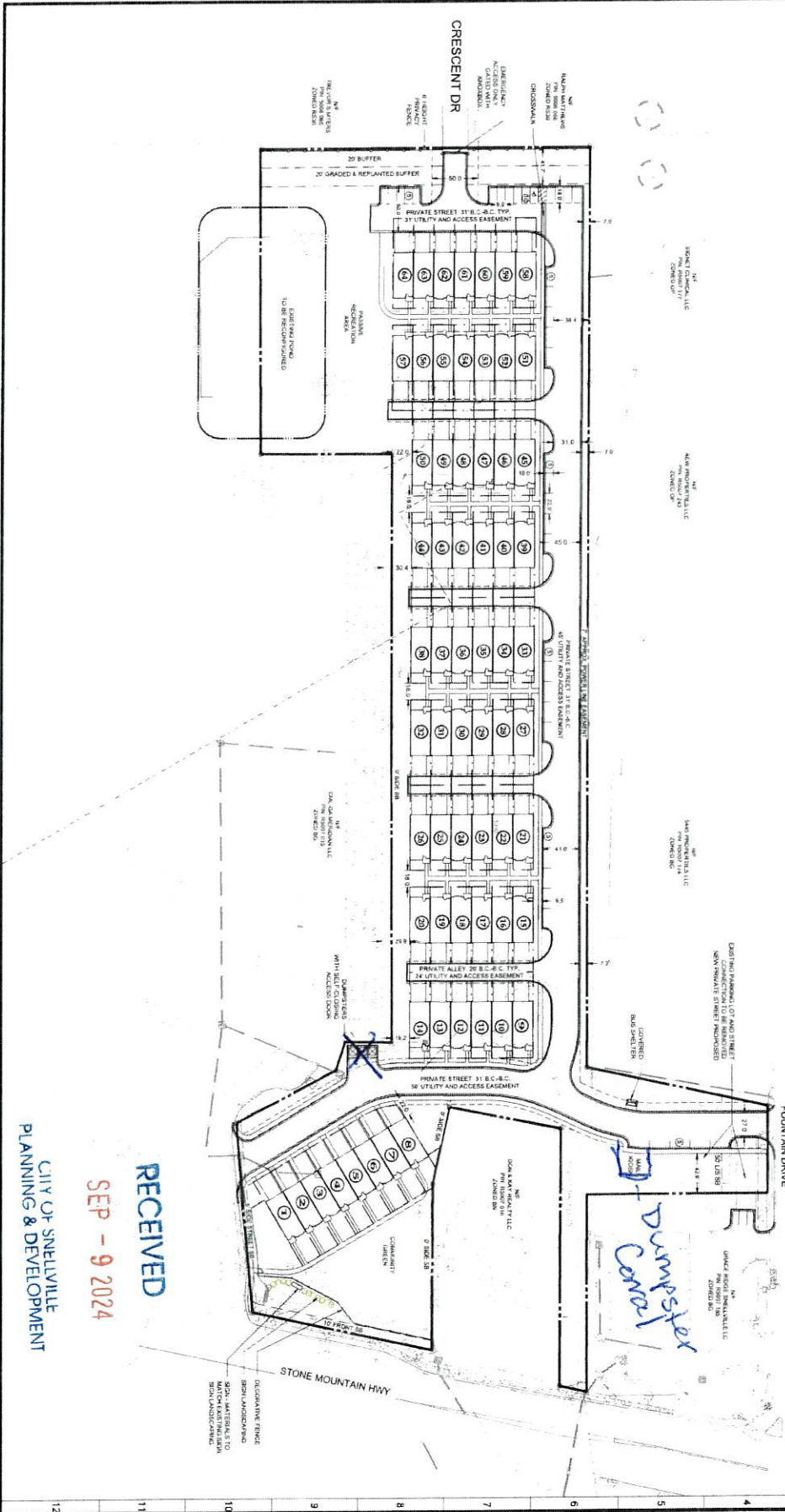
TYPICAL LOT DETAILS - NOT TO SCALE



PARKING CALC

TYPE	PER UNIT	TOTAL
RESIDENT	1	100
COMMERCIAL	2	200
TOTAL		300

PROPOSED PROJECT IS SUBJECT TO THE CITY OF SNELLVILLE ZONING ORDINANCES AND THE CITY ENGINEER'S REVIEW. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PROJECT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED OR THE RESULTS OF THE ENGINEERING WORK. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PROJECT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED OR THE RESULTS OF THE ENGINEERING WORK.



RECEIVED
SEP - 9 2024
 CITY OF SNELLVILLE
 PLANNING & DEVELOPMENT

<p>L&A ENGINEERING 101 S. MAIN STREET ATLANTA, GA 30303 TEL: 404.525.1111 FAX: 404.525.1112</p>	<p>PARKLAND 441 SOUTH MAIN ST. ATLANTA, GA CONTACT: JIM JACOBI TEL: 404.414.5142 EMAIL: JIM@PARKLAND.COM</p>	<p>BROOKWOOD GREEN STONE MOUNTAIN HIGHWAY SNELLVILLE, GA 30078 LL 007 - DISTRICT 519 PARCEL # 5007 182 5007 285 5007 165</p>	<p>9924 A</p>
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