

PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, APRIL 14, 2025

Summary Publication Date: April 16, 2025

Present: Mayor Barbara Bender, Mayor Pro Tem Tod Warner, Council Members Norman A. Carter Jr., Kerry Hetherington, and Cristy Lenski. (Council Member Gretchen Schulz was absent.) Also present City Manager Matthew Pepper, Assistant City Manager Mercy Montgomery, City Attorney Tony Powell with Powell and Crowley, Captain Zach Spahr, 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 7:33 p.m.

INVOCATION

Melvin Everson gave the invocation.

PLEDGE TO THE FLAG

City Attorney Powell led the Pledge of Allegiance.

CEREMONIAL MATTERS

PRO 2025-07 – Arbor Day

Mayor Bender read the proclamation into the record.

PRO 2025-09 – Arab American Month

Mayor Bender read the proclamation into the record and presented to Mike Sabbagh and other members of the Arab community.

Snellville Tourism and Trade Presentation

Kelly McAloon, Executive Director for STAT, recognized outgoing board member Melvin Everson for his service.

MINUTES

Approve the Minutes of the March 24, 2025 Meetings

Council Member Lenski made a motion to approve the minutes of the March 24, 2025 meetings, 2nd by Council Member Carter; voted 5 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 as presented, 2nd by Mayor Pro Tem Warner; voted 5 in favor and 0 opposed, motion approved.

PUBLIC HEARING

Mayor Bender explained the public hearing procedures.

2nd 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. Highway 78 (Athens Highway) and Rosebud Road, 3,000 Block Rosebud Road, Snellville, Georgia (Tax Parcel R5100 023)

Planning Director Thompson gave an overview of the application and explained the differences between the site plan dated 1-30-2025 and the one referenced in the ordinance for adoption dated 2-17-2025. He stated that the Planning Commission and Planning Department both recommend approval with requested variances and conditions:

Variances:

- A. UDO Sec. 202-6.7. (Building Setbacks): To reduce the 10-foot minimum front yard building setback to 8-feet.
- B. UDO Sec. 401-5.10.b. (Residential Curbing): To allow roll-back curbing in lieu of vertical curbing within the proposed townhome development on Lots 14-19. A 2.5-foot wide planter is required between the roll-back curbing and sidewalk.
- C. UDO Table 401-4.2. (Streetscape Table): To reduce the 5-foot minimum planter width to 2.5-feet between the sidewalk and (internal) streets.

Conditions:

1. The property shall be developed in general accordance with the rezoning site plan entitled “Snellville Townhomes, Rosebud Road, Snellville, GA 30078”, dated 01-30-2025, revised 02-17-2025, stamped received FEB 18 2025, 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. A Property Owner’s Association shall be established for the continuous maintenance of all sidewalks, alleys, buffers, open space, landscaping, signage, stormwater detention, and recreation and clubhouse areas.
3. All alleys and stormwater management facilities shall be privately owned by the Property Owner’s Association.
4. The development and townhome units are to be deed restricted to at least 90% owner-occupied fee-simple single-family ownership while the remaining 10% of the townhome units may be used as non-owner occupied (rental) units. This condition must be incorporated into the Property Owner’s Association documents prior to the release of any certificates of occupancy.
5. A six (6) foot high shadowbox wood privacy fence, or other fence type mutually agreed upon by the developer and adjacent property owners (Parcel 5100 022, 5100 047, and 5100 016) shall be installed along the southern property line unless waived in writing by the property owner(s) of these parcels.
6. A minimum six (6) feet wide sidewalk and minimum five (5) feet wide planter is required where the development is adjacent to Rosebud Road, an Urban Minor Arterial Street per the Gwinnett County Road Classification Map.
7. Rear-entry driveway length shall be a minimum of twenty-two (22) feet, measured from garage door to alley pavement edge. Front entry driveway length shall be a minimum of twenty-two (22) feet, measured from garage door to sidewalk.
8. The stormwater management ponds located at the southwestern portion of the site shall be designed as a wet extended detention facility, unless topographic, bedrock, or other preventive measures are present that require a dry pond.
9. Except for the cul-de-sac street, cross streets connecting to alleys shall have a minimum width of nineteen (19) feet measured back-of-curb.
10. All buildings shall have twenty (20) feet minimum separation between principal buildings.

11. 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.
12. Signs higher than 15 feet or larger than 225 square feet are prohibited.
13. Except as otherwise stated in the approved variances and conditions, townhomes shall be developed and constructed in accordance with the UDO provisions in effect prior to the 3-10-2025 approved text amendment #8.

Planning Director Thompson answered questions from the Council.

Jeff Timler, Split Silk Properties, P.O. Box 1725, Loganville, was present representing the applicant. He spoke about the application and said they agreed to the variances and conditions.

Mayor Bender opened the floor for public comment for those in favor and the following people came forward:

Denise Buchanan, 1355 Summit Chase Drive, Snellville, had questions about traffic.

Megan Palich, 3224 Brooks Drive, Snellville stated she thought it was appropriate development but had some concerns.

No one else came forward so Mayor Bender closed public comment for those in favor and opened the floor to those in opposition:

Kit Vinsick, 1310 Summit Chase Drive, Snellville advised she was not for or against the development but had questions about stormwater runoff.

Cat Hardrick, 2280 Buckley Trail, Snellville spoke about concerns regarding the development.

No one else came forward so Mayor Bender closed public comment.

Jeff Timler, Split Silk Properties came forward and addressed the concerns raised during the public hearing.

Mayor Pro Tem Warner made a motion to approve RZ 25-01 with variances and conditions as referenced in ORD 2025-03, 2nd by Council Member Lenski.

Mayor and Council spoke about the application.

The motion was voted 5 in favor and 0 opposed, motion approved.

1st Reading - RZ 25-03 LUP 25-01 – Consideration and Action on applications by The Revive Land Group, LLC (applicant) and Chris Dusik (property owner) and Soren S. Thomas Living Trust (property owner) requesting: a) to amend the Snellville 2045 Future Land Use Map from Residential –Low Density to Residential –Medium Density; b) to amend the Official Zoning Map from RS-30 (Single-family Residential) District to RX (Mixed Residential) District; and c) variance from UDO Sec. 201-1.6(D)(1) to increase the front yard area used for driveways from 35% to 67% for townhomes and 40% for single-family detached homes. The proposed project is for a single-family residential community consisting of 28 single-family (detached) homes and 42 single-family (attached) townhomes on a 15.149± acre site with a gross density of 4.62 units per acre, 2587 and 2597 Lenora Church Road, Snellville, Georgia (Tax Parcels 5027 001 and 5027 001E)

Council Member Lenski recused herself due to the fact that her property abuts the development. She left the Chambers at 8:23 p.m.

Mayor Pro Tem Warner made a motion to waive the first reading and place on the April 28, 2025 agenda for the 2nd reading and public hearing, 2nd by Council Member Carter; voted 4 in favor and 0 opposed, motion approved.

Council Member Lenski returned to the Chambers at 8:24 p.m.

CONSENT AGENDA (Please see *Note)

None

OLD BUSINESS

None

NEW BUSINESS

Consideration and Action on an Intergovernmental Agreement (IGA) with Gwinnett County for the Sewer Extension Project [Bender]

Mayor Bender explained that the City will contribute \$1.4 million of designated SPLOST funds to the sewer expansion project.

Council Member Lenski made a motion to approve the IGA with Gwinnett County, 2nd by Council Member Hetherington; voted 5 in favor and 0 opposed, motion approved.

Consideration and Action on RES 2025-07 - Waiving Building Permit Fees and Land Disturbance Fees For 16.96 Acres Located at Henry Clower Boulevard, Pine Street, and Church Street, Snellville, Georgia [Bender]

Mayor Bender explained that these fees are being waived as part of the sewer expansion project. The developer was going to install a 12-inch pipe but the City needed an 18-inch pipe so the fees are being waived to help cover the cost for the difference.

Council Member Hetherington made a motion to approve RES 2025-07, 2nd by Council Member Carter; voted 5 in favor and 0 opposed, motion approved.

Consideration and Action on Surplus of Police Department Vehicle [Bender]

Council Member Lenski made a motion to approve the surplus, 2nd by Mayor Pro Tem Warner.

Mayor Bender advised the vehicle will be listed for sale on Govdeals.

The motion was voted 5 in favor and 0 opposed, motion approved.

Police Unit 220 – 2016 Dodge Charger – VIN 2C3CDXAG4GH319255 will be surplused.

COUNCIL REPORTS

Council Member Carter, Hetherington, Lenski, 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:

Katherine Morgan, 1630 Timberline Trace, Snellville.

Ann LaFavor, 3235 Satellite Blvd, Duluth.

John Andrus, 1291 Green Turf Drive, Snellville.

Kevin Lutick, 1545 Summit Chase Drive, Snellville.

Pat Port, 1247 Summit Chase Drive, Snellville.

Gloria Bienstock, 3398 Summit Turf Lane, Snellville.

Ken Dial, Zermatt Way, Snellville.

Ken Morgan, 1630 Timberline Trace, Snellville.

Wilfred St. Hillaire, 1620 Timberline Trace, Snellville.

Robin Brainard, 1555 Timberline Trace, Snellville.

Ross Lee, 3297 Classic Drive, Snellville.

Barbara Aho Wehner, 1391 Summit Chase Drive, Snellville.

Mila Volo, 3251 Garmon Drive, Snellville.

Bob Brainard, 1555 Timberline Trace, Snellville.
Bradley Smith, 1319 Summit Chase Drive, Snellville.
David Impicciatore, 1410 Summit Chase Drive, Snellville.
Tammy Robinson, 1016 Masters Lane, Snellville.
Danielle Thaxton, 1560 Timberline Trace, Snellville.
Lonny Dykema, 1197 Summit Chase Drive, Snellville.
Megan Palich, 3224 Brooks Court, Snellville.
Julie Reese, 1343 Summit Chase Drive, Snellville.
Kit Vinsick, 1410 Summit Chase Drive, Snellville.
Hanae Isha, 1312 Green Turf Drive, Snellville.
Cat Hardrick, 2280 Buckely Trail, Snellville.
James Doppelheuer, 1371 Green Turf Drive, Snellville.
Shannon Doppelheuer, 1371 Green Turf Drive, Snellville.
Tricia Rawlins, 2088 Harbour Oaks Drive, Snellville.

EXECUTIVE SESSION

None

ADJOURNMENT

Council Member Hetherington made a motion to adjourn, 2nd by Council Member Carter; voted 5 in favor and 0 opposed, motion approved. The meeting adjourned at 10:37 p.m.

***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.**