

PUBLIC HEARING & REGULAR BUSINESS MEETING  
OF MAYOR AND COUNCIL  
CITY OF SNELLVILLE, GEORGIA  
MONDAY, JULY 22, 2024

Publication Date: July 25, 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, City Manager Matthew Pepper, Assistant City Manager Mercy Montgomery, 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 7:30 p.m.

**INVOCATION**

Bobby Howard gave the invocation.

**PLEDGE TO THE FLAG**

Mayor Pro Tem Warner led the Pledge of Allegiance.

**CEREMONIAL MATTERS**

None

**MINUTES**

Approve the Minutes of the July 8, 2024 Meetings

Council Member Lenski made a motion to approve the minutes of the July 8, 2024 meetings, 2<sup>nd</sup> by Council Member Carter; voted 6 in favor and 0 opposed, motion approved.

**INVITED GUESTS**

Gwinnett County Department of Transportation (DOT) – Transit Update

Lewis Cooksey, Director of Gwinnett County Department of Transportation, presented the County's Transit Plan.

**COMMITTEE / DEPARTMENT REPORTS**

None

**APPROVAL OF THE AGENDA**

Council Member Lenski made a motion to approve the agenda as presented, 2<sup>nd</sup> by Mayor Pro Tem Warner; voted 6 in favor and 0 opposed, motion approved.

**PUBLIC HEARING**

Mayor Bender issued instructions to the public on the public comment process and the time limits for comments.

2<sup>nd</sup> Reading - #RZ 24-01 LUP 24-01 SUP 24-01 – Consideration and Action on applications by First Baptist Church of Snellville, Inc. (property owner) and ARRIS Holdings, LLC (applicant) requesting to: amend the Snellville 2045 Future Land Use Map from Residential –Low density to Towne Center; amend the Official Zoning Map from RS-30 (Single-family Residential) District to TC-R (Town Center Residential) District; request for a Special Use Permit; and request for variances from the Snellville Unified Development Ordinance for a multi-family development consisting of 300 Towne Center Flat units on a 16.96± acre tract located at Henry Clower Boulevard, Pine Street, and Church Street, Snellville. Tax Parcels 5027 011, 5027 015, 5027 016, 5027 016A, 5027 020, 5027 021, 5027 097, 5027 009, 5027 124, 5027 113, 5027 007 and 11,325 sq. ft. of Pine Street right-of-way (to be abandoned)

Mayor Bender announced that the applicant has requested a postponement to the August 26<sup>th</sup> meeting.

Council Member Lenski made a motion to postpone RZ 24-01 LUP 24-01 and SUP 24-01 until the August 26, 2024 meeting for the second reading and public hearing, 2<sup>nd</sup> by Council Member Carter; voted 6 in favor and 0 opposed, motion approved.

2<sup>nd</sup> Reading - UDO 24-01 – Consideration and Action on amendment to the text of the Snellville Unified Development Ordinance (“UDO”) to adopt a local amendment to the Georgia State Minimum Standard Plumbing Code and maintain the Metro Water District-Water Efficiency Code Requirements per Action Item: Water Supply Water Conservation-8 (page 5-55) of the Dec 2022 Water Resources Management Plan

Planning Director Thompson explained the amendment to the UDO needs to be adopted to remain in compliance with the State of Georgia.

Mayor Bender opened the floor to public comment and no one came forward so public comment was closed.

Council Member Schulz made a motion to approve UDO 24-01, 2<sup>nd</sup> by Mayor Pro Tem Warner; voted 6 in favor and 0 opposed, motion approved.

2<sup>nd</sup> 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

Council Member Schulz recused herself at 8:01 p.m. and left the Chambers.

Mayor Pro Tem Warner made a motion to postpone RZ 24-02 until the August 26, 2024 meeting, 2<sup>nd</sup> by Council Member Lenski; voted 5 in favor and 0 opposed, motion approved.

Council Member Schulz rejoined the meeting at 9:01 p.m.

2<sup>nd</sup> Reading - RZ 24-03 SUP 24-02 – Consideration and Action on applications by Shifa Real Estate Investments LLC (property owner) and SPG Planners & Engineers (applicant) requesting to: amend the Official Zoning Map from BG (General Business) District to TC-R (Town Center Residential) District; request for a Special Use Permit for Towne Center Flat residential units; and request for variances from the Snellville Unified Development Ordinance for a proposed 5-story, Towne Center Flat residential building with 171 unit mix of one-, two-, and three- bedroom units on a 2.76± acre site located in the Towne Center Overlay District at 2380 Wisteria Drive, Snellville (Tax Parcel 538 133)

Council Member Lenski made a motion to approve RZ 24-03 with the addition of Condition #5 - Applicant will provide an exterior building color palette to the Planning Director for approval, 2<sup>nd</sup> by Council Member Hetherington; voted 6 in favor and 0 opposed, motion approved.

Council Member Lenski made a motion to approve SUP 24-02, 2<sup>nd</sup> by Council Member Carter; voted 6 in favor and 0 opposed, motion approved.

Mayor Bender called for a 5 minutes recess at 9:53 p.m.

Council Member Schulz left the meeting during the break.

The meeting reconvened at 10:00 p.m.

#### **CONSENT AGENDA (Please see \*Note)**

None

#### **OLD BUSINESS**

None

#### **NEW BUSINESS**

2<sup>nd</sup> Reading – ORD 2024-07 - Consideration and Action on Approval of the Ordinance for the Amendment and Restatement of the Agreement of the Georgia Municipal Employees Benefit System Defined Retirement Plan [Bender]

Council Member Lenski made a motion to approve ORD 2024-07, 2<sup>nd</sup> by Council Member Hetherington; voted 5 in favor and 0 opposed, motion approved.

Consideration and Action on Approval of RES 2024-10 – Adoption of the 2024 Millage Rate [Bender]

Mayor Bender explained the purpose of the meeting was to provide citizens the opportunity to speak about the 2024 Millage Rate. She advised it has been 4 mills for the past two years, down from 4.588 mills three years ago.

Mayor Pro Tem Warner made a motion to adopt RES 2024-10, 2<sup>nd</sup> by Council Member Carter; voted 5 in favor and 0 opposed, motion approved.

Consideration and Action on RES 2024-13 – Adoption of Local Amendment to Plumbing Code for Water Efficiency of Water Ordinance [Bender]

Mayor Bender explained this is being done in conjunction with the unified development ordinance update to the plumbing code.

Mayor Pro Tem Warner made a motion to adopt RES 2024-13, 2<sup>nd</sup> by Council Member Hetherington; voted 5 in favor and 0 opposed, motion approved.

Consideration and Action on Approval of Addition to the Snellville Tourism and Trade (STAT) Event Schedule [Bender]

Kelly McAloon, Executive Director for STAT, asked about holding a Latino Fest on September 29<sup>th</sup>, which is the same weekend STAT will already be holding a Latino concert series on September 28<sup>th</sup>.

Council Member Lenski made a motion to approve the addition of the Latino Fest event, 2<sup>nd</sup> by Council Member Carter; voted 5 in favor and 0 opposed, motion approved.

1<sup>st</sup> Reading – ORD 2024-08 – Consideration and Action on an Ordinance to Amend Portions of Chapter 62 of the Code of Ordinances of the City of Snellville to Amend Inconsistencies and Allow Change in Fees by Resolution, to Repeal Conflicting Ordinances, and for Other Purposes [Bender]

Council Member Lenski made a motion to waive the first reading and place on the August 12, 2024 agenda, 2<sup>nd</sup> by Mayor Pro Tem Warner; voted 5 in favor and 0 opposed, motion approved.

### **COUNCIL REPORTS**

Council Members 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:

Jerry Oberholtzer, 1855 Pennistone Way, Snellville.

Perry Eidson, 1750 Gleneden Court, Grayson.

Catherine Hardrick, 2280 Buckley Trail, Snellville.

Tricia Rawlins, 2088 Harbour Oaks Drive, Snellville.

### **EXECUTIVE SESSION**

None

### **ADJOURNMENT**

Council Member Lenski made a motion to adjourn, 2<sup>nd</sup> by Council Member Carter; voted 5 in favor and 0 opposed, motion approved. The meeting adjourned at 10:29 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.**