



AGENDA

REVISED
WORK SESSION
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, JULY 11, 2022

Publication Date: July 8, 2022

TIME: 5:30 p.m.

DATE: July 11, 2022

PLACE: City Hall Conference Room 145

I. CALL TO ORDER

**II. REVIEW REGULAR BUSINESS MEETINGS AND PUBLIC HEARING
AGENDA ITEMS**

III. REVIEW CORRESPONDENCE

IV. CITY ATTORNEY'S REPORT

V. DISCUSSION ITEMS

- a) Update of Ongoing Projects [Bender]
- b) Discussion About Better Communication Between Council [Destang]
- c) Discussion About Juneteenth as a Paid City Holiday [Destang]
- d) Discussion About the Senior Center [Warner]
- e) Discussion about Residential Zoning Moratorium [Bender]

VI. EXECUTIVE SESSION

An Executive Session may be called:

- To discuss pending and/or potential litigation, settlement claims, administrative proceedings or other judicial actions, which is exempt from the Open Meetings Act pursuant to O.C.G.A. Section 50-14-2(1).
- To authorize negotiations to purchase, dispose of, or lease property; authorize the ordering of an appraisal related to the acquisition or disposal of real estate; enter into a contract to purchase, dispose of, or lease property subject to approval in a subsequent public vote; or enter into an option to purchase, dispose of, or lease real estate subject to approval in subsequent public vote, which is excluded from the Open Meetings Act pursuant to Section 50-14-3(b)(1)(C).
- Upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee, which is excluded pursuant to O.C.G.A. Section 50-14-3(b)(2).

VII. ADJOURNMENT

The City of Snellville
2342 Oak Road
Snellville, Georgia 30078
(770) 985-3500 • FAX (770) 985-3525



AGENDA

SPECIAL CALLED WORK SESSION
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, JULY 11, 2022

Publication Date: July 7, 2022

TIME: 6:30 p.m. – 7:30 p.m.
DATE: July 11, 2022
PLACE: City Hall – Community Room

- I. CALL TO ORDER
- II. PUBLIC INFORMATION MEETING – SIDEWALK PLAN BY COLLABORATIVE INFRASTRUTURE SERVICES
- III. ADJOURNMENT



AGENDA

REVISED
PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, JULY 11, 2022

Publication Date: July 8, 2022

TIME: 7:30 p.m.

DATE: July 11, 2022

PLACE: Council Chambers

- I. CALL TO ORDER
- II. INVOCATION
- III. PLEDGE TO THE FLAG
- IV. CEREMONIAL MATTERS
- V. MINUTES
Approve the Minutes of the June 13, 2022 Meetings
- VI. INVITED GUESTS
Mike Sabbagh
- VII. COMMITTEE / DEPARTMENT REPORTS
- VIII. APPROVAL OF THE AGENDA
- IX. PUBLIC HEARING
 - a) Provide Citizens the Opportunity to Submit Written and Oral Comments on the Proposed 2022 Millage Rate
 - b) 2nd Reading - RZ 22-04 LUP 22-04 – Consideration and Action on Applications by CKK Development Services LLC (applicant) and Larry Garner (property owner) Requesting: a) to Amend the Official Zoning Map for the City of Snellville, Georgia from BG (General Business) District to R-TH (Townhome Residential) District; b) to Amend the Snellville 2040 Comprehensive Plan Future Land Use Map from Commercial Retail to Medium-Density Residential; c) and Request for Variances from the Small Residential Building Standards; Minimum Building Setbacks, and Sidewalk and Planter Strip Requirements for a 27-

- Unit/Lot Townhome Development on a 3.43± Acre Site Located Adjacent to the Olde Hickory Village Subdivision, 2045-2055-2065-2075 E. Main Street, Snellville, Georgia (Tax Parcels 5059 248, 5059 485, 5059 486, and 5059 487)
- c) 1st Reading – CIC 22-02 – Consideration and Recommendation on application by TOMCO2 Systems Company requesting a change in conditions and variances from the Snellville Unified Development Ordinance to allow certain nonconformities to remain ‘as-is’ while also allowing for a 2,400 sq. ft. Expansion of an existing nonconforming metal building. The property consists of: a) Tract 1, 2.699± acres, zoned OP (Office Professional) District, 3320 Brushy Fork Road, Loganville (Tax Parcel R5099 003); b) Tract 2A, 6.90± acres, zoned LM (Light Manufacturing) District, 3340 Rosebud Road, Loganville (Tax Parcel 5099 005); and c) Tract 2B, 8.32± acres, zoned LM (Light Manufacturing) District, 3330 Rosebud Road, Loganville (Tax Parcel 5099 027)
 - d) 1st Reading - RZ 22-05 – Consideration and Recommendation on application by Lazaro Mota (applicant) and Britt and Camp, LLC (property owner) requesting to amend the Official Zoning Map from RS-30 (Single-family Residential) District to RS-5 (Single-family Residential) District for an 11-lot single-family (detached) residential subdivision on a 2.765± acre site having a gross density of 3.978 units per acre, located at 2706 Lenora Church Road, Snellville, Georgia (Tax Parcel 5028 001)
 - e) 1st Reading - RZ 22-07 LUP 22-06 – Consideration and Recommendation on applications by Century Communities of Georgia, LLC (applicant) and Hazel L. Lee and Brenda G. Lee (property owners) requesting: a) to amend the 2040 Comprehensive Plan Future Land Use Map from Medium-Density Residential to Low-Density Residential; b) to amend the Official Zoning Map from RS-15 (Single-family Residential) District to RS-5 (Single-family Residential) District for a 98-lot single-family (detached) residential subdivision on a 25.052± acre site having a gross density of 3.91 units per acre, located at 1689 and 1725 Rockdale Circle, Snellville, Georgia (Tax Parcels 5060 008 and 5060 023)

X. **CONSENT AGENDA** (Please see *Note)

XI. **OLD BUSINESS**

XII. **NEW BUSINESS**

- a) Consideration and Action on the Gwinnett County Intergovernmental Agreement for Fiscal Year 2023 Special Purpose Local Options Sales Tax (SPLOST) [Bender]
- b) Consideration and Action on Award of Bid for Janitorial Services [Bender]
- c) Consideration and Action on the Purchase of the New Maintenance Building at Briscoe Park [Bender]
- d) Consideration and Action on a Moratorium of Residential Zoning [Warner]

REGULAR BUSINESS & PUBLIC HEARING OF MAYOR AND COUNCIL
MONDAY, JULY 11, 2022
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- e) Mayor's Nomination and Council Confirmation on Re-Appointment of the Following Planning Commission Board Members:
 - a. Post 2 – Antonio Jones – Term Expiration 6/30/2024
 - b. Post 3 – Terry Kori - – Term Expiration 6/30/2024
 - c. Post 4 – Ann Sechrist – Term Expiration 6/30/2024
- f) Mayor's Nomination and Council Confirmation on Re-Appointment of the Following Board of Appeals Board Members:
 - a. Post 2 – Deborah Jones – Term Expiration 6/30/2024
 - b. Post 4 – Tim Van Valkenburg – Term Expiration 6/30/2024
- g) Mayor's Nomination and Council Confirmation on Re-Appointment of the Following Parks and Recreation Board Members:
 - a. Post 3 – Regina Hart - Term Expiration June 30, 2024
 - b. Post 4 – Alice Snipes – Term Expiration June 30, 2024
- h) Mayor's Nomination and Council Confirmation on Re-Appointment of the Following Downtown Development Authority Members:
 - a. Post 1 – Emmett Clower – Term Expiration June 30, 2026
 - b. Post 2 – Don Britt – Term Expiration June 30, 2026

XIII. COUNCIL REPORTS

XIV. MAYOR'S REPORT

XV. PUBLIC COMMENTS

- Section 2-53
Each member of the public who wishes to address the Mayor and City Council in public session must submit their name, address and the topic (be as specific as possible) of their comments to the City Clerk prior to making such comments. Individuals will be allotted five minutes to make their comments and such comments must be limited to the chosen topic. Members of the public shall not make inappropriate or offensive comments at a City Council meeting and are expected to comply with our adopted rules of decorum.
- Decorum
You must conduct yourself in a professional and respectful manner. All remarks should be directed to the Chairman and not to individual Council Members, staff or citizens in attendance. Personal remarks are inappropriate.

XVI. EXECUTIVE SESSION

An Executive Session may be called:

- To discuss pending and/or potential litigation, settlement claims, administrative proceedings or other judicial actions, which is exempt from the Open Meetings Act pursuant to O.C.G.A. Section 50-14-2(1).
- To authorize negotiations to purchase, dispose of, or lease property; authorize the ordering of an appraisal related to the acquisition or disposal of real estate; enter into a contract to purchase, dispose of, or lease property subject to approval in a subsequent public vote; or enter into an option to purchase, dispose of, or lease real estate subject to approval in subsequent public vote, which is excluded from the Open Meetings Act pursuant to Section 50-14-3(b)(1)(C).

REGULAR BUSINESS & PUBLIC HEARING OF MAYOR AND COUNCIL
MONDAY, JULY 11, 2022
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- Upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee, which is excluded pursuant to O.C.G.A. Section 50-14-3(b)(2).

XVII. ADJOURNMENT

***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.**

CITY OF SNELLVILLE
MEETINGS AND LOCAL EVENTS
JULY 11, 2022

July 11

Council Meeting

Monday, July 11, 2022

5:30 pm Work Session – Conference Room 145, City Hall

6:30 pm Public Information Meeting Regarding Sidewalks – Community Room

7:30 pm Meeting - Council Chambers, City Hall

July 12

Board of Appeals Meeting - Canceled

Tuesday, July 12 2022

7:00 pm Work Session – Conference Room 145, City Hall

7:30 pm Meeting - Council Chambers, City Hall

July 16

Snellville Farmers' Market

Saturday, July 16, 2022

8:30 am to 12:30 pm

Towne Green

July 17

Broadcast of 07/11/22 Council Meeting

Sunday, July 17, 2022

Watch the broadcast of the 07/11/2022 Council Meeting on Comcast Channel 25 at 6:30 pm

July 20

DDA Meeting

Wednesday, July 20, 2022

4:00 pm City Hall Room259, Second Floor

July 21

DAS & URA Joint Meeting

Thursday, July 21, 2022

4:00 pm City Hall Room259, Second Floor

July 23

Snellville Farmers' Market

Saturday, July 23, 2022

8:30 am to 12:30 pm

Towne Green

July 23

Live on the Lawn Concert – Chi-Town Transit (Chicago Tribute Band)

Saturday, July 23, 2022

6:00 pm – Opening Band - 7:00 pm - Chi-Town Transit

Towne Green

July 25

Council Meeting

Monday, July 25, 2022

6:30 pm Work Session – Conference Room 145, City Hall

7:30 pm Meeting - Council Chambers, City Hall

INFORMATION AND OVERVIEW

CITY OF SNELLVILLE

2022 TAX DIGEST

AND

MILLAGE RATE LEVY

PUBLIC MEETINGS:

July 11, 2022

(7:30 P.M.)

July 25, 2022

(11:30 A.M. and 7:00 P.M.)

CITY OF SNELLVILLE
2022 TAX DIGEST & MILLAGE RATE
COMPUTATIONS

Estimated 40% Digest = \$1,280,000,000

One Mill = \$1,280,000

(NOTE: 2021 Mill = \$1,006,947)

Current Millage = 4.588

Income = \$5,872,640

Roll Back Millage = 3.75

Income = \$4,800,000

Millage needed to meet Budget Number = 4.00

***Income = \$5,120,000**

***Income will actually be less than \$5,000,000 after all appeals and County adjustments are subtracted.**

(6-29-2022)



Agenda Item Summary

TO: The Mayor and Council

FROM: Jason Thompson, Director
Department of Planning and Development

DATE: July 11, 2022

CASE NO.: #RZ 22-04 LUP 22-04

STATUS: Public Hearing (2nd Reading)

Applications requesting to amend the Future Land Use Map and Official Zoning Map, and request for variances from the Small Residential Building Standards and Streetscape Requirements of the Unified Development Ordinance for a 27-unit/lot single-family (attached) townhome development on a 3.43± acre tract adjacent to the Olde Hickory Village subdivision at the intersection of Hickory Station Drive and U.S. Highway 78 (E. Main Street).

Financial Impact: Site Development and Building Permit Fees; Real Property Taxes; and Stormwater Utility Fees

Planning Department Recommendation: Approval with Conditions

Planning Commission Meeting Date and Recommendation: May 24, 2022 (Approval with Conditions)

Mayor and Council Meetings: June 13, 2022 (1st Reading)
July 11, 2022 (2nd Reading and Public Hearing)

Action Requested: Consideration, Public Hearing and Action

Draft Ordinances: Attached

Case Documents (website link):

- [Letter of Intent \(4-7-2022\)](#)
- [#RZ 22-04 Application \(4-7-2022\)](#)
- [#LUP 22-04 Application \(4-7-2022\)](#)
- [Application Supplemental Documents \(4-7-2022\)](#)

3.43± Acre Property at 2045-2075 E. Main Street, Snellville, Georgia
Case #RZ 22-04 LUP 22-04
July 11, 2022
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- 3-16-2022 Boundary Survey (4-7-2022)
- 3-16-2022 Rezoning Site Plan (4-7-2022)
- Exterior Building Elevations (4-7-2022)
- May 24 2022 Planning Department Case Summary & Analysis (5-11-2022)
- *Official* May 24, 2022 Planning Commission Regular Meeting Minutes (6-29-2022)
- May 24 2022 Planning Commission Case Report (6-1-2022)
- Jun 13 2022 Planning Department Case Summary & Analysis with Planning Commission Report (6-1-2022)
- Jul 11 2022 Planning Department Case Summary & Analysis with Planning Commission Report (6-20-2022)
- 6-5-2022 Revised Rezoning Site Plan (7-6-2022)

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE NO. 2022-11

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SNELLVILLE, GEORGIA, AS AMENDED, FOR A 3.43± ACRE TRACT OF LAND LOCATED IN LAND LOT 59 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, 2045-2055-2065-2075 E. 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.

PROPERTY OWNER:	Larry Garner Loganville, Georgia 30052
LOCATION:	2045-2055-2065-2075 E. Main Street, Snellville, Georgia 30078
TAX PARCELS:	R5059 248; R5059 485; R5059 486; and R5059 487
APPLICANT/CONTACT:	Andy Lunsford CKK Development Services, LLC Lawrenceville, Georgia 30046 678-314-0466 or Andy@ckkdev.com
DEVELOPMENT/PROJECT:	27-Unit Single-Family (Attached) Townhome Development

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 3.43± acre tract of undeveloped land located at the intersection of U.S. Highway 78 (E. Main Street) and Hickory Station Drive,

2045-2055-2065-2075 E. Main Street, Snellville, Georgia (Tax Parcels 5059 248; 5059 485; 5059 486; and 5059 487) for a 27-unit single-family (detached) townhome development; and,

WHEREAS, the governing authority of the City of Snellville, Georgia desires to grant variances from the Small Residential Building Standards of Article 1 Chapter 200 and the Required Streetscapes of Article 1 Chapter 400 of the Snellville Unified Development Ordinance; and,

WHEREAS, the governing authority of the City of Snellville, Georgia desires to repeal conditions of zoning and approved variances from the 12-14-2015 Mayor and Council approved rezoning for case no. RZ 15-06 (Ordinance No. 2015-17); 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 3.43± acre tract of land described and shown on the boundary survey “C.K.K. Development 2045, 2055, 2065 & 3075 East Main Street”, sealed and dated 3-16-2022 (stamped received 4-7-2022) 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.

Section 2. All variances and conditions that are applicable to the 3.43± acre property and previously approved on 12-14-2015 by the Mayor and Council for rezoning case #RZ 15-06 (Ordinance No. 2015-17) are hereby repealed and instead, this action is

subject to the attachment of the following approved variances (1-3) and new conditions (1-10):

VARIANCES:

1. Variance from UDO Sec. 201-3.3.E.1. (Small Residential Building Standards) to allow the combined area of the front building façade area to exceed more than 40% for windows and doors.
2. Variance from UDO Sec. 201-3.3.E.2. (Small Residential Building Standards) to not require a front porch or stoop.
3. Variance from UDO Table 401-4.2. (Streetscapes Required) to allow the existing 5-foot wide sidewalk and 2-foot wide planter strip to remain ‘as-is’ within the E. Main Street public right-of-way.

CONDITIONS:

1. The property shall be developed in accordance with the rezoning site plan entitled “C.K.K. Development”, dated 6-5-2022 (stamped received 7-6-2022), with modifications permitted to meet conditions of zoning or State, County, and City regulations. Substantial variation from the rezoning site plan, as determined by the Director of Planning and Development and the City Manager will require Mayor and Council approval.
2. A Home Owner’s Association shall be established for the continual maintenance of open space; landscaping; walls, columns and fencing; signage; mailbox kiosk; and parking areas.
3. 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 Home Owner’s Association documents prior to the release of any certificates of occupancy.
4. Signs higher than 15 feet or larger than 225 square feet are prohibited.
5. An access and maintenance easement shall be established and granted to the Olde Hickory Village Homeowner’s Association for the 600± feet of existing solid brick wall and columns located along the northern property line. The wall and columns to remain in its place ‘as-is’ and protected during construction.
6. An access and maintenance easement shall be established and granted to the Olde Hickory Village Homeowner’s Association for the existing solid brick Olde

Hickory Village subdivision sign located at the southwestern corner of the property. The sign to remain in its place 'as-is' and protected during construction.

7. The existing 5-foot wide sidewalk and 2-foot wide planter strip where adjacent to U.S. Highway 78 (E. Main Street) shall continue easterly to the property line where abutting Parcel 5059 233.
8. All project access improvements or modifications made within the Hickory Station Drive right-of-way shall be reviewed and approved by the City Engineer and completed at the sole cost and expense of the developer.
9. All townhome driveways shall be a minimum of twenty-two feet (22') in length, measured from the front of the garage door to the leading edge of the sidewalk (edge closest to dwelling), and shall be wide enough to accommodate the parking of two vehicles.
10. Unless approved as a concurrent variance at time of zoning approval, variances are to be considered by the Snellville Board of Zoning Appeals, unless authority is granted by the UDO to the Director of Planning and Development for Administrative Variance consideration and approval.

Section 3. 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 4. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 5. (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 6. 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 7. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed

Section 8. This Ordinance was adopted on July _____, 2022. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

ORDAINED this _____ day of July, 2022.

Barbara Bender, Mayor

ATTEST:

Dave Emanuel, Mayor Pro Tem

Melisa Arnold, City Clerk

Cristy Lenski, Council Member

APPROVED AS TO FORM:

Solange Destang, Council Member

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

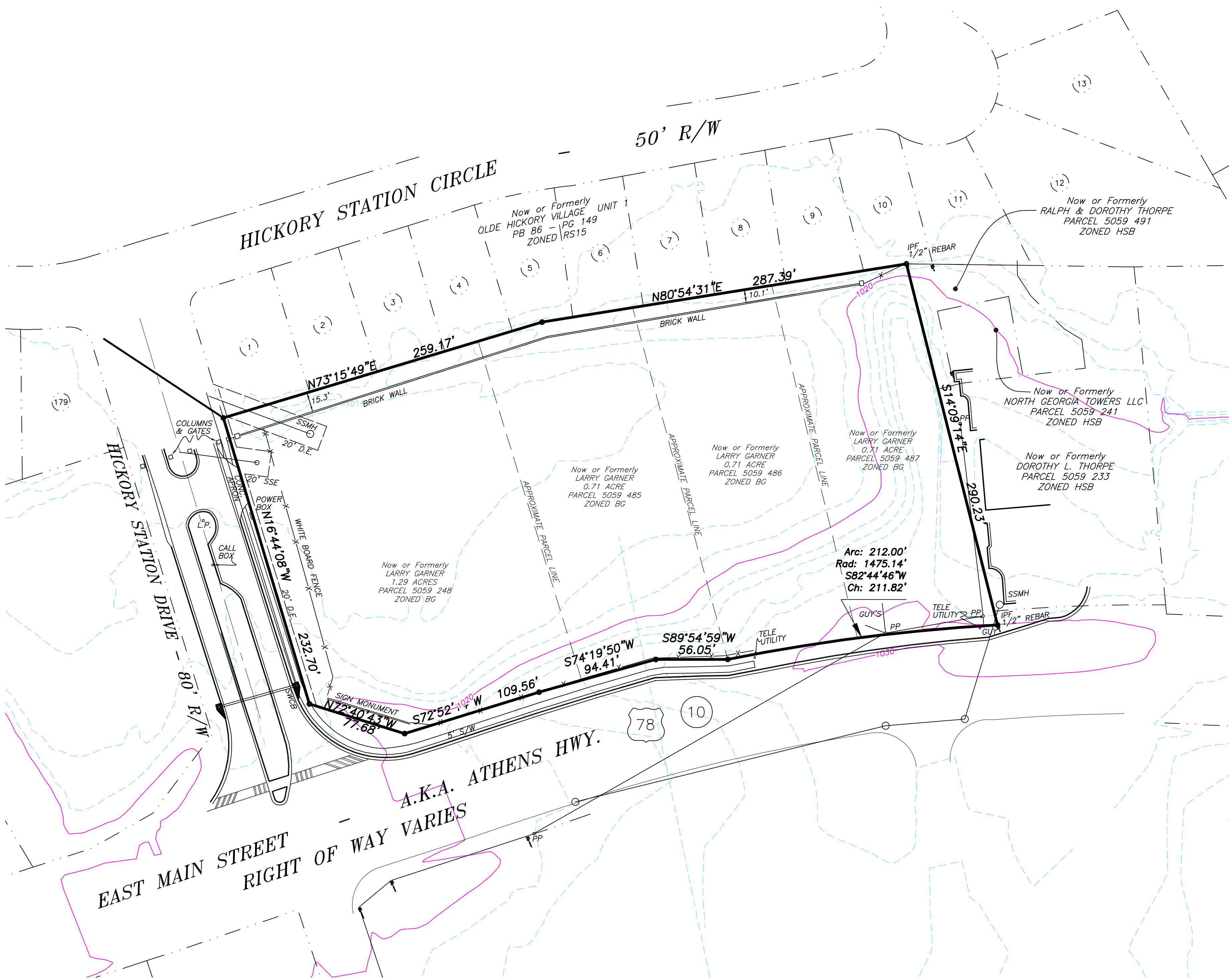
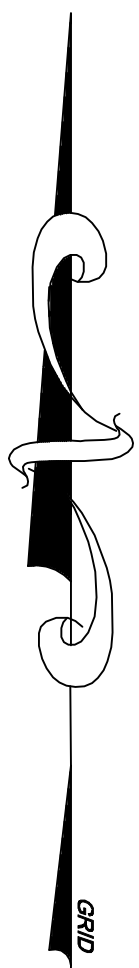
Gretchen Schulz, Council Member

Tod Warner, Council Member

EXHIBIT “A”

TOTAL AREA: 3.43 ACRES

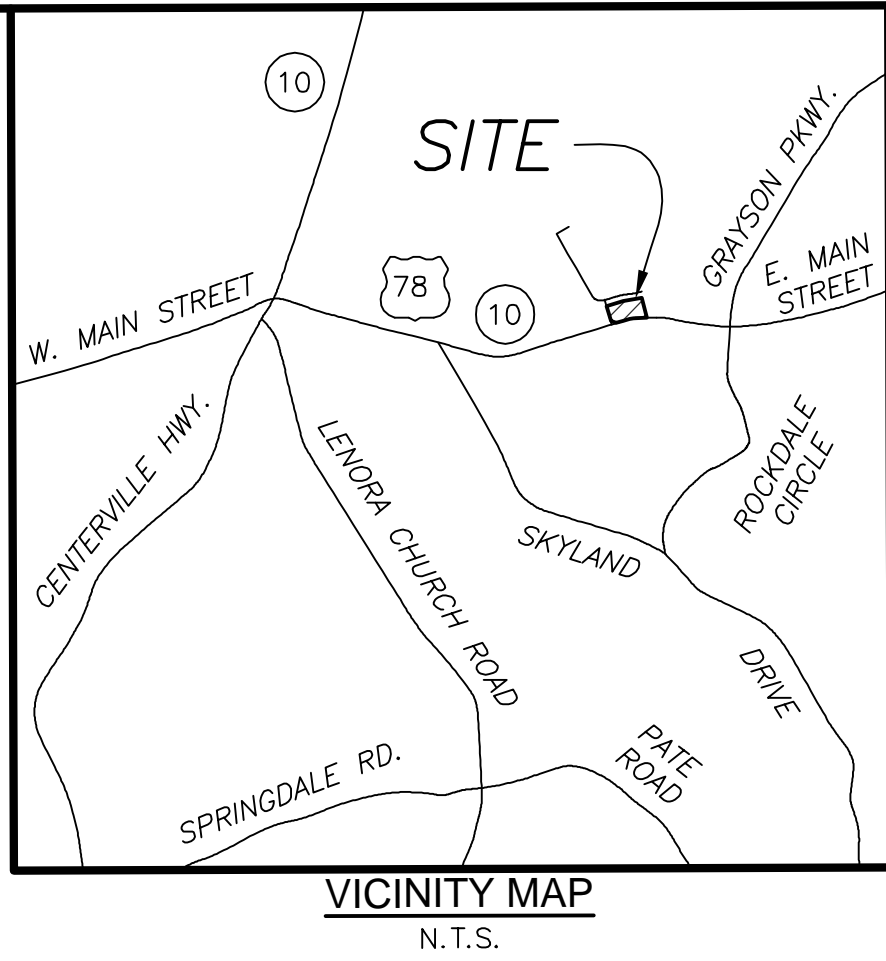
- LEGEND :
- POB POINT OF BEGINNING
 - LLI LAND LOT LINE
 - R/W RIGHT OF WAY
 - N/F NOW OR FORMERLY
 - CTF CRIMP TOP FOUND
 - RBF REBAR FOUND
 - OTF OPEN TOP FOUND
 - RBS REBAR SET
 - CMP CORRUGATED METAL PIPE
 - RCP REINFORCED CONCRETE PIPE
 - DIP DUCTILE IRON PIPE
 - PVC POLYVINYLCHLORIDE PIPE
 - SWCB SINGLE WING CATCH BASIN
 - DWCB DOUBLE WING CATCH BASIN
 - CI CURB INLET
 - DI DROP INLET
 - OCS OUTLET CONTROL SYSTEM
 - JB JUNCTION BOX
 - FES FLARED END SECTION
 - HW HEAD WALL
 - WI WIER INLET
 - SSMH SANITARY SEWER MANHOLE
 - CO CLEAN OUT
 - INV INVERT
 - OHP- OVERHEAD POWER LINE
 - OTL- OVERHEAD TELEPHONE LINE
 - UT- UNDERGROUND TELEPHONE LINE
 - EO ELECTRIC OUTLET
 - UP UTILITY POLE
 - P- UNDERGROUND POWER LINE
 - GW GUIDE WIRE
 - PP POWER POLE
 - L/P LIGHT POLE
 - C/I/T CABLE/INTERNET/TELEPHONE
 - FH FIRE HYDRANT
 - W- WATER LINE
 - WM WATER METER
 - WV WATER VALVE
 - VM VAYLE MARKER
 - SI SIGN POST
 - BL BUILDING LINE
 - CL CENTERLINE
 - EP EDGE OF PAVEMENT
 - * SP SAMPLING POINT
 - MP MONITORING POINT
 - SL WETLANDS
 - SL STREET LIGHT



THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

03-16-22
DATE

KEVIN V. RINGO - PLS NO. 2278



GEORGIA

PROFESSIONAL LAND SURVEYOR

KEVIN V. RINGO

No. 2278

G.S.W.C.C.

LEVEL II - 0000083063

EXPIRES 02/27/2024

CONSULTANTS

SURVEYORS

ENGINEERS

PLANNERS

RINGO

ABERNATHY

& ASSOCIATES

174 DACULA ROAD - DACULA, GA 30019

Phone (770) 962-8456

BOUNDARY SURVEY FOR:

C.K.K. DEVELOPMENT

2045, 2055, 2065 & 2075 EAST MAIN STREET

REVISIONS	NO.	DATE

SHEET
1
1 OF 1

SURVEY NOTATION:
THIS SURVEY WAS RUN USING A GEOMAX ZOOM 90 ROBATIC TOTAL STATION EDM UNIT. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 61,106 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR PRECISION AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 685,582 FEET.

REFERENCE MATERIAL:
FINAL PLAT OF OLD HICKORY VILLAGE, PHASE 1, PREPARED BY MAYES, SUDDERTH & ETHEREDGE, INC. DATED 08-29-00 AND RECORDED IN PLAT BOOK 89, PAGE 271.
FINAL PLAT FOR DOTTIE THORPE, PREPARED BY SCI DEVELOPMENT SERVICES DATED 12-16-16 AND RECORDED IN PLAT BOOK 138, PAGE 275.

KNOW WHAT'S BELOW. CALL BEFORE YOU DIG
IF YOU DIG GEORGIA ... CALL FIRST!

THE EXISTING UTILITIES SHOWN ON THIS PLAN WERE OBTAINED FROM VARIOUS UTILITY COMPANIES, VARIOUS GOVERNMENTAL AGENCIES, AND ABOVE GROUND OBSERVATION. THE SURVEYOR AND/OR ENGINEER MAKE NO CLAIM TO THE COMPLETENESS OF THIS INFORMATION. THE SIZE, LOCATION, OR ADDITIONAL UTILITIES MAY BE UNCOVERED UPON EXCAVATION. PRIOR TO BEGINNING ANY EARTH DISTURBING ACTIVITIES, THE UTILITY PROTECTION SERVICE FOR THIS AREA MUST BE NOTIFIED.

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE NO. 2022-12

AN ORDINANCE TO AMEND THE 2040 COMPREHENSIVE PLAN FUTURE LAND USE MAP FOR THE CITY OF SNELLVILLE, GEORGIA, AS AMENDED, FOR THE 3.43± ACRE TRACT OF LAND LOCATED IN LAND LOT 59 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA; 2045-2055-2065-2075 E. MAIN STREET, SNELLVILLE, GEORGIA; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

CASE NUMBER:	#LUP 22-04
PROPERTY OWNER:	Larry Garner Loganville, Georgia 30052
LOCATION:	2045-2055-2065-2075 E. Main Street, Snellville, Georgia 30078
TAX PARCELS:	R5059 248; R5059 485; R5059 486; and R5059 487
APPLICANT/CONTACT:	Andy Lunsford CKK Development Services, LLC Lawrenceville, Georgia 30046 678-314-0466 or Andy@ckkdev.com
DEVELOPMENT/PROJECT:	27-Unit Single-Family (Attached) Townhome Development

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 the 2040 Comprehensive Plan Future Land Use Map as it applies to the 3.43± acre tract of undeveloped land located at the intersection of U.S. Highway 78 (E. Main Street) and Hickory Station Drive, 2045-2055-2065-2075 E. Main Street, Snellville, Georgia (Tax Parcels 5059 248; 5059 485; 5059 486; and 5059 487) for a 27-unit single-family (detached) townhome development; and,

WHEREAS, the subject undeveloped property is located on the western boundary of the Highway 78 East Character Area of the Snellville 2040 Comprehensive Plan Future Development Map; and,

WHEREAS, the Medium-Density Residential future land use category is a *Considered* future land use category for the R-TH (Townhome Residential) zoning district; 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 future land use designation of the 3.43± acre tract of land described and shown on the boundary survey “C.K.K. Development 2045, 2055, 2065 & 3075 East Main Street”, sealed and dated 3-16-2022 (stamped received 4-7-2022) in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference is hereby amended and changed from Commercial Retail to Medium-Density Residential.

This change in the future land use is to be noted on the City of Snellville 2040 Comprehensive Plan Future Land Use Map, as previously amended and as approved by the

Mayor and Council as soon as reasonably possible following the adoption of this Ordinance. The future land use map shall also be amended with an editorial note specifying the date this Snellville Land Use Plan Amendment was approved by the Mayor and Council and specifying the parcel(s) affected by this Ordinance. Until the change is indicated on the City of Snellville 2040 Comprehensive Plan Future Land Use Map approved by the Mayor and Council, this Ordinance shall govern over the City of Snellville 2040 Comprehensive Plan Future Land Use Map approved by the Mayor and Council to the extent of any discrepancy between this Ordinance and the City of Snellville 2040 Comprehensive Plan Future Land Use Map approved by the Mayor and Council.

Section 2. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 3. (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 4. Penalties in effect for violations of the Unified Development Ordinance of the City of Snellville 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 5. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 6. This Ordinance was adopted on July _____, 2022. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

ORDAINED this _____ day of July, 2022.

Barbara Bender, Mayor

ATTEST:

Dave Emanuel, Mayor Pro Tem

Melisa Arnold, City Clerk

Solange Destang, Council Member

APPROVED AS TO FORM:

Cristy Lenski, Council Member

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

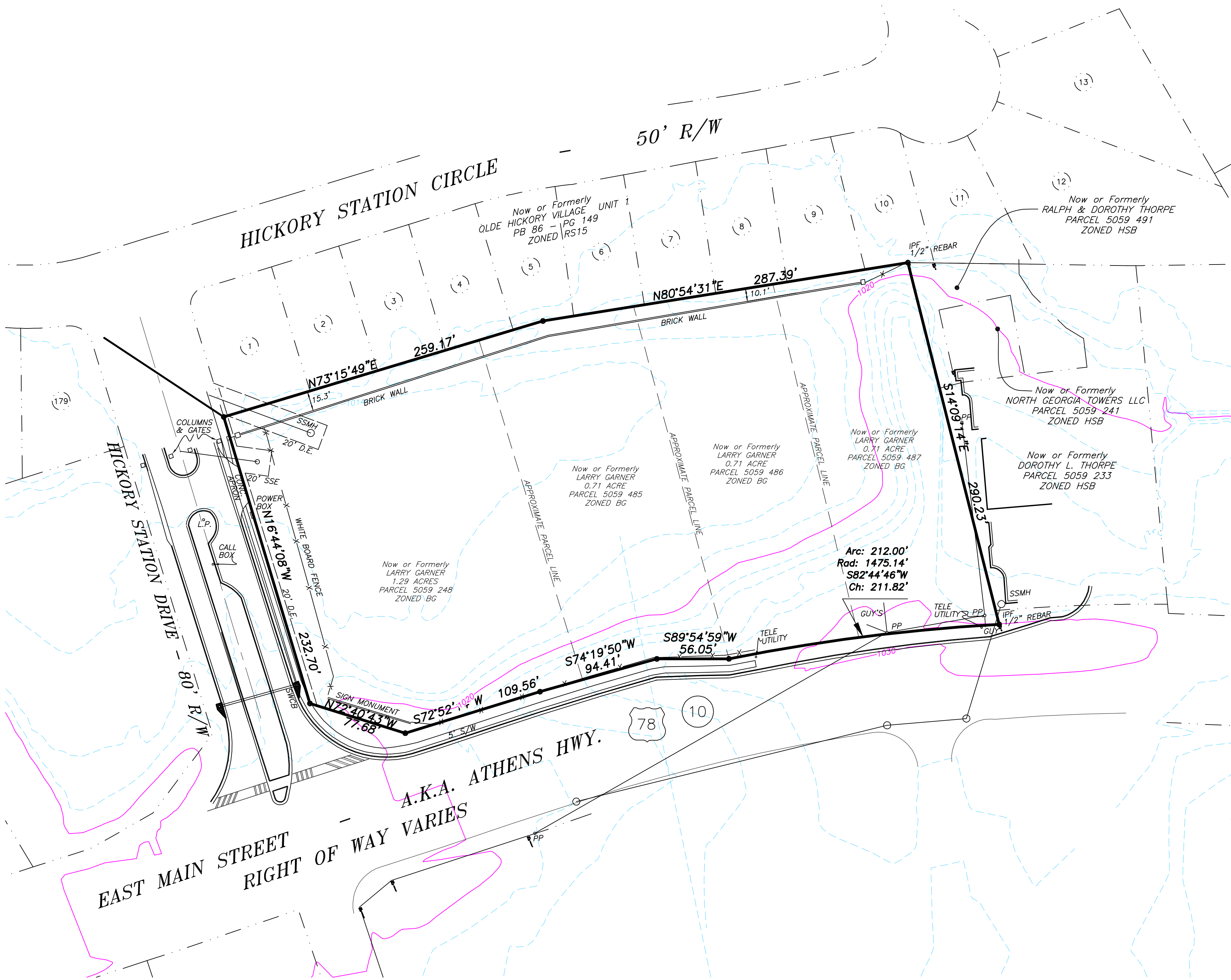
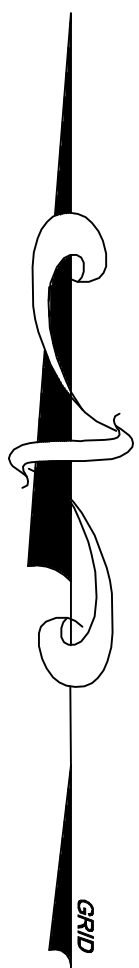
Gretchen Schulz, Council Member

Tod Warner, Council Member

EXHIBIT “A”

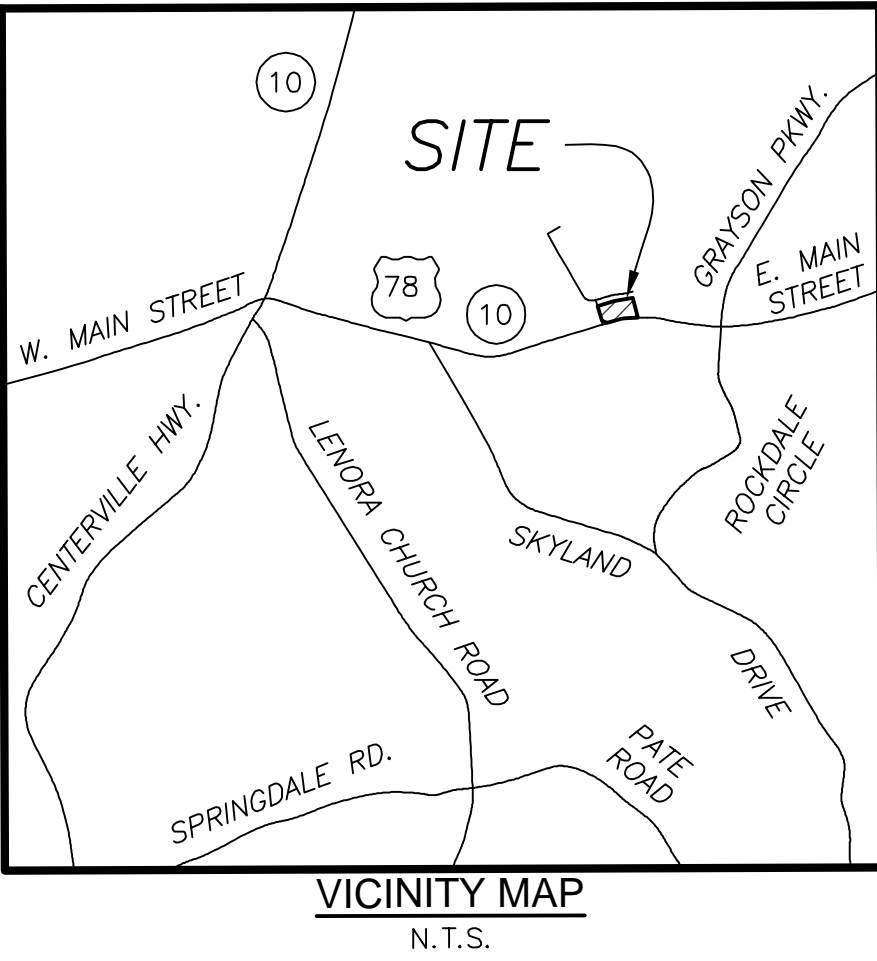
TOTAL AREA: 3.43 ACRES

LEGEND :	
POB	POINT OF BEGINNING
LLI	LAND LOT LINE
R/W	RIGHT OF WAY
N/F	NOW OR FORMERLY
CTF	CRIMP TOP FOUND
RBF	REBAR FOUND
OTF	OPEN TOP FOUND
RBS	REBAR SET
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
PVC	POLYVINYLCHLORIDE PIPE
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
CI	CURB INLET
DI	DROP INLET
OCS	OUTLET CONTROL SYSTEM
JB	JUNCTION BOX
FES	FLARED END SECTION
HW	HEAD WALL
WI	WIER INLET
SSMH	SANITARY SEWER MANHOLE
CO	CLEAN OUT
INV	INVERT
-OHP-	OVERHEAD POWER LINE
-OTL-	OVERHEAD TELEPHONE LINE
-UT-	UNDERGROUND TELEPHONE LINE
EO	ELECTRIC OUTLET
UP	UTILITY POLE
-P-	UNDERGROUND POWER LINE
G	GUIDE WIRE
PP	POWER POLE
L/P	LIGHT POLE
C/I/T	CABLE/INTERNET/TELEPHONE
FH	FIRE HYDRANT
-W-	WATER LINE
WM	WATER METER
WV	WATER VALVE
VM	VALE MARKER
SI	SIGN POST
BL	BUILDING LINE
CL	CENTERLINE
EP	EDGE OF PAVEMENT
*S	SAMPLING POINT
MP	MONITORING POINT
•	WETLANDS
SL	STREET LIGHT



THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

KEVIN V. RINGO - PLS NO. 2278 03-16-22 DATE



CONSULTANTS
SURVEYORS
ENGINEERS
PLANNERS

**RINGO
ABERNATHY
& ASSOCIATES**

174 DACULA ROAD - DACULA, GA 30019
Phone (770) 962-8456

COUNTY/CITY:	GWINNETT/SNELLVILLE
LAND LOT(S)/DISTRICT:	59/5th
PARCEL(S):	248, 485, 486 & 487
DATE:	03/15/2022
SCALE:	1" = 50'
JOB NO.:	21099

BOUNDARY SURVEY FOR:

C.K.K. DEVELOPMENT

2045, 2055, 2065 & 2075 EAST MAIN STREET

SURVEY NOTATION:
THIS SURVEY WAS RUN USING A GEOMAX ZOOM 90 ROBATIC TOTAL STATION EDM UNIT. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 61,106 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

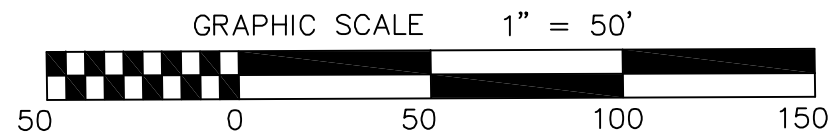
THIS PLAT HAS BEEN CALCULATED FOR PRECISION AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 685,582 FEET.

REFERENCE MATERIAL:
FINAL PLAT OF OLD HICKORY VILLAGE, PHASE 1, PREPARED BY MAYES, SUDDERTH & ETHEREDGE, INC. DATED 08-29-00 AND RECORDED IN PLAT BOOK 89, PAGE 271.
FINAL PLAT FOR DOTTIE THORPE, PREPARED BY SCI DEVELOPMENT SERVICES DATED 12-16-16 AND RECORDED IN PLAT BOOK 138, PAGE 275.



KNOW WHAT'S BELOW. CALL BEFORE YOU DIG
IF YOU DIG GEORGIA ... CALL FIRST!

THE EXISTING UTILITIES SHOWN ON THIS PLAN WERE OBTAINED FROM VARIOUS UTILITY COMPANIES, VARIOUS GOVERNMENTAL AGENCIES, AND ABOVE GROUND OBSERVATION. THE SURVEYOR AND/OR ENGINEER MAKE NO CLAIM TO THE COMPLETENESS OF THIS INFORMATION. THE SIZE, LOCATION, OR ADDITIONAL UTILITIES MAY BE UNCOVERED UPON EXCAVATION. PRIOR TO BEGINNING ANY EARTH DISTURBING ACTIVITIES, THE UTILITY PROTECTION SERVICE FOR THIS AREA MUST BE NOTIFIED.



REVISIONS	NO.	DATE

SHEET
1
1 OF 1



Agenda Item Summary

TO: The Mayor and Council

FROM: Jason Thompson, Director
Department of Planning and Development

DATE: July 11, 2022

RE: #CIC 22-02 – TOMCO Equipment Co. – 3340 Rosebud Road, Snellville

STATUS: 1st Reading

Application requesting to condition the 17.89± acre property to allow the continuance of certain non-conforming elements of the current development to allow growth of the operation with the ability to expand existing non-conforming metal buildings located on the subject site.

Financial Impact: Minimal - Building Permit Fees

**Planning Department
Recommendation:** Approval with Conditions

**Planning Commission
Meeting Date and
Recommendation:** June 28, 2022 (Approval with Conditions)

**Mayor and Council
Meetings:** July 11, 2022 (1st Reading)
July 25, 2022 (2nd Reading and Public Hearing)

Action Requested: Consideration and Waive the 1st Reading

Draft Ordinance: Attached

Case Documents (website link):

- [Letter of Intent \(5-16-2022\)](#)
- [#CIC 22-02 Change in Conditions Application \(5-16-2022\)](#)
- [Proposed 2,400 SF Building Expansion \(5-16-2022\)](#)
- [Specimen Tree Survey \(4-22-2022\)](#)
- [Report of Aquatic Resource Delineation \(3-10-2022\)](#)
- [TOMCO2 Systems Property As-Built Survey \(9-17-2021\)](#)
- [Property Photos - Existing Conditions \(5-16-2022\)](#)

17.89± Acre Property at 3340 Rosebud Road, Snellville, Georgia
Case #CIC 22-02
July 11, 2022
Page... 2

- June 28 2022 Planning Department Case Summary & Analysis (6-7-2022)
- June 28 2022 Planning Commission Case Report (6-29-2022)
- July 11 2022 Planning Department Case Summary & Analysis with Planning Commission Report (6-29-2022)
- *Unofficial* June 28, 2022 Planning Commission Regular Meeting Minutes (7-1-2022)

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE NO. 2022-13

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SNELLVILLE, GEORGIA, AS AMENDED, FOR A 17.89± ACRE TRACT OF LAND LOCATED IN LAND LOT 99 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, 3320 BRUSHY FORK ROAD; 3330 AND 3340 ROSEBUD ROAD, LOGANVILLE, GEORGIA; TO ADD CONDITIONS AFFECTING THE PROPERTY; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

APPLICANT/

PROPERTY OWNER:

TOMCO2 Systems Co.
Loganville, Georgia 30052

LOCATION:

3340 Rosebud Road
Loganville, Georgia 30052

TAX PARCELS:

R5099 003; R5099 005; and R5099 027

CONTACT:

Tyler Lasser
Alliance Engineering and Planning
Alpharetta, Georgia 30009
770-225-4730 or TylerL@allianceco.com

DEVELOPMENT/PROJECT:

Building Expansion

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 15.195± acre tract of land located at 3330 and 3340 Rosebud Road, Loganville, Georgia (Tax Parcel R5099 005 and R5099 027) to

add conditions affecting the property and allow the continuance of certain non-conforming elements on the property for a meal building addition. 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 15.195± acre tract of land described and shown on the boundary/topographic survey for “TOMCO2 Systems”, sealed and dated 9-17-2021 (stamped received 5-16-2022) in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference is hereby amended and changed from LM (Light Manufacturing) District to LM (Light Manufacturing) District, subject to the following enumerated variances and conditions:

VARIANCES:

1. Existing metal buildings to remain and allow for the expansion of the building to be metal.
2. Parking areas to remain as existing, including gravel parking and storage.
3. Maintain existing stormwater facilities and not require curb and gutter standards.
4. Allow existing lighting on site to remain as is.
5. Allow current tree density.
6. Allow current parking lot islands.

CONDITIONS:

1. The property shall be developed in accordance with the rezoning site plan showing the building addition submitted with the application, with modifications permitted to meet conditions of zoning or State, County, and City regulations. Substantial variation from the rezoning site plan, as determined by

the Director of Planning and Development will require Mayor and Council approval.

2. The property owner shall obtain a sign permit and complete construction of a new monument sign prior to the issuance of a Certificate of Occupancy for the new building addition. The freestanding sign shall meet all requirements of the current sign ordinance regulations.
3. All nonconforming elements of the site as identified in the above variance list, excluding nonconforming building façade/architectural materials, and approved herein as variances must be made conforming at the time of phase two as indicated by the applicant in the letter of intent.
4. Conditions of approval for #CIC 22-02 shall only apply to parcel numbers R5099 005 and R5099 027. All previously approved conditions as outlined in Ordinance No. 2021-15, applying to parcel R5099 003, shall remain in full-force and effect.

Section 2. The zoning for the 2.699± acre Tract 1 property, located at 3320 Brushy Fork Road, Loganville, shall remain unchanged as currently zoned OP (Office Professional) District. All conditions as approved by the Mayor and Council on 4-26-2021 for case #RZ 21-04 and Ordinance No. 2021-15 shall remain in full-force an effect.

Section 3. 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 4. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 5. (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 6. 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 7. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed

Section 8. This Ordinance was adopted on July _____, 2022. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

ORDAINED this _____ day of July, 2022.

Barbara Bender, Mayor

ATTEST:

Dave Emanuel, Mayor Pro Tem

Melisa Arnold, City Clerk

Cristy Lenski, Council Member

APPROVED AS TO FORM:

Solange Destang, Council Member

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

Gretchen Schulz, Council Member

Tod Warner, Council Member

EXHIBIT “A”

ISSUE:	DATE	DESCRIPTION
INITIAL:	09/17/2021	
REV. 1:		
REV. 2:		
REV. 3:		
REV. 4:		
REV. 5:		
REV. 6:		
REV. 7:		

DRAFTED BY: TCS

CHECKED BY: MCB

PROJECT #: 21234

053



Know what's **below**.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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LLC NO REPRODUCTION SHALL BE MADE
WITHOUT THE PRIOR WRITTEN CONSENT
OF ALLIANCE SURVEYING LLC

SHEET NO:

OF



1. All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and is not to have no observable evidence.
2. The property shown hereon is subject to all easements and restrictions of record both written and unwritten.
3. According to the Flood Insurance Rate Map (FIRM) for Gwinnett County, Georgia, (Community-panel numbers 13135C0311F and 13135C0140F, dated September 28, 2006), of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain."
4. The locations of underground utilities shown hereon are based on visible structures and information only. The property shown hereon may be served by underground utilities which are not shown hereon. Alliance makes no warranties or claims that all utilities are marked or accurate. All Utility Companies should be contacted before beginning any design or construction.
5. North arrow and bearings shown hereon are based on GA West Zone - NAD83 adjusted 2011 . Using Global Positional System (GPS) and obtained by RTK observations on DB11020211 using the Leica Smartnet System. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
6. The field data upon which this plat is based has a closure precision of one foot in 19,225 feet and an angular error on OD seconds per angle point and was adjusted using the compass rule method.
7. This plat has been calculated for closure and is found to be accurate within one foot in 534,768 feet.
8. Equipment used for measurement:
Angular: Leica TS16 iR Robotic Total Station
Linear: Leica TS16 iR Robotic Total Station
GPS: Leica GS16 GPS Receiver
9. This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without express written certification by the surveyor naming said person, persons, or entity.
10. State, County, and Local buffers and setbacks might exist on the subject property that are not shown hereon.
11. Contours and spot elevations shown hereon are based on U.S.G.S. datum (NAVD 88), sea benchmarks are shown hereon.
12. This survey is not valid without the Original Signature and Seal of a Georgia Licensed Surveyor.
13. There was no observable evidence of Human Burials or Cemeteries on Subject Property at the time of the field Survey.
14. Alliance Surveying does not warrant the existence or nonexistence of any wetlands or hazardous wastes located on the Subject Property.
15. At the time of the field survey there was no observable evidence of recent earth moving work, building construction, building additions, changes in right-of-way, or recent street and/or sidewalk repair.
16. Current Property Address:
PID# 5099 003 - 3330 Brushy Fork Road, Loganville, GA, 30052
PID# 5099 005 - 3340 Roselub Road, Loganville, GA, 30052
PID# 5099 027 - 3330 Roselub Road, Loganville, GA, 30052
17. Current Property Owners:
PID# 5099 003 - Stephen Ray Moon et al
PID# 5099 005 - TOMCO2 Equipment Co
PID# 5099 027 - TOMCO2 Equipment Co
18. References:
Plat Book 60 Page 120
Plat Book U Page 156
Deed Book 58562 Page 786
Deed Book 55711 Page 961



SURVEYOR CERTIFICATION

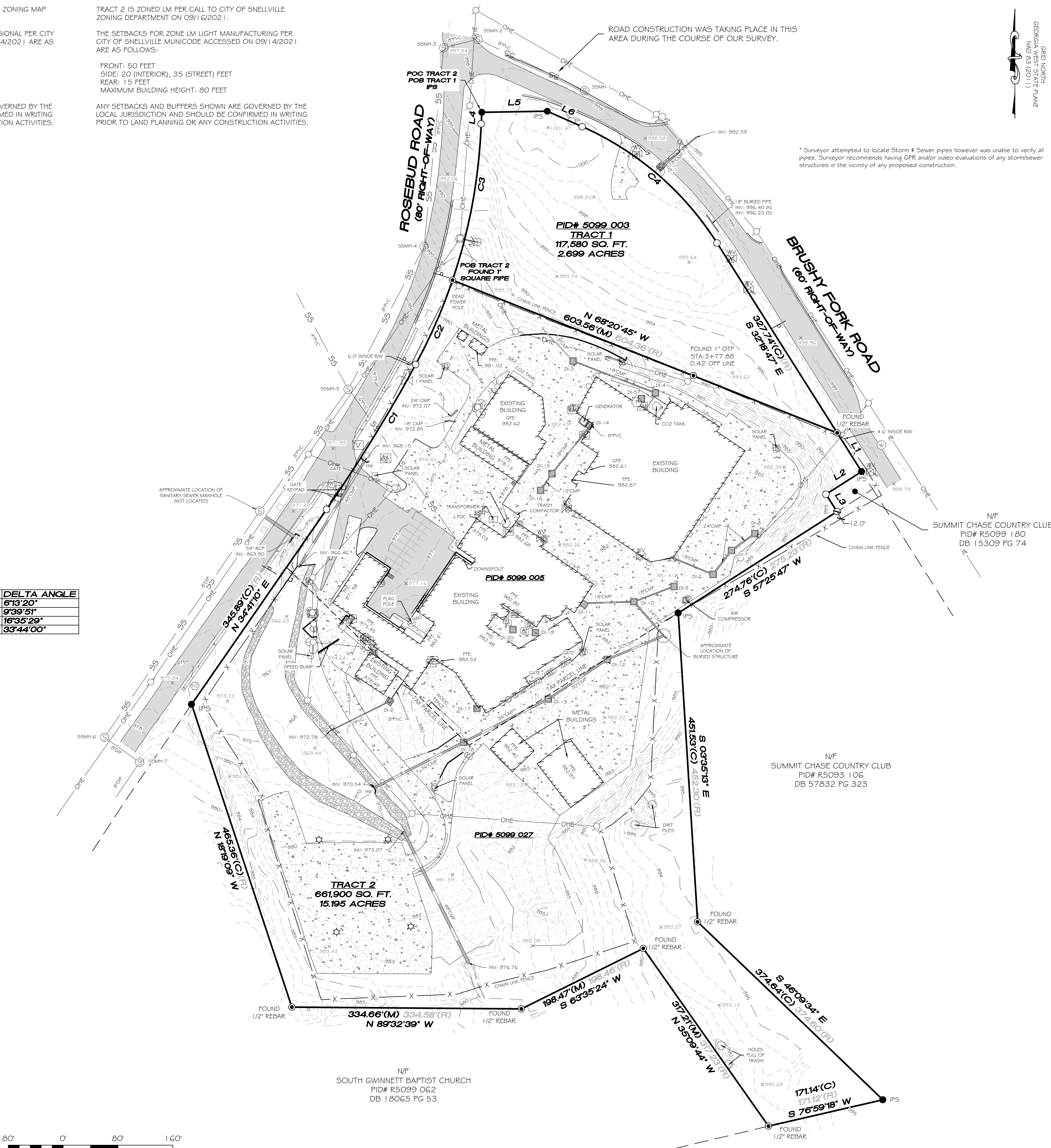
THIS PLAT IS A RETRIBUTION OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS OF LAND IS NOT CHALLENGED BY THIS PLAT. THIS PLAT IS NOT A REVIEW OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYING AND MAPPING PRACTICES SET FORTH IN THE OFFICIAL CODE OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

MCPB

09/17/202

Michael C. Bell, GA P.L.S. #3465

Date _____



ZONING

TRACT 1 IS ZONED OP PER CITY OF SNELLVILLE ZONING MAP
ACCESSED ON 09/14/2021.

THE SETBACKS FOR ZONE OP OFFICE PROFESSIONAL PER CITY OF SNELLVILLE MUNICODE ACCESSED ON 09/14/2021 ARE AS FOLLOWS:

FRONT: 10 FEET
SIDE: 10 FEET
REAR: 20 FEET
MAXIMUM BUILDING HEIGHT: 40 FEET

ANY SETBACKS AND BUFFERS SHOWN ARE GOVERNED BY THE LOCAL JURISDICTION AND SHOULD BE CONFIRMED IN WRITING PRIOR TO LAND PLANNING OR ANY CONSTRUCTION ACTIVITIES.

ZONING

TRACT 2 IS ZONED LM PER CALL TO CITY OF SNELLVILLE
ZONING DEPARTMENT ON 09/16/2021.

THE SETBACKS FOR ZONE LM LIGHT MANUFACTURING PER CITY OF SNELLVILLE MUNICODE ACCESSED ON 09/14/2021 ARE AS FOLLOWS:

FRONT: 50 FEET
SIDE: 20 (INTERIOR), 35 (STREET) FEET
REAR: 15 FEET
MAXIMUM BUILDING HEIGHT: 80 FEET

ANY SETBACKS AND BUFFERS SHOWN ARE GOVERNED BY THE LOCAL JURISDICTION AND SHOULD BE CONFIRMED IN WRITING PRIOR TO LAND PLANNING OR ANY CONSTRUCTION ACTIVITIES.

LEGEND

- | | | | |
|--|--------------------------|--|----------|
| | SIGN | | ASPHALT |
| | LIGHT POLE | | CONCRETE |
| | SPOT ELEVATION | | GRAVEL |
| | WATER VALVE | | |
| | FIRE HYDRANT | | |
| | WATER METER | | |
| | IRRIGATION CONTROL VALVE | | |
| | WATER MARKER MONUMENT | | |
| | WATER VAULT | | |
| | GRATE INLET | | |
| | SANITARY SEWER MANHOLE | | |
| | CLEANOUT | | |
| | UTILITY POLE | | |
| | GUY WIRE | | |
| | ELECTRIC BOX | | |
| | ELECTRIC METER | | |
| | GAS VALVE | | |
| | GAS METER | | |
| | TELEPHONE MANHOLE | | |
| | TELEPHONE PEDESTAL | | |
| | FIBER OPTIC MARKER | | |
| | BENCHMARK | | |
| | IRON PIN FOUND | | |
| | COMPUTED POINT | | |
| | SET 5/8" CAPPED REBAR | | |
| | RAV MARKER | | |
| | BOLLARD | | |
| | AIR SYSTEM | | |
| | POWER BREAKER | | |

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2285.35'	248.18'	248.06'	N 37°34'40" E	6°13'20"
C2	796.04'	134.27'	134.11'	N 23°38'04" E	9°39'51"
C3	803.94'	232.80'	231.99'	N 10°23'49" E	16°35'29"
C4	447.47'	263.45'	259.66'	S 49°10'47" E	33°44'00"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 32°18'47" E	66.64'
L2	S 57°25'47" W	61.69'
L3	S 32°27'27" E	29.95'
L4	N 2°48'22" E	17.00'
L5	N 89°03'40" E	95.45'
L6	S 66°02'47" E	55.96'

SEWER INVERTS

55MM-1
TOP: 939.70
IN: 992.7
(NO PIPE INSTALLED)
OUT: 992.6

55MM-2
TOP: 997.77
IN: 991.37
OUT: 991.23

55MM-3
TOP: 996.06
IN: 990.03
OUT: 989.94

55MM-4
TOP: 984.55
IN: 976.65
OUT: 975.95

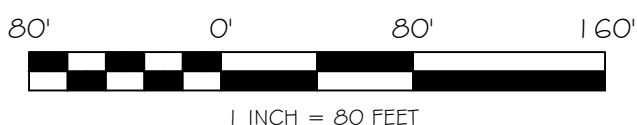
55MM-5
TOP: 974.08
IN: 968.63 (NE)
IN: 968.98 (NW)
IN: 968.62 (SE)
OUT: 968.25

55MM-6
TOP: 979.42
IN: 975.01
OUT: 973.51

55MM-7
TOP: 980.80
IN: 976.09
OUT: 975.94

STORM INVERTS

DI-1 TOP: 996.91 IN: 993.31 (BOTTOM OF BOX)	DI-11 TOP: 991.72 IN: 977.07 (BOTTOM OF BOX)
DI-2 TOP: 997.94 IN: 976.29 OUT: 975.81	DI-12 TOP: 991.45 IN: 974.54 OUT: 974.45
DI-3 TOP: 992.03 IN: 978.73 OUT: 978.53	DI-13 TOP: 991.69 IN: 973.29 OUT: 973.23
DI-4 TOP: 984.33 FULL OF DEBRIS (COULD NOT GET INVERTS)	DI-14 TOP: 992.29 OUT: 978.45
DI-5 TOP: 990.51 INV: 981.01 (BOTTOM OF BOX)	DI-15 TOP: 992.39 IN: 979.16 OUT: 978.78
DI-6 TOP: 981.35 IN: 975.91 OUT: 975.85	DI-16 TOP: 981.76 OUT: 978.80
DI-7 TOP: 981.24 IN: 977.54 OUT: 977.49	DI-17 TOP: 992.29 "INACCESSIBLE"
DI-8 TOP: 981.52 OUT: 975.85	DI-18 TOP: 997.97 "INACCESSIBLE"
DI-9 TOP: 981.20 OUT: 976.67	DI-19 TOP: 992.01 "INACCESSIBLE"
DI-10 TOP: 980.77 OUT: 976.36 (W) IN: 976.34 (H) IN: 976.27	DI-20 TOP: 982.11 "INACCESSIBLE"





Agenda Item Summary

TO: The Mayor and Council

FROM: Jason Thompson, Director
Department of Planning and Development

DATE: July 11, 2022

RE: #RZ 22-05 – Britt & Camp, LLC
2.765± Acres at 2706 Lenora Church Road, Snellville

STATUS: 1st Reading

Application requesting to amend the Official Zoning Map from RS-30 to RS-5 for an 11-lot single-family (detached) residential subdivision development on a 2.765± acre property at 2706 Lenora Church Road, Snellville.

Financial Impact: Site Development and Building Permit Fees; Real Property Taxes; and Stormwater Utility Fees

Planning Department Recommendation: Approval with Conditions

Planning Commission Meeting Date and Recommendation: June 28, 2022 (Approval with Conditions)

Mayor and Council Meetings: July 11, 2022 (1st Reading)
July 25, 2022 (2nd Reading and Public Hearing)

Action Requested: Consideration and Waive the 1st Reading

Draft Ordinance: Attached

Case Documents (website link):

- [Letter of Intent \(5-16-2022\)](#)
- [#RZ 22-05 Rezoning Application \(5-16-2022\)](#)
- [Property Boundary Survey \(5-17-2019\)](#)
- [Rezoning Site Plan \(5-16-2022\)](#)
- [Sample Elevations & Interiors \(5-16-2022\)](#)

2.765± Acre Property at 2706 Lenora Church Road, Snellville, Georgia
Case #RZ 22-05
July 11, 2022
Page... 2

- June 28 2022 Planning Department Case Summary & Analysis (6-7-2022)
- June 28 2022 Planning Commission Case Report (6-29-2022)
- July 11 2022 Planning Department Case Summary & Analysis with Planning Commission Report (6-29-2022)
- *Unofficial* June 28, 2022 Planning Commission Regular Meeting Minutes (7-1-2022)

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE NO. 2022-14

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SNELLVILLE, GEORGIA, AS AMENDED, FOR A 2.765± ACRE TRACT OF LAND LOCATED IN LAND LOT 28 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, 2706 LENORA CHURCH ROAD, SNELLVILLE, GEORGIA; TO ADD CONDITIONS AFFECTING THE PROPERTY; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

PROPERTY OWNER:	Britt and Camp, LLC Snellville, Georgia 30078
LOCATION:	2706 Lenora Church Road Snellville, Georgia 30078
TAX PARCEL:	R5028 001
APPLICANT:	Lazaro Mota Mota's Construction, LLC Winder, Georgia 30680
CONTACT:	Tyler Lasser Alliance Engineering and Planning Alpharetta, Georgia 30009 770-225-4730 or TylerL@allianceco.com
DEVELOPMENT/PROJECT:	11-Lot Single-family (Detached) Residential Subdivision Development

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 2.765± acre tract of vacant land located

at 2706 Lenora Church Road, Snellville, Georgia (Tax Parcel 5028 001) for an 11-lot single-family (detached) residential subdivision development; 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 2.765± acre tract of land described and shown on the boundary survey “Britt & Camp, LLC”, sealed and dated 5-25-2022 (stamped received 5-26-2022) in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference is hereby amended and changed from RS-30 (Single-family Residential) District to RS-5 (Single-family Residential) District, subject to the following enumerated conditions:

CONDITIONS:

1. The property shall be developed in accordance with the rezoning site plan entitled “Proposed Subdivision 2706 Lenora Church Road, Snellville, GA 30078”, sealed and dated 5-25-2022 (stamped received 5-26-2022) 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 rezoning site plan, as determined by the Director of Planning and Development and City Manager will require Mayor and Council approval.
2. All dwelling driveways shall be a minimum of twenty-two feet (22’) in length, measured from the front of the garage door to the leading edge of the sidewalk (edge closest to dwelling), and shall be wide enough to accommodate the parking of two vehicles.
3. A Property Owner’s Association shall be established for the continuous maintenance of open space, stormwater detention facility, entrance signage and landscaping.

4. A minimum twenty (20) percent of the total site area must be conserved as open space and subject to the Open Space regulations of Sec. 401-2 Article 1 of Chapter 4 of the Snellville Unified Development Ordinance.
5. Subdivision entrance signage (if any) shall be located on Open Space.
6. Signs higher than 15 feet or larger than 225 square feet are prohibited.
7. Non-substantial variances, as determined by the Director of Planning and Development and City Manager for the design, development, or zoning requirements of the Snellville Unified Development Ordinance, must be submitted in writing for Administrative Variance approval consideration 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 July _____, 2022. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

ORDAINED this _____ day of July, 2022.

Barbara Bender, Mayor

ATTEST:

Dave Emanuel, Mayor Pro Tem

Melisa Arnold, City Clerk

Cristy Lenski, Council Member

APPROVED AS TO FORM:

Solange Destang, Council Member

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

Gretchen Schulz, Council Member

Tod Warner, Council Member

EXHIBIT “A”

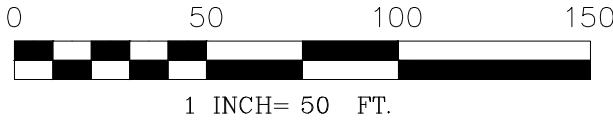
BOUNDARY SURVEY OF AN EXISTING TAX PARCEL
LAND LOT 28 OF THE 5TH LAND DISTRICT
CITY OF SNELLVILLE, GWINNETT COUNTY, GEORGIA
REFERENCE DEED: D.B. 14430 PG. 71
EXISTING TAX PARCEL: R5028 001

SYMBOL LEGEND

☆ LP =	LIGHT POLE
⊙ PP =	POWER POLE
⊕ =	TRAFFIC POLE
⊙ M.H. =	SANITARY SEWER MANHOLE
⊙ DWCB =	DOUBLE WING CATCH BASIN
⊙ SWCB =	SINGLE WING CATCH BASIN
□ TRAN =	TRANSFORMER ELECTRIC
—X— =	FENCE LINE
△ =	TITLE EXCEPTION
JB =	JUNCTION BOX
FH =	FIRE HYDRANT
⊙ =	STORM PIPE

TEXT LEGEND

C/L =	CENTERLINE
C&G =	CURB & GUTTER
DB =	DEED BOOK
RCP =	REINFORCED CONCRETE PIPE
CMP =	CORRUGATED METAL PIPE
X =	SPOT ELEVATION
TE =	EDGE OF PAVEMENT
TE =	FINISHED FLOOR ELEVATION
TE =	INVERTED ELEVATION
TE =	REBAR PIN FOUND
TE =	REBAR PIN SET
TE =	LAND LOT
N/F =	NOW OR FORMERLY
P/L =	PROPERTY LINE
P/B =	PLAT BOOK
P.O.B. =	POINT OF BEGINNING
P.O.C. =	POINT OF COMMENCEMENT
R.O.W. =	RIGHT OF WAY
DI =	DROP INLET
WM =	WATER METER
WM =	WATER VALVE
FES =	FLARED END STRUCTURE
SSMH =	SANITARY SEWER MANHOLE



THE RESERVE AT BRISCOE
DETENTION POND 1
P.B. 122, PG. 22

GARDEN AREA
OVER P/L

NOW OR FORMERLY
CITY OF SNELLVILLE
P.B. Q, PG. 266
TAX ID: R5028 004D

SUBJECT PROPERTY
AREA- 2.765 ACRES
MAP CLOSURE 1: 308, 302

NOW OR FORMERLY
GWINNETT COUNTY PUBLIC LIBRARY
D.B. 3945, PG. 214
D.B. 4200, PG. 251
TAX ID: R5028 002A

LEGAL DESCRIPTION

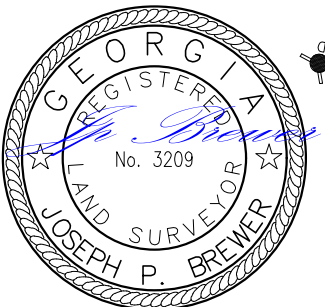
2706 Lenora Church Road

All that tract or parcel of land lying and being in Land Lot 28 of the 5th Land District, City of Snellville, Gwinnett County, Georgia and being more particular described as follows;

BEGINNING at a 1/2 inch rebar found at the intersection of the easterly right of way of Lenora Church Road (100 foot right of way) with the common Land Lot Line of Land Lots 27 and 28, said point being the **TRUE POINT OF BEGINNING**;

THENCE leaving the right of way of Lenora Church Road and along the common Land Lot Line of Land Lots 27 and 58, North 59 degrees 58 minutes 39 seconds East for a distance of 295.25 feet to a 2 inch open top pipe found; THENCE leaving the said common land lot line South 29 degrees 33 minutes 52 seconds East for a distance of 425.99 feet to a 1/2 inch rebar found with cap; THENCE South 60 degrees 24 minutes 49 seconds West for a distance of 271.73 feet to a corner found in a power pole on the right of way line of Lenora Church Road; THENCE along the said right of way line North 32 degrees 44 minutes 25 seconds West for a distance of 424.39 feet to a 1/2 inch rebar found, said point being the **TRUE POINT OF BEGINNING**

The above described tract contains 2.765 acres.



FLOOD NOTE

NO PORTION OF THE SUBJECT PROPERTY LIES IN A DESIGNATED SPECIAL FLOOD HAZARD AREA PER GWINNETT COUNTY FEMA FLOOD MAP NUMBER 13135C0138F, DATED 6-29-2006.

SURVEYOR'S NOTES

1. A LEICA TS12 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 66,998 FEET AND WAS ADJUSTED USING LEAST SQUARES.
3. THE HORIZONTAL AND VERTICAL DATUM FOR WHICH THIS SURVEY IS BASED WAS OBTAINED BY THE USE OF GPS. A CHAMPION NETWORK RTK ROVER WAS USED TO COLLECT CORRECTED MEASUREMENTS REPORTED BY A REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC.
4. VERTICAL DATUM SHOWN HEREON IS NAVD 88 AND AS REPORTED BY THE RTN OPERATED BY EGPS SOLUTIONS, INC.
5. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE.
6. THE BEARING BASIS USED TO PREPARE THIS PLAT IS BASED UPON NAD-83, GEORGIA STATE PLANE, WEST ZONE COORDINATES. ALL DIRECTIONS AND DISTANCES SHOWN HEREON ARE A GROUND LEVEL PROJECTION OF THE SYSTEM.

SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Joseph P. Brewer Ga. RLS #3209

5-25-2022

BOUNDARY SURVEY FOR:

NO.	DATE:	REVISION:
1	12/9/20	added legal description as requested
SURVEY INFORMATION:		
DATE: 5/25/2022	LAND LOT: 28	LAND DISTRICT: 5TH
COUNTY: GWINNETT	CITY: SNELLVILLE	DRAWN BY: BENNETT
JOB NUMBER: 19-187	SCALE: 1"=50'	DATE OF FIELD WORK: 5/25/2022

PREPARED BY: A Georgia Land Surveying Firm: LSF# 001105

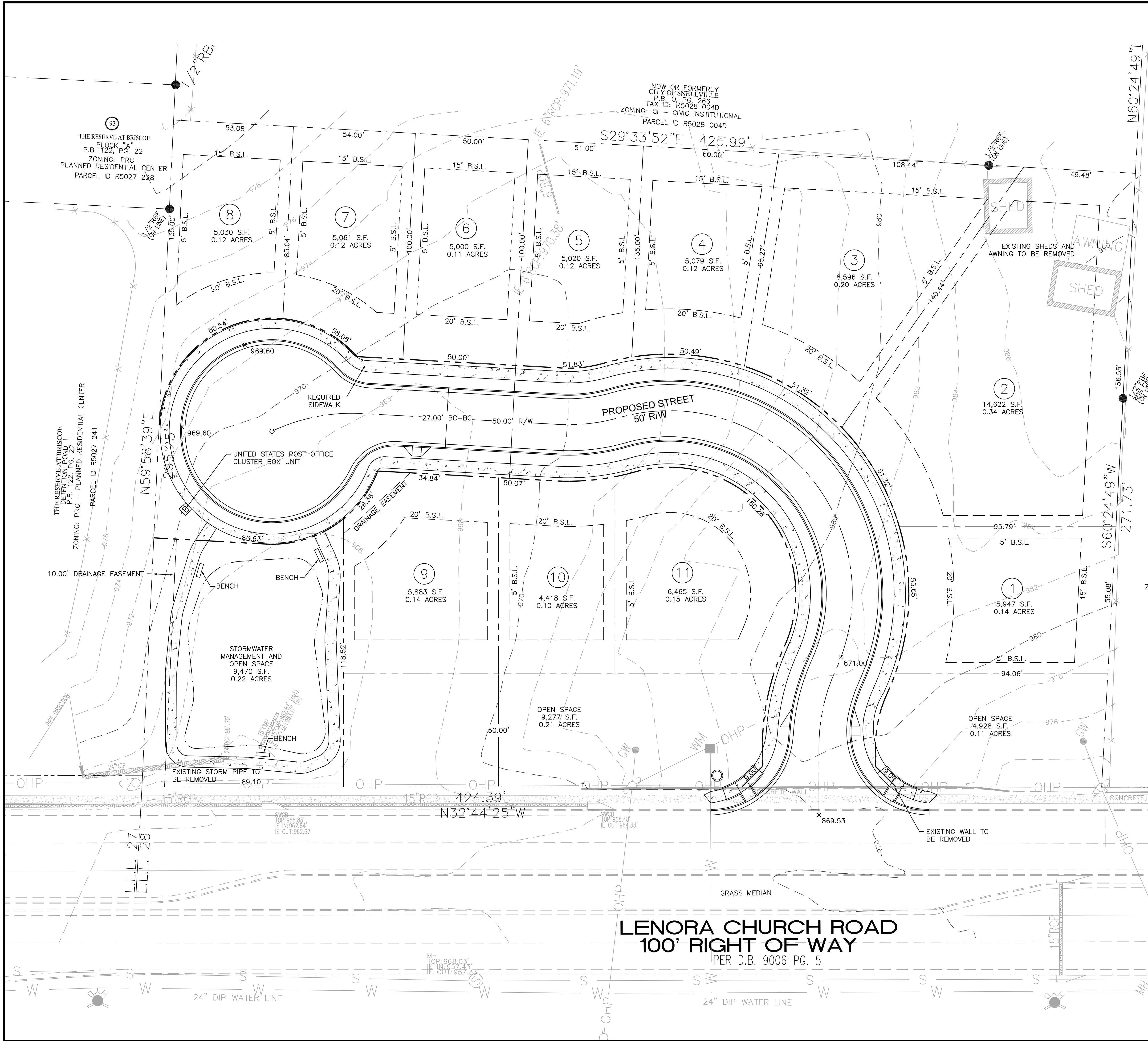
acre
PROFESSIONAL SURVEYORS

ACRE GROUP, INC.
P.O. BOX 54 | LOGANVILLE | GEORGIA 30052 | 770.290.0050

SHEET
1 OF 1

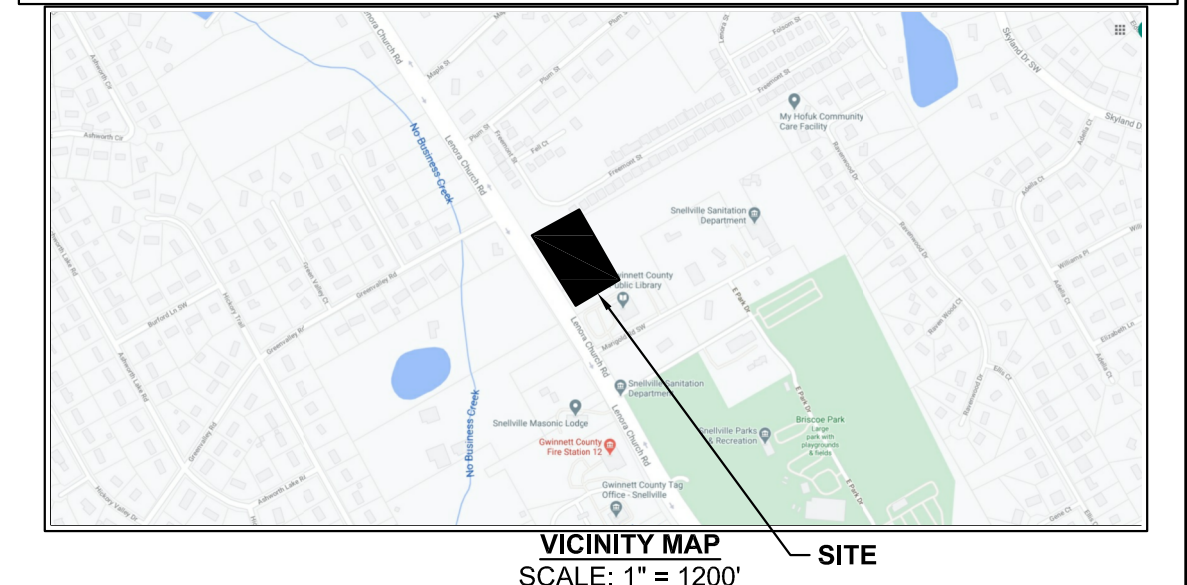
BRITT & CAMP, LLC

EXHIBIT “B”

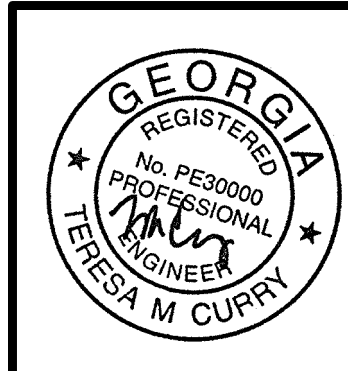


SITE INFORMATION
AREA: 2.765 ACRES
LOCATION: LAND LOT 28, DISTRICT 5
PARCEL ID: R5028 001
EXISTING ZONING: RS-30 - SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING: RS-5 - SINGLE FAMILY RESIDENTIAL
TOTAL LOTS/DWELLINGS - 11
AREA SUMMARY: RIGHT-OF-WAY: 0.59 ACRES (25,661 S.F.)
LOTS: 1.63 ACRES (71,120 S.F.)
STORMWATER: 0.22 ACRES (9,470 S.F.)
OPEN SPACE: 20% REQUIRED 0.55 ACRES (23,958 S.F.)
PROVIDED: 0.54 ACRES (23,675 S.F.) 19.66%
THIS SITE IS NOT LOCATED IN A FLOOD PLAIN PER FEMA MAP 13135C0138F, EFFECTIVE DATE SEPTEMBER 29, 2006.
NO PONDS/LAKES, STREAMS, OR WETLANDS LOCATED ON SITE.
SITE DENSITY: 3.98 LOTS PER ACRE
UNIT SIZE: ONE STORY 1 - 1,286 S.F., TWO BEDROOM
ONE STORY 2 - 1,547 S.F., TWO BEDROOM
TWO STORY 1 - 1,710 S.F., TWO BEDROOM
TWO STORY 2 - 1,971 S.F., TWO BEDROOM

SCALE IN FEET



NOW OR FORMERLY
GWINNETT COUNTY PUBLIC LIBRARY
D.B. 3945, PG. 214
D.B. 4200, PG. 251
TAX ID: R5028 002A
ZONING: CI - CIVIC INSTITUTIONAL
PARCEL ID R5028 002A
MH TOP: 976.36'
IE IN: 967.60'
IE OUT: 967.54'



5-25-2022
DATE

NO.	DATE	DESCRIPTION	REVISIONS
4			
3			
2			
1			

NO.	DATE	DESCRIPTION	REVISIONS
4			
3			
2			
1			

DRAWING TITLE:
REZONING PLAN

PROJECT NAME:
PROPOSED SUBDIVISION

CLIENT:
BRITT AND CAMP, LLC
2706 LENORA CHURCH ROAD, SNELLVILLE, GA 30078
PO BOX 550, SNELLVILLE, GA 30078

PROJECT NO.: BCL02000229	PROJ. MGR.: TMC
DATE: 5/25/22	DRWN. BY: MA
SCALE: AS NOTED	CHKD. BY: JDC
DRAWING SERIES: REZONING	
SHEET NO. C-1.0	



Agenda Item Summary

TO: The Mayor and Council

FROM: Jason Thompson, Director
Department of Planning and Development

DATE: July 11, 2022

RE: #RZ 22-07 LUP 22-06 – Century Communities of Georgia, LLC
25.052± Acres at 1689 and 1725 Rockdale Circle, Snellville

STATUS: 1st Reading

Applications requesting to rezone the 25.052± acre site from RS-15 (Single-family residential) District to RS-5 (Single-family Residential) District and amend the 2040 Comprehensive Plan Future Land Use Map (FLUM) from Medium-Density Residential to Low-Density Residential for a 98-lot single-family (detached) subdivision.

Financial Impact: Site Development and Building Permit Fees; Real Property Taxes; and Stormwater Utility Fees

Planning Department Recommendation: Approval with Conditions

Planning Commission Meeting Date: June 28, 2022

Planning Commission Recommendation: #LUP 22-06 (Denial)
#RZ 22-07 (No Action Taken)

Mayor and Council Meetings: July 11, 2022 (1st Reading)
July 25, 2022 (2nd Reading and Public Hearing)

Action Requested: Consideration and Waive the 1st Reading

Draft Ordinances: Attached

25.052± Acre Property at 1689 and 1725 Rockdale Circle, Snellville, Georgia
Case #RZ 22-07 LUP 22-06
July 11, 2022
Page... 2

Case Documents (website link):

- Letter of Intent (5-17-2022)
- #LUP 22-06 Land Use Plan Amendment Application (5-17-2022)
- #RZ 22-07 Rezoning Application (5-17-2022)
- Application Supplemental Documents (5-17-2022)
- Elevations & Floor Plan - Greenfield (5-17-2022)
- Elevations & Floor Plan - Harding (5-17-2022)
- Elevations & Floor Plan - Jordan (5-17-2022)
- Elevations & Floor Plan - Sinclair (5-17-2022)
- Property Boundary Survey (4-1-2022)
- Rezoning Site Plan (4-4-2022)
- 6-11-2007 Mayor and Council Minutes for Prior Rezoning (6-8-2022)
- June 28 2022 Planning Department Case Summary & Analysis (6-15-2022)
- *Unofficial* June 28, 2022 Planning Commission Regular Meeting Minutes (7-1-2022)
- June 28 2022 Planning Commission Case Report (7-1-2022)
- July 11 2022 Planning Department Case Summary & Analysis with Planning Commission Report (7-1-2022)

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE NO. 2022-15

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SNELLVILLE, GEORGIA, AS AMENDED, FOR A 25.052± ACRE TRACT OF LAND LOCATED IN LAND LOT 60 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA; 1689 AND 1725 ROCKDALE CIRCLE, SNELLVILLE, GEORGIA; 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 22-07
PROPERTY OWNERS:	Ms. Brenda Glasgow Lee and Mrs. Hazel L. Lee Snellville, Georgia 30078
LOCATION:	1689 and 1725 Rockdale Circle, Snellville, Georgia 30078
TAX PARCELS:	R5060 023 and R5060 008
APPLICANT/CONTACT:	Century Communities of Georgia, LLC Norcross, Georgia 30071 Attn: Dakota Carruthers 470-880-5874 Dakota.Carruthers@centurycommunities.com
DEVELOPMENT/PROJECT:	98-Lot Single-Family (Detached) Residential Subdivision

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 25.052± acre tract of land located at 1689 Rockdale Circle (Tax Parcel 5060 023) and 1725 Rockdale Circle (Tax Parcel 5060 008), Snellville, Georgia for a 98-lot single-family (detached) residential subdivision; and,

WHEREAS, the governing authority of the City of Snellville, Georgia desires to repeal conditions of zoning from the 6-11-2007 Mayor and Council approved rezoning for case no. RZ 05-04 as applicable to only the 25.052± acre tract of the larger 40.30± acre site; 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 25.052± acre tract of land described and shown on the boundary survey “Century Communities of Georgia, LLC”, sealed and dated 4-1-2022 (stamped received 5-17-2022) in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference is hereby amended and changed from RS-15 (Single-family Residential) District to RS-5 (Single-family Residential) District.

Section 2. All conditions that are applicable to the 25.052± acre property and previously approved on 6-11-2007 by the Mayor and Council for rezoning case #RZ 05-04 are hereby repealed and instead, this action is subject to the attachment of the following new conditions (1-8):

CONDITIONS:

1. The property shall be developed in accordance with the rezoning site plan entitled “Zoning Plan Rockdale Circle Tract”, dated 4-4-2022 (stamped received 5-17-2022) 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 rezoning site plan, as determined by the Director of Planning and Development and the City Manager will require Mayor and Council approval.

2. A Home Owner's Association shall be established for the continual maintenance of open space; common areas; stormwater detention areas; and any structures which may be located within any open space/common areas, including but not limited to: landscaping, retaining walls, columns, fencing, entrance signage, etc.
3. The development and single-family lots are to be deed restricted to at least 90% owner-occupied fee-simple single-family ownership while the remaining 10% of the lots may be used as non-owner occupied (rental) units. This condition must be incorporated into the Home Owner's Association documents and recorded prior to the release of any certificates of occupancy.
4. Signs higher than 15 feet or larger than 225 square feet are prohibited.
5. A sidewalk and planter strip shall be constructed in accordance with UDO Table 401-4.2 (Streetscapes required) where the development is adjacent to Rockdale Circle, and at the sole cost and expense of the developer.
6. All dwelling driveways shall be a minimum of twenty-two feet (22') in length, measured from the front of the garage door to the leading edge of the sidewalk (edge closest to dwelling), and shall be wide enough to accommodate the parking of two vehicles.
7. In addition to the twenty-percent (20%) open space requirement of UDO Sec. 401-2-1, at least six-percent (6%) of the site's gross land area must be provided for recreational use in accordance with UDO Sec. 401-2.2.
8. Non-substantial variances, as determined by the Director of Planning and Development and City Manager for the design, development, or zoning requirements of the Snellville Unified Development Ordinance, must be submitted in writing for Administrative Variance approval consideration by the Director of Planning and Development.

Section 3. 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 4. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 5. (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 6. 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 7. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed

Section 8. This Ordinance was adopted on July _____, 2022. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

ORDAINED this _____ day of July, 2022.

Barbara Bender, Mayor

ATTEST:

Dave Emanuel, Mayor Pro Tem

Melisa Arnold, City Clerk

Cristy Lenski, Council Member

APPROVED AS TO FORM:

Solange Destang, Council Member

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

Gretchen Schulz, Council Member

Tod Warner, Council Member

EXHIBIT “A”

EXHIBIT “B”

SURVEY NOTES:

1.

This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
2.

Unless otherwise specified, all distances shown are horizontal ground distances measured in U.S. survey feet (39.37 inches = 1 meter).
3.

The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, Georgia West Zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 2012A.
4.

A portion of the planimetric data depicted hereon is derived from aerial imagery. This data set was tested to meet ASPRS (American Society of Photogrammetry and Remote Sensing) Positional Accuracy Standards for Digital Geospatial Data (2014) for a 2.5 (cm) RMSE_x and RMSE_y Horizontal Accuracy Class. Based on Approximate GSD (Ground Sampling Distance) of 2.47, equating to +/- 6.1 cm at 95% confidence level.
5.

By graphic plotting only this property does not lie within a 100 year flood hazard zone and is depicted as Zone X as defined by the F.E.M.A Flood Insurance Rate Map of Gwinnett County, Georgia and incorporated areas Map Number 13135C0129F, effective date 9/29/2006.
6.

Information regarding the reputed presence, size, character and location of existing underground utilities and structure is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structure not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information.
7.

Underground utility research, field markings, size and character of material has been provided by Utilisurvey, LLC on 3/7/2022.
8.

The survey shown hereon was prepared without benefit of any abstract of title; therefore, Travis N. Pruitt, Jr. and Travis Pruitt & Associates, Inc. make no guarantees or representations regarding information shown hereon pertaining to easements, Right-of-Way, setback lines, agreements, reservations, and other similar matters.

REFERENCE DOCUMENTS:

REFERENCE PLATS

1. Boundary Survey for Roy Sikes prepared by Robert H. dated 11/14/1975.
2. Survey for Gary W. Lee & Brenda G. Lee prepared by Gordon Story & Associates, dated 3/11/1991, recorded in Plat Book 57 Page 165A, Gwinnett County, Georgia records.
3. Survey for Thomas C. Kellogg prepared by McNally, Patrick, & Cole, Inc. dated 03/28/1983, recorded in Plat Book 22 Page 34, Gwinnett County, Georgia records.
4. Final Plat for Abington Park Unit Seven prepared by Hannon & Meeks, Surveyors dated 08/09/1971, recorded in Plat Book U Page 281, Gwinnett County, Georgia records.
5. Final Plat of Subdivision for Litchfield Manor prepared by Cornerstone Planning Co. dated 01/07/1991, recorded in Plat Book 53 Page 18, Gwinnett County, Georgia records.

TITLE EXCEPTIONS

- This survey relied upon information contained within a Title Commitment number GA-21102128-CCS prepared by First American Title Insurance Company, with an effective date of November 30, 2021 at 08:00 AM, with respect to the property surveyed described in "Exhibit A", and the exceptions listed in "Schedule B, Section II".
8.

Right of Way Deed from Hazel L. Lee and Raymond L. Lee, Jr., to Gwinnett County, dated 01/15/1979, filed in Deed Book 1681, Page 151 and filed 04/12/1979.
Comment: Affects subject property as shown on survey.
9.

Warranty Deed with Covenant from Hazel L. Lee to Kathryn G. Kellogg, dated 10/18/1983, filed in Deed Book 2738, Page 695, filed on 03/12/1984.
Comment: Affects subject property. Does not contain plottable description.

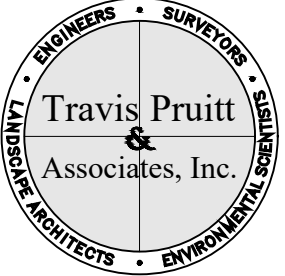
OWNER/DEVELOPER

Century Communities

Jackson Stephens

3091 Governors Drive
Suite 200
Norcross, GA 30071

CONTACT
ph. 470-880-5817
Jackson.Stephens@centurycommunities.com



4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com

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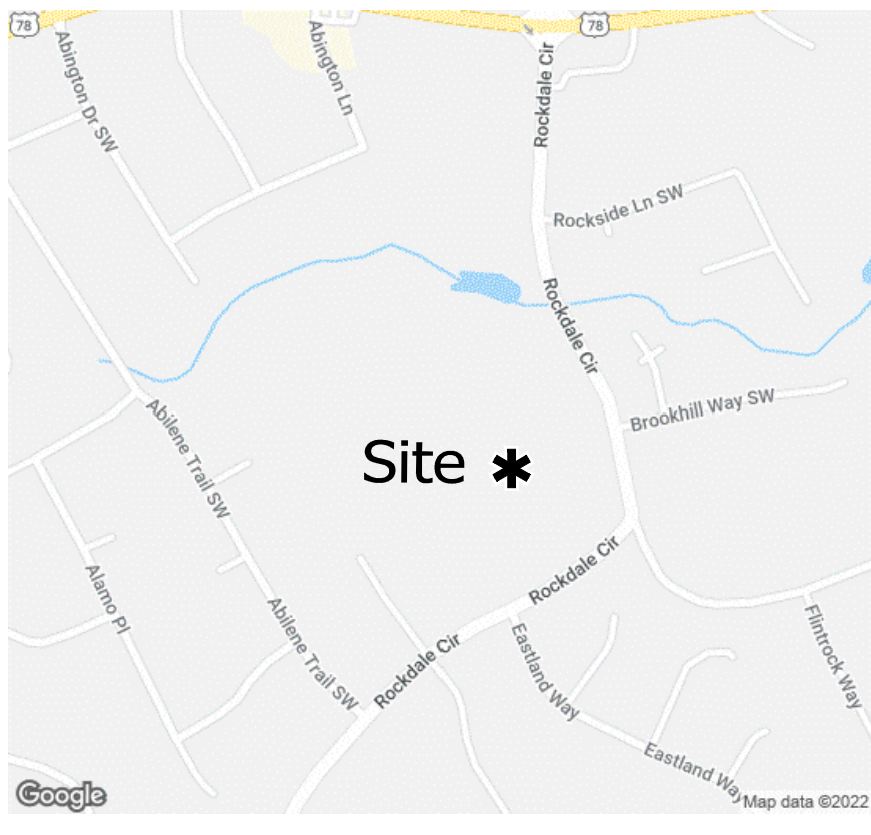
PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 60 of the 5th District, City of Snellville, Gwinnett County, Georgia and being more particularly described as follows:

COMMENCING at a 1" rod found at the common Land Lot corner of Land Lots 37, 38, 59, and 60; THENCE proceeding along the common Land Lot Line of Land Lots 37 and 60 South 29 degrees 58 minutes 22 seconds East a distance of 965.00 feet to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING.

THENCE from said TRUE POINT OF BEGINNING leaving the common Land Lot Line of Land Lots 37 and 60 the following courses and distances: North 25 degrees 57 minutes 04 seconds East a distance of 413.43 feet to a 1/2" rebar found; THENCE North 33 degrees 26 minutes 42 seconds East a distance of 485.65 feet to a 1/2" rebar found; THENCE North 48 degrees 16 minutes 37 seconds East a distance of 137.59 feet to a 2" open top pipe found; THENCE South 65 degrees 15 minutes 15 seconds East a distance of 138.42 feet to an iron pin set; THENCE South 65 degrees 15 minutes 15 seconds East a distance of 239.96 feet to a 1 1/2" open top pipe found; THENCE North 77 degrees 17 minutes 41 seconds East a distance of 243.97 feet to a 1/2" rebar found on the westerly Right-of-Way Line of Rockdale Circle (60' Right-of-Way) THENCE proceeding along said Right-of-Way Line of Rockdale Circle the following courses and distances: along a curve to the left with a radius of 1636.35 feet and an arc length of 73.87 feet, said curve having a chord bearing of South 28 degrees 45 minutes 50 seconds East and a chord distance of 73.86 feet to an iron pin set; THENCE South 30 degrees 53 minutes 12 seconds East a distance of 117.60 feet to an iron pin set; THENCE along a curve to the right with a radius of 657.59 feet and an arc length of 200.55 feet, said curve having a chord bearing of South 21 degrees 35 minutes 25 seconds East and a chord distance of 199.77 feet to an iron pin set; THENCE South 13 degrees 16 minutes 47 seconds East a distance of 65.93 feet to an iron pin set; THENCE South 12 degrees 24 minutes 40 seconds East a distance of 114.53 feet to an iron pin set; THENCE South 11 degrees 54 minutes 06 seconds East a distance of 107.59 feet to an iron pin set; THENCE South 12 degrees 23 minutes 08 seconds East a distance of 119.63 feet to an iron pin set on the northerly Right-of-Way Line of Rockdale Circle; THENCE proceeding along said Right-of-Way Line of Rockdale Circle the following courses and distances: South 45 degrees 58 minutes 46 seconds West a distance of 131.95 feet to an iron pin set; THENCE along a curve to the right with a radius of 1221.14 feet and an arc length of 113.85 feet, said curve having a chord bearing of South 49 degrees 44 minutes 56 seconds West and a chord distance of 113.81 feet to an iron pin set; THENCE along a curve to the right with a radius of 1987.20 feet and an arc length of 139.50 feet, said curve having a chord bearing of South 54 degrees 30 minutes 12 seconds West and a chord distance of 139.47 feet to an iron pin set; THENCE along a curve to the right with a radius of 1149.82 feet and an arc length of 156.70 feet, said curve having a chord bearing of South 59 degrees 40 minutes 34 seconds West and a chord distance of 156.58 feet to an iron pin set; THENCE South 65 degrees 09 minutes 53 seconds West a distance of 97.82 feet to an iron pin set; THENCE along a curve to the right with a radius of 2246.68 feet and an arc length of 144.37 feet, said curve having a chord bearing of South 64 degrees 56 minutes 01 seconds West and a chord distance of 144.34 feet to an iron pin set; THENCE along a curve to the left with a radius of 1101.09 feet and an arc length of 31.75 feet, said curve having a chord bearing of South 61 degrees 21 minutes 07 seconds West and a chord distance of 31.75 feet to an iron pin set; THENCE South 58 degrees 03 minutes 50 seconds West a distance of 53.36 feet to a 1/2" rebar found; THENCE leaving the northerly Right-of-Way Line of Rockdale Circle (60' Right-of-Way) the following courses and distances: North 29 degrees 57 minutes 52 seconds West a distance of 606.56 feet to a 1/2" rebar found; THENCE South 60 degrees 02 minutes 33 seconds West a distance of 349.55 feet to a 1/2" rebar found on the common Land Lot Line of Land Lots 37 and 60; THENCE proceeding along the common Land Lot Line of Land Lots 37 and 60 North 29 degrees 58 minutes 22 seconds West a distance of 122.10 feet to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING.

Said tract contains 1,091,256 square feet or 25.052 acres.



Site *

VICINITY MAP
not to scale

SITE DATA:

TOTAL SITE AREA	25.052 ACRES
PROJECT SITE AREA	25.052 ACRES
OPEN SPACE REQUIRED	20%

FLOODPLAIN (APPROXIMATE)	0
--------------------------	---

ZONING	
EXISTING ZONING	RS-15
PROPOSED ZONING	RS-5
ZONING JURISDICTION	CITY OF SNELLVILLE

DEVELOPMENT TYPE	
TOTAL UNITS	98
TOTAL DENSITY	3.91 U/A

DEVELOPMENT STANDARDS	
MAXIMUM BUILDING HEIGHT	35'
FRONT YARD	20 FEET
REAR YARD	15 FEET
SIDE YARD (INTERIOR)	5 FEET
SIDE YARD (STREET)	15 FEET
MINIMUM BUILDING SEPARATION	10 FEET
MINIMUM LOT SIZE	5,000 SF
MINIMUM FRONTAGE	50 FEET
MAXIMUM DENSITY	NA
MAXIMUM LOT COVERAGE	60%

BUFFERS	
SIDE/REAR	NONE
FRONT	NONE
PARKING	
REQUIRED	1 PER UNIT
GARAGE	2 x 98 = 196
GUEST PARKING	18
TOTAL	214

OPEN SPACE	
REQUIRED OPEN SPACE	5.0 ACRES (20%)
PROPOSED OPEN SPACE	5.0 ACRES

NOTES

1. SPEED LIMIT OF ROCKDALE CIRCLE IS 35 MPH.
2. ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY - WETLANDS ARE NOT LOCATED ON THIS SITE.
3. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR GWINNETT COUNTY 13135C0129F, EFFECTIVE DATE SEPTEMBER 29, 2009, THE PROPERTY DOES NOT FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD).
4. WATERS OF THE STATED ARE WITHIN 200' OF THIS PROPERTY.
5. THE CHATTAHOOCHEE RIVER IS NOT WITHIN 2000' OF THIS PROPERTY.
6. GWINNETT COUNTY FIRE DEPARTMENT SHALL APPROVE ROAD LAYOUT AND ENTRANCES.
7. WATER SERVICE SHALL BE PROVIDED BY GWINNETT COUNTY. EXISTING WATER SERVICE WILL BE USED
8. SANITARY SEWER SERVICE WILL BE PROVIDED BY GWINNETT COUNTY. EXISTING SEWER WILL BE TAPPED ON SITE.
9. THE PROPOSED DEVELOPMENT MAY BE GATED AND HAVE PRIVATE STREETS.

VARIANCES:

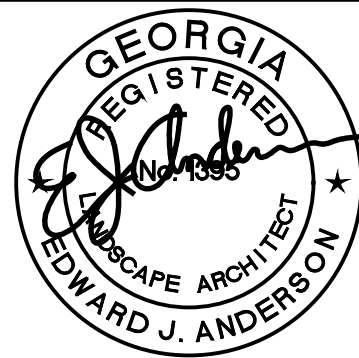
NO VARIANCES AT THIS TIME.

ZONING PLAN

Rockdale Circle Tract

1725 Rockdale Circle

City of Snellville, Georgia



For The Firm
Travis Pruitt
&
Associates, Inc.

DATE:	04-04-2022
SCALE:	1" = 100'
CN:	210501_CP08
LSV:	
JN:	
FN:	

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE NO. 2022-16

AN ORDINANCE TO AMEND THE 2040 COMPREHENSIVE PLAN FUTURE LAND USE MAP FOR THE CITY OF SNELLVILLE, GEORGIA, AS AMENDED, FOR A 25.052± ACRE TRACT OF LAND LOCATED IN LAND LOT 60 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA; 1689 AND 1725 ROCKDALE CIRCLE, SNELLVILLE, GEORGIA; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

CASE NUMBER:	#LUP 22-06
PROPERTY OWNERS:	Ms. Brenda Glasgow Lee and Mrs. Hazel L. Lee Snellville, Georgia 30078
LOCATION:	1689 and 1725 Rockdale Circle, Snellville, Georgia 30078
TAX PARCELS:	R5060 023 and R5060 008
APPLICANT/CONTACT:	Century Communities of Georgia, LLC Norcross, Georgia 30071 Attn: Dakota Carruthers 470-880-5874 Dakota.Carruthers@centurycommunities.com
DEVELOPMENT/PROJECT:	98-Lot Single-Family (Detached) Residential Subdivision

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 the 2040 Comprehensive Plan Future Land Use Map as it applies to the 25.052± acre tract of land located at 1689 Rockdale Circle (Tax Parcel 5060 023) and 1725

Rockdale Circle (Tax Parcel 5060 008), Snellville, Georgia for a 98-lot single-family (detached) residential subdivision; and,

WHEREAS, the subject property is located in the north central portion of the Skyland Character Area of the Snellville 2040 Comprehensive Plan Future Development Map; and,

WHEREAS, the Low-Density Residential future land use category is an *Appropriate* future land use category for the RS-5 (Single-family Residential) zoning district; 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 future land use designation of the 25.052± acre tract of land described and shown on the boundary survey “Century Communities of Georgia, LLC”, sealed and dated 4-1-2022 (stamped received 5-17-2022) in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference is hereby amended and changed from Medium-Density Residential to Low-Density Residential.

This change in the future land use is to be noted on the City of Snellville 2040 Comprehensive Plan Future Land Use Map, as previously amended and as approved by the Mayor and Council as soon as reasonably possible following the adoption of this Ordinance. The future land use map shall also be amended with an editorial note specifying the date this Snellville Land Use Plan Amendment was approved by the Mayor and Council and specifying the parcel(s) affected by this Ordinance. Until the change is indicated on

the City of Snellville 2040 Comprehensive Plan Future Land Use Map approved by the Mayor and Council, this Ordinance shall govern over the City of Snellville 2040 Comprehensive Plan Future Land Use Map approved by the Mayor and Council to the extent of any discrepancy between this Ordinance and the City of Snellville 2040 Comprehensive Plan Future Land Use Map approved by the Mayor and Council.

Section 2. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 3. (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 4. Penalties in effect for violations of the Unified Development Ordinance of the City of Snellville 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 5. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 6. This Ordinance was adopted on July _____, 2022. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

ORDAINED this _____ day of July, 2022.

Barbara Bender, Mayor

ATTEST:

Dave Emanuel, Mayor Pro Tem

Melisa Arnold, City Clerk

Solange Destang, Council Member

APPROVED AS TO FORM:

Cristy Lenski, Council Member

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

Gretchen Schulz, Council Member

Tod Warner, Council Member

EXHIBIT “A”

STATE OF GEORGIA

COUNTY OF GWINNETT

**INTERGOVERNMENTAL AGREEMENT FOR USE AND DISTRIBUTION OF
PROCEEDS GENERATED BY THE 2022 SPECIAL PURPOSE LOCAL OPTION
SALES TAX REFERENDUM**

THIS AGREEMENT is made and entered into this _____ day of July, 2022 by and between **GWINNETT COUNTY, GEORGIA**, a political subdivision of the State of Georgia headquartered at 75 Langley Drive, Lawrenceville, Georgia 30046 (hereinafter referred to as “**County**”); the **CITY of AUBURN**, a municipal corporation chartered by the State of Georgia and headquartered at 1369 Fourth Avenue, Auburn, Georgia (hereinafter referred to as “**Auburn**”); the **CITY OF BERKELEY LAKE**, a municipal corporation chartered by the State of Georgia and headquartered at 4040 S. Berkeley Lake Road NW, Berkeley Lake, Georgia (hereinafter referred to as “**Berkeley Lake**”); the **TOWN OF BRASELTON**, a municipal corporation chartered by the State of Georgia and headquartered at 4982 Highway 53, Braselton, Georgia (hereinafter referred to as “**Braselton**”); the **CITY OF BUFORD**, a municipal corporation chartered by the State of Georgia and headquartered at 2300 Buford Highway, Buford, Georgia (hereinafter referred to as “**Buford**”); the **CITY OF DACULA**, a municipal corporation chartered by the State of Georgia and headquartered at 442 Harbins Road, Dacula, Georgia (hereinafter referred to as “**Dacula**”); the **CITY OF DULUTH**, a municipal corporation chartered by the State of Georgia and headquartered at 3167 Main Street, Duluth, Georgia (hereinafter referred to as “**Duluth**”); the **CITY OF GRAYSON**, a municipal corporation chartered by the State of Georgia and headquartered at 475 Grayson Parkway, Grayson, Georgia (hereinafter referred to as “**Grayson**”); the **CITY OF LAWRENCEVILLE**, a municipal

corporation chartered by the State of Georgia and headquartered at 70 South Clayton Street, Lawrenceville, Georgia (hereinafter referred to as “**Lawrenceville**”); the **CITY OF LILBURN**, a municipal corporation chartered by the State of Georgia and headquartered at 340 Main Street, Lilburn, Georgia (hereinafter referred to as “**Lilburn**”); the **CITY OF LOGANVILLE**, a municipal corporation chartered by the State of Georgia and headquartered at 4385 Pecan Street, Loganville, Georgia (hereinafter referred to as “**Loganville**”); the **CITY OF NORCROSS**, a municipal corporation chartered by the State of Georgia and headquartered at 65 Lawrenceville Street, Norcross, Georgia (hereinafter referred to as “**Norcross**”); the **CITY OF PEACHTREE CORNERS**, a municipal corporation chartered by the State of Georgia and headquartered at 147 Technology Parkway, Suite 200, Peachtree Corners, Georgia (hereinafter referred to as “**Peachtree Corners**”); the **CITY OF REST HAVEN**, a municipal corporation chartered by the State of Georgia and headquartered at 428 Thunder Road, Buford, Georgia (hereinafter referred to as “**Rest Haven**”); the **CITY OF SNELLVILLE**, a municipal corporation chartered by the State of Georgia and headquartered at 2342 Oak Road, Snellville, Georgia (hereinafter referred to as “**Snellville**”); the **CITY OF SUGAR HILL**, a municipal corporation chartered by the State of Georgia and headquartered at 5039 West Broad Street, Sugar Hill, Georgia (hereinafter referred to as “**Sugar Hill**”); and the **CITY OF SUWANEE**, a municipal corporation chartered by the State of Georgia and headquartered at 330 Town Center Avenue, Suwanee, Georgia (hereinafter referred to as “**Suwanee**”); each of which has been duly authorized to enter into this Agreement.

WITNESSETH

WHEREAS, the parties to this Agreement consist of Gwinnett County and all Municipalities (hereinafter referred to as “Cities,”) located wholly or partially within Gwinnett County, Georgia; and

WHEREAS, the parties anticipate that Gwinnett County will approve and sign a Resolution authorizing the Gwinnett County Board of Registrations and Elections to call a Referendum on the issue of the imposition of a Special Purpose Local Option Sales Tax for a period of six (6) years commencing on April 1, 2023, immediately following the expiration of the Special Purpose Local Option Sales Tax presently in effect in Gwinnett County; and

WHEREAS, the law authorizing the call of a Referendum on the issue of the imposition of a Special Purpose Local Option Sales Tax was amended during the 2004 Legislative Session of the Georgia General Assembly; and

WHEREAS, Official Code of Georgia Annotated Section 48-8-115 now authorizes the execution of an Intergovernmental Agreement controlling the distribution and use of Special Purpose Local Option Sales Tax proceeds by the County and one or more qualified municipalities located within the Special District containing a combined total of not less than fifty percent of the aggregate municipal population located within the Special District; and

WHEREAS, for the purposes of this Intergovernmental Agreement and the distribution of proceeds for the period from April 1, 2023 through March 31, 2029 Special Purpose Local Option Sales Tax, the Special District shall be known as the boundaries of Gwinnett County; and

WHEREAS, the sixteen Cities located wholly or partially within Gwinnett County have certified they are qualified municipalities based upon the Official Code of Georgia Annotated and are eligible to receive distributions of Special Purpose Local Option Sales Tax Proceeds; and

WHEREAS, the County and all Cities located wholly or partially within Gwinnett County have determined that it is in their best interest to enter into an Intergovernmental Agreement authorized by Official Code of Georgia Annotated Sections 48-8-110 et seq.; and

WHEREAS, the parties hereto are interested in serving the needs of the residents of Gwinnett County by planning and performing capital outlay projects within the County and Cities which are parties to this Agreement; and

WHEREAS, the parties intend that the capital outlay projects which are the subject of this Agreement shall benefit residents of Gwinnett County and all of its Cities; and

WHEREAS, capital outlay projects funded from past Special Purpose Local Option Sales Tax proceeds have benefited residents of Gwinnett County and all of its Cities, and

WHEREAS, past Special Purpose Local Option Sales Tax proceeds have allowed Gwinnett County to purchase an unprecedented number of acres of land for parks and greenspace; and

WHEREAS, past Special Purpose Local Option Sales Tax proceeds have funded new libraries, public safety facilities, and road improvements to serve the needs of the County's residents and businesses; and

WHEREAS, the County and all Cities located within Gwinnett County have worked together to improve the County's infrastructure as a result of the collection of past Special Purpose Local Option Sales Tax proceeds; and

WHEREAS, the County and all its Cities have identified capital needs that are important to the current and future well-being of their residents and have determined that proceeds from the Special Purpose Local Option Sales Tax should be used to address a portion of these needs;

NOW, THEREFORE, in consideration of the mutual promises and understandings herein made and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto do consent and agree as follows:

1.

This Intergovernmental Agreement is approved prior to the issuance of the call of the Referendum and prior to the vote of the Gwinnett County Board of Commissioners to reimpose a Special Purpose Local Option Sales Tax which Tax will commence on April 1, 2023, and continue through and including March 31, 2029, pursuant to Official Code of Georgia Annotated Sections 48-8-110 et seq.

2.

Pursuant to Official Code of Georgia Annotated § 48-8-115, one percent (1.0%) of the amount of Special Purpose Local Option Sales Tax proceeds collected beginning April 1, 2023, shall be paid into the General Fund of the State of Georgia Treasury in order to defray the costs of administration.

3.

The remaining ninety-nine percent (99.0%) of the amount collected from the Special Purpose Local Option Sales Tax proceeds (hereinafter known as the “net proceeds”) collected beginning April 1, 2023 and ending March 31, 2029, shall be distributed by the State of Georgia to the Gwinnett County Board of Commissioners for distribution as provided herein.

(A) To facilitate the distribution of net proceeds, the parties agree that the sum of One Billion, Three Hundred Fifty Million Dollars (\$1,350,000,000.00) shall represent an estimate of the proceeds to be derived from the subject Special Purpose Local Option Sales Tax during its six-year term.

(B) The parties agree that the County shall receive proceeds in the estimated amount of Twelve Million Five Hundred Thousand Dollars (\$12,500,000.00) for the construction of a Level I County-Wide Project (the “Level I Project”) consisting of courthouse facility renovations. The parties further agree the Level I Project shall be fully funded, based on the actual cost of construction, prior to the calculation of distributions to the Cities and County for all other projects funded pursuant to this Agreement. Until the Level I Project has been fully funded, the County shall receive an amount equal to 5.612% of the net proceeds on a monthly basis for the Level I Project. The County agrees that it will notify each of the Cities in writing promptly after the Level I Project has been fully funded.

(C) The parties agree that the aggregated total distribution received by the Cities shall be calculated after the Level I Project has been fully funded and shall be based on the ratio that the population of all incorporated areas within Gwinnett County (241,547) bears to the total population of Gwinnett County (964,540). The parties further agree the aggregated total distribution received by the Cities shall amount to twenty-five and four hundred-twenty nine ten thousandths percent (25.0429%) of the net proceeds distributed by the State less the cost to fully fund the Level I Project, with the remaining seventy-four and nine thousand five hundred seventy-one ten thousandths percent (74.9571%) of the net proceeds, less the cost to fully fund the Level I Project, to be received by the County.

(D) The Cities agree that their portion of the aggregated total distribution to the Cities shall be allocated on the basis of the ratio that the population each City bears to the total population of all incorporated areas within Gwinnett County. For purposes of calculating the distribution share for each City, population figures from the Population Table below shall be utilized.

POPULATION TABLE

City	Population in Gwinnett County
Auburn	238
Berkeley Lake	2,051
Braselton	4,161
Buford	14,894
Dacula	7,008
Duluth	31,864
Grayson	4,679
Lawrenceville	30,516
Lilburn	15,168
Loganville	3,267
Norcross	17,642
Peachtree Corners	42,108
Rest Haven	21
Snellville	20,753
Sugar Hill	25,259
Suwanee	21,918
Total	241,547

(E) Based upon above provisions, the net proceeds of the Special Purpose Local Option Sales Tax which the County receives on a monthly basis from the State shall be distributed to the Cities and the County in such a way that each jurisdiction receives an amount equal to the percentage shown for it in the table below:

(TABLE ON FOLLOWING PAGE)

DISTRIBUTION OF NET PROCEEDS TO CITIES TABLE

Jurisdiction	Percentage of Net Proceeds- Before Level One Project Fully Funded	Percentage of Net Proceeds- After Level One Project Fully Funded
Gwinnett County- Level One Project	5.6120%	0.0000%
Auburn	0.0233%	0.0247%
Berkeley Lake	0.2007%	0.2126%
Braselton	0.4072%	0.4314%
Buford	1.4575%	1.5442%
Dacula	0.6858%	0.7266%
Duluth	3.1181%	3.3035%
Grayson	0.4579%	0.4851%
Lawrenceville	2.9862%	3.1638%
Lilburn	1.4843%	1.5726%
Loganville	0.3197%	0.3387%
Norcross	1.7265%	1.8291%
Peachtree Corners	4.1206%	4.3656%
Rest Haven	0.0021%	0.0022%
Snellville	2.0309%	2.1516%
Sugar Hill	2.4718%	2.6188%
Suwanee	2.1449%	2.2724%
Gwinnett County (Unincorporated)	70.7505%	74.9571%

(F) Except to the extent necessary to fully fund the Level I Project, no projects will be given preference in the funding and distribution process in such a way that the monthly distribution formula is affected.

(G) Should any City cease to exist as a legal entity prior to all funds being distributed under this Agreement, such City's share of the funds subsequent to dissolution shall be paid to the County as part of the County's share unless an act of the Georgia Legislature makes all of the defunct City part of another successor City. If such an act is passed, the defunct City's remaining

share shall be paid in addition to all other funds to which such successor City would otherwise be entitled.

(H) The County will pay the funds described herein to each City, based upon the actual net proceeds received and the percentages outlined above, within thirty (30) days after funds have been received from the State.

4.

The capital outlay projects to be funded from the proceeds of the Special Purpose Local Option Sales Tax pursuant to this Agreement and the estimated dollar amounts allocated for each project category are as follows:

<u>Gwinnett County</u>	Estimated Total	\$ 1,004,932,004
Level I Project (Courthouse Facility Renovation)	\$ 12,500,000	
Animal Welfare Facility Renovation	\$ 5,170,000	
Fleet Management Facility Expansion	\$ 4,360,000	
Public Safety Facilities & Equipment	\$ 133,930,000	
Recreational Facilities & Equipment	\$ 108,000,000	
Senior Service Facilities	\$ 4,700,000	
Transportation (roads, streets, bridges, and related facilities & equipment)	\$ 736,272,004	
<u>City of Auburn</u>	Estimated Total	\$327,028
Recreational Facilities and Equipment	\$191,970.00	
Transportation Roads, Streets, and Sidewalks	\$63,990.00	
Storm Water	\$63,990.00	
<u>City of Berkeley Lake</u>	Estimated Total	\$2,814,824
Administrative Facilities:	\$70,371	
Public Safety Facilities & Equipment:	\$168,889	
Recreational Facilities & Equipment:	\$70,371	
Transportation (roads, streets, bridges, and related facilities & equipment)	\$2,505,193	

<u>Town of Braselton</u>	Estimated Total	\$5,711,736
Transportation (roads, streets, bridges, sidewalks, storm water and related facilities & equipment)	\$3,826,863	
Parks, Trails & Recreational Facilities & Equipment	\$1,884,873	
<u>City of Buford</u>	Estimated Total	\$20,445,208
Transportation (roads, streets, bridges, and related facilities & equipment)	\$20,445,208	
<u>City of Dacula</u>	Estimated Total	\$9,620,184
Administrative Facilities	\$4,617,688	
Public Safety Facilities & Equipment	\$288,606	
Recreational Facilities & Equipment	\$192,224	
Transportation (roads, streets, bridges, and related facilities & equipment)	\$3,078,458	
Water & Sewer Capital Improvements	\$1,443,208	
<u>City of Duluth</u>	Estimated Total	\$43,738,340
Transportation (roads, streets, bridges, and related facilities & equipment)	\$20,195,302	
Parking Facilities	\$1,111,097	
Public Safety Facilities & Equipment	\$6,111,034	
Sewer	\$4,444,389	
Recreational Facilities & Equipment	\$7,999,900	
Administrative Facilities	\$3,343,291	
Cultural Facilities	\$ 533,327	
<u>City of Grayson</u>	Estimated Total	\$6,422,724
Recreational Facilities & Equipment	\$1,605,681	
Transportation (roads, streets, bridges, and related facilities & equipment)	\$4,817,043	
<u>City of Lawrenceville</u>	Estimated Total	\$41,888,712
Cultural/Civic Facilities	\$2,500,000	
Parking Facilities	\$8,500,000	
Recreational Facilities	\$2,500,000	
Roads, Streets & Bridges	\$20,500,000	
Utility Infrastructure	\$3,700,000	

<u>City of Lilburn</u>	Estimated Total	\$20,821,224
Public Safety Facilities & Equipment	\$1,873,910	
Recreational Facilities & Equipment	\$4,372,457	
Transportation (roads, streets, bridges, and related facilities & equipment)	\$14,574,857	

<u>City of Loganville</u>	Estimated Total	\$4,484,388
Public Safety Facilities and Equipment	\$600,000	
Recreational Facilities & Equipment	\$750,000	
Transportation (roads, streets, bridges, and related facilities & equipment)	\$2,559,746	
Water & Sewer Capital Improvements	\$500,000	

<u>City of Norcross</u>	Estimated Total	\$24,217,284
Administrative Facilities and Equipment	\$ 7,265,185	
Recreational Facilities & Equipment	\$ 3,632,593	
Transportation (roads, streets, bridges, Parking and related facilities & equipment)	\$13,319,506	

<u>City of Peachtree Corners</u>	Estimated Total	\$57,800,544
- Transportation (roads, streets, bridges, and related facilities and equipment) -	\$42,800,544	
- Administrative Facilities -	\$ 5,000,000	
- Capital Outlay -	\$10,000,000	

<u>City of Rest Haven</u>	Estimated Total	\$29,128
Transportation (roads, streets, bridges, and related facilities & equipment)	\$ 29,128	

<u>City of Snellville</u>	Estimated Total	\$28,487,184
Transportation (Roads, Streets, Bridges, Sidewalks, Etc.)	\$7,000,000	
General Obligation Debt Retirement	\$10,000,000	
Capital Projects – Recreation	\$10,000,000	
Capital Projects – Water and Sewer	\$1,528,840	

<u>City of Sugar Hill</u>	Estimated Total	\$34,672,912
Cultural Facilities	\$ 5,000,000	
Recreational Facilities & Equipment	\$7,000,000	
Transportation (roads, streets, bridges, and related facilities & equipment)	\$12,570,000	

Administrative Facilities	\$3,000,000
Public Safety Facilities and Equipment	\$2,000,000
Parking Facilities	\$5,100,000

<u>City of Suwanee</u>	Estimated Total	\$30,086,576
Public Safety Facilities & Equipment	\$15,000,000	
Recreational Facilities & Equipment	\$2,500,000	
Transportation	\$8,500,000	
Capital Outlay	\$4,086,576	

5.

The priority and order in which Special Purpose Local Option Sales Tax projects will be fully or partially funded is as follows: The Level I Project shall receive first priority in the overall allocation of Special Purpose Local Option Sale Tax proceeds, and all other projects shall be funded concurrently.

6.

The Special Purpose Local Option Sales Tax which is the subject of the November 8, 2022 Referendum shall continue for a period of six years from April 1, 2023 until March 31, 2029.

7.

All capital outlay projects included in this Intergovernmental Agreement shall be funded in whole or in part from proceeds from the Special Purpose Local Option Sales Tax authorized by Official Code of Georgia Annotated Sections 48-8-110 et seq. except as otherwise agreed.

8.

The parties acknowledge that the County may issue general obligation debt in conjunction with the imposition of the Special Purpose Local Option Sales Tax (hereinafter referred to as the “debt”). To authorize the issuance of the debt, the Resolution authorizing the call of a Referendum on the issue of the imposition of a Special Purpose Local Option Sale Tax and the

Referendum ballot shall contain the information and language required by state law. The Cities are not issuing any bonds or other indebtedness associated with this Agreement.

The debt may be issued by the County in whole or in part and in one or more series for the purposes of funding a portion of the County projects specified in paragraph 4 of this Agreement, paying any capitalized interest, and paying all or a portion of the costs of issuing the debt. The County acknowledges that it is solely responsible for all facets of the debt issuance and payment of the debt, including any and all costs, interest, and fees associated therewith. The debt shall be paid first from the County's portion of the net proceeds. In the event that there are insufficient Special Purpose Local Option Sales Tax collections to pay the debt from the County's portion of the net proceeds, the County shall pay any shortfall attributable to the debt from the general funds of the County, will exercise its power of taxation to the extent necessary to timely pay the debt, and will make available and use for such payments all taxes levied and collected for that purpose together with funds received from any other source. The obligation of the County to make any payments with respect to the debt that may be required to be made from its general funds shall constitute a general obligation of the County and a pledge of the full faith and credit of the County to provide the funds required to timely fulfill any such obligation.

9.

The net proceeds from the Special Purpose Local Option Sales Tax shall be maintained in the parties' separate accounts and utilized exclusively for the purposes specified in this Agreement. Proceeds over and above the amount estimated in the Referendum question shall be allocated in accordance with the percentages set forth in this Agreement and shall be used solely for the purposes listed herein. Each jurisdiction shall expend its portion of excess proceeds from the

2023 Special Purpose Local Option Sales Tax Program on the categories of projects outlined in paragraph 4 of this Agreement.

10.

The parties acknowledge that Special Purpose Local Option Sales Tax funds are not guaranteed. Proceeds under the amount estimated in the Referendum question shall be allocated in accordance with the percentages set forth in this Agreement and shall be used solely for the purposes listed herein.

11.

At the end of each party's fiscal year wherein proceeds from the Special Purpose Local Option Sales Tax are distributed, each party shall cause an audit of the distribution and use of its portion of the net proceeds from the Special Purpose Local Option Sales Tax to be completed. Each party to this Agreement shall pay the cost of each such annual audit that it conducts. Each party shall publish each of its annual audits as required by law.

12.

In addition to the audit required by paragraph 11 of this Agreement, at the end of each calendar year wherein proceeds from the Special Purpose Local Option Sales Tax are distributed, all parties to this Agreement shall participate in a joint annual audit of the entire Special Purpose Local Option Sales Tax program approved by the voters during the November 8, 2022 Referendum. The purpose of this joint annual audit is to ensure compliance with the Resolution that resulted in the call of the Special Purpose Local Option Sales Tax Referendum. The County, as the governmental entity that will receive the largest share of Special Local Option Sales Tax proceeds, shall choose the auditor to conduct the annual audit, and each party to this Agreement

shall pay the cost of such audit based upon such party's percentage of Special Local Option Sales Tax proceeds allocated pursuant to this Agreement.

13.

Each party to this Agreement shall maintain thorough and accurate records concerning receipt of Special Purpose Local Option Sales Tax proceeds and expenditures for each project to be undertaken by the respective City or County as described herein.

14.

Not later than December 31 of each year, each City and the County shall publish annually, in a newspaper of general circulation in the boundaries of each City and the County and in a prominent location on each City's and the County's website, a simple nontechnical report which shows the following for each project or purpose outlined in this Agreement:

- A. Current estimated cost if it is not the original estimated cost.
- B. Amounts expended in prior years.
- C. Amounts expended in the current year.
- D. Any excess proceeds which have not been expended for a project or purpose.
- E. Estimated completion date, and the actual completion cost of a project completed during the current year.
- F. For road, street, and bridge purposes, such information shall be in the form of a consolidated schedule of the total original estimated cost, the total current estimated cost if it is not the original estimated cost, and the total amounts expended in prior years and the current year for all such projects and not a separate enumeration with respect to each individual road, street, or bridge project.

G. A statement of what corrective action the City or County intends to implement with respect to each project which is underfunded or behind schedule.

15.

The parties shall establish a Citizen Review Committee within ninety (90) days of the November 8, 2022 Referendum, if such Referendum is approved by the electors of Gwinnett County. The Citizen Review Committee shall receive and review periodic status reports concerning all projects to be funded from the net proceeds of the 2023 Special Purpose Local Option Sales Tax Program. The County Administrator and City Managers or City Administrators, as applicable, of the parties to this Agreement shall determine the appropriate number of members and shall establish procedures by which the Committee shall operate. The County Administrator and City Managers or City Administrators shall also determine the length of time during which the Committee shall continue to operate.

16.

This Agreement constitutes all of the understandings and agreements of whatsoever nature or kind existing between the parties with respect to distribution and use of the proceeds from the Special Purpose Local Option Sales Tax.

17.

This Agreement shall not be changed or modified except by agreement in writing executed by all parties hereto.

18.

This Agreement shall be deemed to have been made and shall be construed and interpreted in accordance with the laws of the State of Georgia.

19.

It is agreed that the illegality or invalidity of any term or clause of this Agreement shall not affect the validity of the remainder of the Agreement, and the Agreement shall remain in full force and effect as if such illegal or invalid term or clause were not contained herein.

20.

Each party to this Agreement shall comply with all applicable local, State, and Federal statutes, ordinances, rules and regulations.

21.

No consent or waiver, express or implied, by any party to this Agreement to any breach of any covenant, condition or duty of another party shall be construed as a consent to or waiver of any future breach of the same.

22.

All notices, consents, waivers, directions, requests or other instruments or communications provided for under this Agreement shall be deemed properly given if, and only if, delivered personally or sent by registered or certified United States mail, postage prepaid, as follows:

a. If to the City of Auburn:

Mayor
City of Auburn
1369 Fourth Avenue
Auburn, Georgia 30011

b. If to the City of Berkeley Lake:

Mayor
City of Berkeley Lake
4040 S. Berkeley Lake Road
Berkeley Lake, Georgia 30096

c. If to the Town of Braselton:

Mayor
Town of Braselton
4982 Highway 53
Braselton, Georgia 30517

d. If to the City of Buford:

Chairman
City of Buford
2300 Buford Highway
Buford, Georgia 30518

e. If to the City of Dacula:

Mayor
City of Dacula
P.O. Box 400
Dacula, Georgia 30019

f. If to the City of Duluth:

Mayor
City of Duluth
3167 Main Street
Duluth, Georgia 30096

g. If to the City of Grayson:

Mayor
City of Grayson
475 Grayson Parkway
Grayson, Georgia 30017

h. If to the City of Lawrenceville:

Mayor
City of Lawrenceville
P.O. Box 2200
Lawrenceville, Georgia 30046

i. If to the City of Lilburn:

Mayor
City of Lilburn
340 Main Street
Lilburn, Georgia 30047

j. If to the City of Loganville:

Mayor
City of Loganville
4385 Pecan Street
Loganville, Georgia 30052

k. If to the City of Norcross:

Mayor
City of Norcross
65 Lawrenceville Street
Norcross, Georgia 30071

l. If to the City of Peachtree Corners

Mayor
City of Peachtree Corners
147 Technology Parkway, Suite 200
Peachtree Corners, Georgia 30092

m. If to the City of Rest Haven:

Mayor
City of Rest Haven
428 Thunder Road
Buford, Georgia 30518

n. If to the City of Snellville:

Mayor
City of Snellville
2342 Oak Road
Snellville, Georgia 30078

o. If to the City of Sugar Hill:

Mayor
City of Sugar Hill
5039 West Broad Street
Sugar Hill, Georgia 30518

p. If to the City of Suwanee:

Mayor
City of Suwanee
330 Town Center Avenue
Suwanee, Georgia 30024

q. If to Gwinnett County:

County Administrator
Gwinnett Justice & Administration Ctr.
75 Langley Drive
Lawrenceville, Georgia 30046

Any party may at any time change the address where notices are to be sent or the person to whom such notices should be directed by the delivery or mailing to the above persons a notice stating the change.

23.

This Agreement shall become effective on September 1, 2022. If the November 8, 2022 Referendum concerning the imposition of the Special Purpose Local Option Sales Tax is not approved by a majority of the voters of Gwinnett County, this Agreement shall be of no force and effect after November 8, 2022.

24.

Notwithstanding the parameters of paragraph 23, this Agreement shall continue in full force and effect until July 1st of the year following completion of the last project funded from the net proceeds from the 2023 Special Purpose Local Option Sales Tax Program.

25.

The parties agree that all appropriate public facilities and buildings constructed from the 2023 Special Purpose Local Option Sales Tax Program net proceeds shall be available at no fee to the County as polling places, if needed.

26.

This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the parties hereto acting through their duly authorized agents have caused this Agreement to be signed, sealed and delivered for final execution by the County on the date indicated herein.

(SIGNATURE PAGES FOLLOW) (Executed in Counterparts)

ATTEST:

THE CITY OF SNELLVILLE

BY: _____
MELISA ARNOLD
CITY CLERK

BY: _____
BARBARA BENDER, MAYOR

[SEAL]

DATE: _____

APPROVED AS TO FORM:

BY: _____
W. CHARLES ROSS
POWELL & EDWARDS
P.O. BOX 1390
LAWRENCEVILLE, GEORGIA 30046

**INTERGOVERNMENTAL AGREEMENT FOR USE AND DISTRIBUTION OF
PROCEEDS GENERATED BY THE 2022 SPECIAL PURPOSE LOCAL OPTION
SALES TAX REFERENDUM**

(Executed in Counterparts)

ATTEST:

GWINNETT COUNTY, GEORGIA

BY: _____

TINA KING
COUNTY CLERK

BY: _____

NICOLE L. HENDRICKSON
CHAIRWOMAN
GWINNETT COUNTY BOARD OF
COMMISSIONERS
75 LANGLEY DRIVE
LAWRENCEVILLE, GEORGIA 30046

[SEAL]

DATE: _____

APPROVED AS TO FORM:

BY: _____

COUNTY ATTORNEY
GWINNETT COUNTY DEPARTMENT OF LAW
75 LANGLEY DRIVE
LAWRENCEVILLE, GEORGIA 30046

**INTERGOVERNMENTAL AGREEMENT FOR USE AND DISTRIBUTION OF
PROCEEDS GENERATED BY THE 2022 SPECIAL PURPOSE LOCAL OPTION
SALES TAX REFERENDUM**

(Executed in Counterparts)

Agenda Item Summary



Date: July 11, 2022

Prepared by: Melisa Arnold, City Clerk

Agenda item:

Consideration and Action on Award of Bid for Janitorial Services

Background:

The City issued a bid for cleaning services for City Hall, the Police Department, and Public Works. Nine (9) bids were received at the closing of the bid. After review we are recommending award to the low bidder, Modern Maintenance for a probationary period of three (3) months with an extension of one (1) year if they meet our requirements.

Modern Maintenance is the current cleaning company and there have been some issues with employee transition so we are asking for the probationary period so we can reevaluate their performance at that time.

Financial Impact:

Annual cost of \$23,868.00 for cleaning services.

Recommendation:

Approval of the award of bid to Modern Maintenance for 3 months with a possible one year extension for the annual amount of \$23,868.00.

Action requested:

Motion and affirmative vote to approve the award of the bid to Modern Maintenance and authorize the Mayor to execute the contract.

Attachments:

- Bid Tabulation

City of Snellville
Bid Register / Summary

Annual Contract for Janitorial Services for the City of Snellville
COS20220511

June 16, 2022
Bid Closing 10:00 AM

	Vendor	Addenda Noted	Bid Form Executed	Yearly Total	Striping & Buffing Floors	Carpet Cleaning	Comments
1	Building Maintenance Svcs	Yes	Yes	50,172	18¢ sq ft	15¢ sq ft	
2	Harper Security Janitorial Svcs	Yes	Yes	69,600	\$500 sq	\$500 sq	
3	J&D Extreme Clean LLC	Yes	Yes	146,700	35¢ sf	25¢ sf	
4	Lee Banks Commercial Cleaning	Yes	Yes	124,335 ^{3¢}	50¢ sf	15¢ sf	
5	Golden Building Maint.	3 only	No	incomplete bid	pkg.		Didn't use bid form w/ pub. works
6	Modern Maintenance, Inc.	Yes	Yes	23,868	35¢ sf	10¢ sf	
7	S&S Elite Commercial Cleaning	Yes	Yes	172,411 ^{3¢}	70¢ sf	25¢ sf	
8	American Facility Services	Yes	Yes	42,540	28¢ sq ft	18¢ sq ft	
9	DMack Agency	Yes	Yes	198,618 ^{3¢}	60¢ sf	20¢ sf	
10							
11							
12							
13							
14							
15							

I certify that this is a true and accurate record of bids received, opened and read publicly on 6/16/22 at 10:15 am

1. Melissa Cunniff
2. John Sp
3. Grian Simmons

Agenda Item Summary



Date: July 11, 2022

Prepared by: Matthew Pepper

Agenda item: Consideration and Action on the Purchase of the New Maintenance Building at Briscoe Park

Background: We received a proposal from Champion Buildings, Inc. for the new maintenance building. The proposal also includes freight and erecting the building. We will bid the site grading, interior finishes, and asphalt and concrete work separately.

Financial Impact: \$254,500 – we will pay this amount from the 2017 SPLOST funds for capital improvements at Briscoe Park.

Recommendation: Approval and award of the contract to Champion Buildings, Inc. in the above amount.

Action requested: **VOTE** to approve the purchase of the new maintenance building.

Attachments: Proposal

Champion BUILDINGS, INC.

1200 Woodfield Way
Wilkesboro, NC 28697

Telephone: (800)942-6812
Fax: (336)667-8688

BUYER GEORGE SHIELDS	DELIVERY ADDRESS	HOME TELEPHONE	DATE 06/30/22
ADDRESS	STREET	WORK TELEPHONE	ORDER NUMBER
CITY/TOWN SNELLVILLE	CITY/TOWN COUNTY GWINNET	MOBILE TELEPHONE	
STATE GA	STATE ZIP	FAX	

BUILDING SPECIFICATIONS

WIDTH 50	LENGTH 140	EAVE HEIGHT 20	ROOF PITCH 2:12	GAUGE 26- WALLS 24 - ROOF
--------------------	----------------------	--------------------------	--------------------	---------------------------------

BAY SPACING 21,19,25'6,2@24'6,25'6	NO. OF BAYS 6	COLUMN STANDARD	GIRT CONDITION STANDARD	GABLE SYM.
---------------------------------------	------------------	--------------------	----------------------------	---------------

WALL COLOR COLOR: KYNAR	ROOF COLOR COLOR: KYNAR **	TRIM COLOR COLOR: KYNAR
----------------------------	-------------------------------	----------------------------

SPECIAL SPECIFICATIONS _____ CLEARSPAN AISI & MBMA CERTIFIED _____

LIVE LOAD 20 _____ GROUND SNOW 5 WIND LOAD 110 B _____ BUILDING CODE IBC2017 _____

QUANTITY	BUILDING ACCESSORIES	PRICE
TOTAL	STANDING SEAM ROOF WITH THERMAL BLOCKS	INCLUDED
4 **	FRAMED OPENINGS: SIZE: 3'4"W X 7'2"H FOR ENTRY DOORS BY OTHERS	INCLUDED
TOTAL	OVERHANGS ON ALL FOUR WALLS WITH 2' PROJECTION AND SOFFIT	INCLUDED
4	FRAMED OPENINGS: SIZE: 12'W X 12'H WITH FULL COVER TRIM FOR OVERHEAD DOORS BY OTHERS	INCLUDED
3	FRAMED OPENINGS: SIZE: 4'W X 4'H AT 3'4" SILL FOR WINDOWS BY OTHERS	INCLUDED
TOTAL	RIGID FRAME LEFT ENDWALL IS OPEN TO REMAIN OPEN TO FULL HEIGHT AND BOTH SIDEWALLS IN BAYS 1 AND 2 (40') ARE OPEN TO FULL HEIGHT TO REMAIN OPEN	INCLUDED
TOTAL	FULL HEIGHT PARTITION WALL AT 40' FROM L.E.W. WITH SHEETING FACING L.E.W	INCLUDED
TOTAL	GUTTERS AND DOWNSPOUTS	INCLUDED
TOTAL **	INSULATION: 12" WHITE BAG/SAG , R38VALUE IN ROOF AND 4" , R13 VALUE IN WALLS (\$ 19,000.00 ADD OVER THE 4" ROOF AND WALL	INCLUDED
TOTAL**	CANOPIES: SIZE: (4) @ 14'L X 5'W AND (2) @ 6'L X 5'W (\$ 43,000.00 MATERIALS AND LABOR)	INCLUDED
TOTAL **	LINER PANEL : 26 GAUGE, ON BOTH SIDEWALLS AND R.E.W. TO 8' ELEVATION (\$ 7,200.00 MATERIALS & LABOR)	INCLUDED
TOTAL	FASTENERS: SELF DRILLING - LONG LIFE	INCLUDED
3	PLANS: ANCHOR BOLT PLANS - ENGINEER SEALED	INCLUDED
3	DRAWINGS: FINAL DRAWINGS/BLEUPRINTS - ENGINEER SEALED	INCLUDED
TOTAL	WARRANTY: 20 YEAR GALVALUME CORROSION	INCLUDED
TOTAL	LABOR TO ERECT	INCLUDED

**Kynar roof color added \$ 10,000.00

** ENTRY DOORS AT \$980 LESS COST OF FRAMED OPENING FOR ENTRY DOOR \$ 350 = \$ 630 CREDIT X 4 + \$ 2,520.00 TOTAL

PERMITS AND SITE PREP WORK BY OTHERS

"Thank you for the opportunity to assist you with all your building needs" ~Champion Buildings, INC.

BUILDING PRICE	\$ 254,500.00
FREIGHT	INCLUDED
TAX	NA
TOTAL PRICE	\$ 254,500.00
DEPOSIT	15%
BALANCE DUE	