



AGENDA

REVISED
WORK SESSION
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, JULY 25, 2022

Publication Date: July 21, 2022

TIME: 6:30 p.m.

DATE: July 25, 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 of a Special Called Meeting [Bender]
- c) Discussion About Single Family Rentals by the Room [Warner]
- d) Discussion of the Intersection at Williams Place and Mack Place [Lenski]

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



AGENDA

PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, JULY 25, 2022

Publication Date: July 21, 2022

TIME: 7:30 p.m.

DATE: July 25, 2022

PLACE: Council Chambers

- I. CALL TO ORDER
- II. INVOCATION
- III. PLEDGE TO THE FLAG
- IV. CEREMONIAL MATTERS
PRO 2022-12 – Recognition of Gaye Johnson
- V. MINUTES
Approve the Minutes of the July 11, 2022 Meetings
- VI. INVITED GUESTS
Jomy George –Snellville Community Meets
- VII. COMMITTEE / DEPARTMENT REPORTS
- VIII. APPROVAL OF THE AGENDA
- IX. PUBLIC HEARING
 - a) 2nd 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)

- b) 2nd 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)
- c) 2nd 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 RES 2022-07 – Adoption of the 2022 Millage Rate [Bender]
- b) Consideration and Action on the Approval of the Contractor and Budget for the Construction of The Hall at the Grove [Bender]

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.

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- 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).
- 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 25, 2022

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

July 26

Planning Commission Meeting

Tuesday, July 26, 2022

7:30 pm Meeting - Council Chambers, City Hall

July 30

Snellville Farmers' Market

Saturday, July 30, 2022

8:30 am to 12:30 pm

Towne Green

July 31

Broadcast of 07/25/22 Council Meeting

Sunday, July 31, 2022

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

August 5

Food Truck Friday

Friday, August 5, 2022

4:00 pm to 8:00 pm

Towne Green

August 6

Snellville Farmers' Market

Saturday, August 6, 2022

8:30 am to 12:30 pm

Towne Green

August 8

Council Meeting

Monday, August 8, 2022

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

7:30 pm Meeting - Council Chambers, City Hall



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

Present: Mayor Barbara Bender, Mayor Pro Tem Dave Emanuel, Council Members Solange Destang, Cristy Lenski, Gretchen Schulz, and Tod Warner. Also present City Manager Butch Sanders, Assistant City Manager Matthew Pepper, City Attorney Chuck Ross with Powell and Edwards Attorneys at Law, Chief Greg Perry, Planning and Development Director Jason Thompson, Public Works Manager Craig Barton, and City Clerk Melisa Arnold. (Public Information Officer Brian Arrington was absent.)

CALL TO ORDER

Mayor Bender called the meeting to order at 6:35 p.m.

**PUBLIC INFORMATION MEETING – SIDEWALK PLAN BY COLLABORATIVE
INFRASTRUTURE SERVICES**

Larry Kaiser with Collaborative Infrastructure Services was present to answer questions about the proposed sidewalk plans that were on display for public input.

ADJOURNMENT

The meeting adjourned at 7:30 p.m.

Barbara Bender, Mayor

Melisa Arnold, City Clerk



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

Present: Mayor Barbara Bender, Mayor Pro Tem Dave Emanuel, Council Members Solange Destang, Cristy Lenski, Gretchen Schulz, and Tod Warner. Also present City Manager Butch Sanders, Assistant City Manager Matthew Pepper, City Attorney Chuck Ross with Powell and Edwards Attorneys at Law, Police Chief Greg Perry, Planning and Development Director Jason Thompson, Parks and Recreation Director Lisa Platt, Senior Program Supervisor Kathi Gargiulo, Public Works Manager Craig Barton, and City Clerk Melisa Arnold. (Public Information Officer Brian Arrington was absent.)

CALL TO ORDER

Mayor Bender called the meeting to order at 5:32 p.m.

REVIEW REGULAR BUSINESS MEETINGS AND PUBLIC HEARING AGENDA ITEMS

The agendas were reviewed. During the discussion, Planning Director Thompson advised the applicant with CKK Development has asked for the item to be tabled so they can work out some issues with the Olde Hickory Village Homeowner's Association.

REVIEW CORRESPONDENCE

None

CITY ATTORNEY'S REPORT

City Attorney Ross talked about the luncheon he attended at the Georgia Municipal Conference and advised he would be sending out some information about American Rescue Plan Act (ARPA) funds and contested elections.

DISCUSSION ITEMS

Update of Ongoing Projects [Bender]

City Manager Sanders reviewed the ongoing projects. During the review he asked for a consensus to work with Gwinnett County on Reeves Young's potential revisions number 7 and 8 with the caveat that we would continue to investigate ways to reduce the second floor buildout and that the \$2,567,887.61 would be a maximum amount. Consensus by Mayor and Council was to move forward with the discussions.

Council discussed a special called work session to discussion sanitation, zoning, and the liquor referendum.

Discussion About Better Communication Between Council [Destang]

Council Member Destang reviewed issues and discussion was held about cultural sensitivity.

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Discussion About Juneteenth as a Paid City Holiday [Destang]

Council Member Destang asked about making Juneteenth an official City holiday. Mayor Bender advised this is something that would affect the budget and asked her to get financial information from the City Manager for further discussion.

Discussion About the Senior Center [Warner]

Council Member Warner asked about extended hours and programs at the Center. Mayor Bender said they are trying some new programs and wanted to see how they worked before a decision was made.

Discussion about Residential Zoning Moratorium [Bender]

City Attorney Ross explained that the six (6) month moratorium will give the City time to research if there may be any possible long term impacts of corporate-owned neighborhoods.

EXECUTIVE SESSION

None

ADJOURNMENT

Mayor Pro Tem Emanuel made a motion to adjourn, 2nd by Council Member Lenski; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 6:30 p.m.

Barbara Bender, Mayor

Melisa Arnold, City Clerk



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

CALL TO ORDER

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

INVOCATION

Mike Sabbagh gave the invocation.

PLEDGE TO THE FLAG

Council Member Destang led the Pledge of Allegiance.

CEREMONIAL MATTERS

None

MINUTES

Approve the Minutes of the June 13, 2022 Meetings

Mayor Pro Tem Dave Emanuel made a motion to approve the minutes of the June 13, 2022 meetings, 2nd by Council Member Destang; voted 6 in favor and 0 opposed, motion approved.

INVITED GUESTS

Mike Sabbagh spoke about the Arabic Baptist Church of Atlanta.

COMMITTEE / DEPARTMENT REPORTS

None

APPROVAL OF THE AGENDA

Council Member Lenski made a motion to approve the agenda, 2nd by Mayor Pro Tem Emanuel; voted 6 in favor and 0 opposed, motion approved.

PUBLIC HEARING

Provide Citizens the Opportunity to Submit Written and Oral Comments on the Proposed 2022 Millage Rate

Mayor Bender explained that this year's millage rate will be 4.00, which is a reduction from the prior year's rate of 4.588. She then opened the floor for public comment. No one came forward to speak, so Mayor Bender closed public comment.

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)

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
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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)

Mayor Bender recognized the applicant, Duncan Corley of CKK Development, who was present and he asked for the application to be tabled for 30 days.

Council Member Lenski made a motion to table the item until the August 22, 2022 meeting, 2nd by Council Member Warner; voted 6 in favor and 0 opposed, motion approved.

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)

Council Member Schulz made a motion to waive the first reading and place it on the July 25, 2022 agenda for the second reading, 2nd by Mayor Pro Tem Emanuel; voted 6 in favor and 0 opposed, motion approved.

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)

Council Member Lenski made a motion to waive the first reading and place it on the July 25, 2022 agenda for a second reading, 2nd by Council Member Schulz; voted 6 in favor and 0 opposed, motion approved.

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)

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Council Member Schulz made a motion to waive the first reading and place it on the July 25, 2022 agenda for the second reading, 2nd by Mayor Pro Tem Emanuel; voted 6 in favor and 0 opposed, motion approved.

CONSENT AGENDA

None

OLD BUSINESS

None

NEW BUSINESS

Consideration and Action on the Gwinnett County Intergovernmental Agreement for Fiscal Year 2023 Special Purpose Local Options Sales Tax (SPLOST) [Bender]

Mayor Bender explained that this agreement is for the City's participation in the 2022 SPLOST program and explained that the revenue breakdown is handled by population. The City's portion would be \$28,487,184 spread over six years beginning in 2023.

Mayor Pro Tem Emanuel made a motion to approve the Intergovernmental Agreement for Fiscal Year 2023 (2022) Special Purpose Local Options Sales Tax and authorize Mayor Bender to sign, 2nd by Council Member Warner; voted 6 in favor and 0 opposed, motion approved.

Consideration and Action on Award of Bid for Janitorial Services [Bender]

City Manager Sanders gave an overview of the bidding process and advised that the recommendation was to award the contract to our current contractor and low bidder for a 90 day probationary period, to be extended if they meet the City standards.

Council Member Lenski made a motion to award to Modern Maintenance for 3 months with a possible one year extension for the annual amount of \$23,868.00, 2nd by Council Member Schulz; voted 6 in favor and 0 opposed, motion approved.

Consideration and Action on the Purchase of the New Maintenance Building at Briscoe Park [Bender]

City Manager Sanders explained this building is part of the Master Plan and will replace the old maintenance building they are currently using at the park. The purchase price is \$254,500 and is funded through SPLOST. The site work and build-out would be done via the bid process.

Council Member Schulz made a motion to approve the purchase of the maintenance building from Champion Buildings, Inc. in the amount of \$254,500, 2nd by Mayor Pro Tem Emanuel; voted 6 in favor and 0 opposed, motion approved.

Consideration and Action on a Moratorium of Residential Zoning [Warner]

Council Member Warner explained that the moratorium is being done so the City can look at the Unified Development Ordinance to make sure we properly address the future impact of the rental communities that are being built.

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Council Member Warner made a motion to approve RES 2022-06, a six (6) month moratorium on any application or request for a permit for the development of three or more units within the R-TH, RS-5, RS-15, RS-30 or RO zoning districts applications related to the development or construction of any for rent developments where an owner intends to solely rent units, 2nd by Council Member Lenski; voted 6 in favor and 0 opposed, motion approved. (A copy of RES 2022-06 is attached to and made a part of these minutes.)

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

Mayor nominated Post 2 – Antonio Jones, Post 3 – Terry Kori, and Post 4 – Ann Sechrist for reappointment with a Term Expiration 6/30/2024, confirmed 6 in favor and 0 opposed.

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

Mayor nominated Post 2 – Deborah Jones and Post 4 – Tim Van Valkenburg for reappointment with a Term Expiration 6/30/2024, confirmed 6 in favor and 0 opposed.

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

Mayor nominated Post 3 – Regina Hart and Post 4 – Alice Snipes for reappointment with a Term Expiration 6/30/2024, confirmed 6 in favor and 0 opposed.

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

Mayor nominated Post 1 – Emmett Clower and Post 2 – Don Britt for reappointment with a Term Expiration 6/30/2026, confirmed 6 in favor and 0 opposed.

COUNCIL REPORTS

Council Members Destang, Warner, Lenski, Schulz, and Mayor Pro Tem Emanuel each gave a report.

MAYOR'S REPORT

Mayor Bender gave a report.

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
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PUBLIC COMMENTS

The following people came forward to speak:

Ann Lafavor, 35 Patterson Road, Lawrenceville.

Barry Wiggs, 2210 Stockton Walk Lane, Snellville.

Tricia Rawlins, 2088 Harbour Oaks Drive, Snellville.

Omar (?), 4255 Smoke Creek Parkway, Snellville.

Mike Sabbagh, 2600 Summit View Way, Snellville.

Cathryn Hardrick, 2280 Buckley Trail, Snellville.

Dorothy Brown, 2020 Hickory Station Circle, Snellville.

EXECUTIVE SESSION

None

ADJOURNMENT

Mayor Pro Tem Emanuel made a motion to adjourn, 2nd by Council Member Schulz; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 8:46 p.m.

Barbara Bender, Mayor

Melisa Arnold, City Clerk



Agenda Item Summary

TO: The Mayor and Council

FROM: Jason Thompson, Director
Department of Planning and Development

DATE: July 25, 2022

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

STATUS: Public Hearing (2nd 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, Public Hearing and Action

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 25, 2022
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- 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)
- July 25 2022 Planning Department Case Summary & Analysis with Planning Commission Report (7-19-2022)

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 to be 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 and 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”

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

TRACT 2 IS ZONED LM PER CITY OF SNELLVILLE ZONING MAP
ACCESSED ON 09/14/2021.

ZONING

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

TRACT 2 IS ZONED LM PER CITY OF SNELLVILLE ZONING MAP
ACCESSED ON 09/14/2021.

ZONING

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

TRACT 2 IS ZONED LM PER CITY OF SNELLVILLE ZONING MAP
ACCESSED ON 09/14/2021.

ANY SETBACKS AND BUFFERS SHOWN ARE GOVERNED BY THE
CITY OF SNELLVILLE ZONING ORDINANCES AND ANY CONSTRUCTION ACTIVITIES
PRIOR TO LAND PLANNING OR ANY CONSTRUCTION ACTIVITIES.

ANY SETBACKS AND BUFFERS SHOWN ARE GOVERNED BY THE
CITY OF SNELLVILLE ZONING ORDINANCES AND ANY CONSTRUCTION ACTIVITIES
PRIOR TO LAND PLANNING OR ANY CONSTRUCTION ACTIVITIES.

LEGEND

- 1. SIGN
- 2. LIGHT POLE
- 3. SPOT ELEVATION
- 4. WATER VALVE
- 5. FIRE HYDRANT
- 6. WATER METER
- 7. IRRIGATION CONTROL VALVE
- 8. WATER MARKER MONUMENT
- 9. WATER VALVE
- 10. GATE INLET
- 11. SANITARY SEWER MANHOLE
- 12. CLEANOUT
- 13. UTILITY POLE
- 14. GUY WIRE
- 15. ELECTRIC BOX
- 16. ELECTRIC METER
- 17. GAS VALVE
- 18. GAS METER
- 19. TELEPHONE MANHOLE
- 20. TELEPHONE PROPERTY
- 21. FIBER OPTIC MARKER
- 22. BRANCH
- 23. IRON PIN FOUND
- 24. COMPUTED POINT
- 25. SET 5/8" CAPED REBAR
- 26. ROW MARKER
- 27. BOLLARD
- 28. AIR SYSTEM
- 29. POWER BREAKER

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|---------------|---------------|-------------|
| C1 | 2255.35' | 248.18' | N 57°34.40' E | 619.20' | |
| C2 | 796.04' | 184.27' | N 57°38.04' E | 979.51' | |
| C3 | 803.84' | 292.80' | N 70°28.48' E | 1635.29' | |
| C4 | 447.47' | 253.45' | S 49°10.47' E | 3574.00' | |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 32°18.47' E | 66.64' |
| L2 | S 57°28.47' W | 61.66' |
| L3 | S 32°27.27' E | 29.95' |
| L4 | N 2°48.22' E | 17.00' |
| L5 | N 89°03.40' E | 98.45' |
| L6 | S 65°02.47' E | 85.96' |

SEWER INVERTS

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Agenda Item Summary

TO: The Mayor and Council

FROM: Jason Thompson, Director
Department of Planning and Development

DATE: July 25, 2022

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

STATUS: Public Hearing (2nd 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, Public Hearing and Action

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 25, 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)
- July 25, 2022 Planning Department Case Summary & Analysis with Planning Commission Report (7-19-2022)

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”

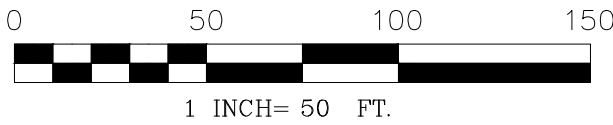
BOUNDARY SURVEY OF AN EXISTING TAX PARCEL
LAND LOT 28 OF THE 5TH LAND DISTRICT
CITY OF SNELLVILLE, GWINNETT COUNTY, GEORGIA
REFERENCE DEED: D.B. 14430 PG. 71
EXISTING TAX PARCEL: R5028 001

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 |
| OMP = | 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 |



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

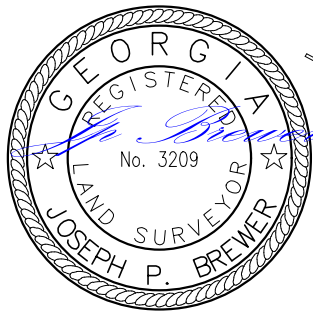
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON.

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



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.

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

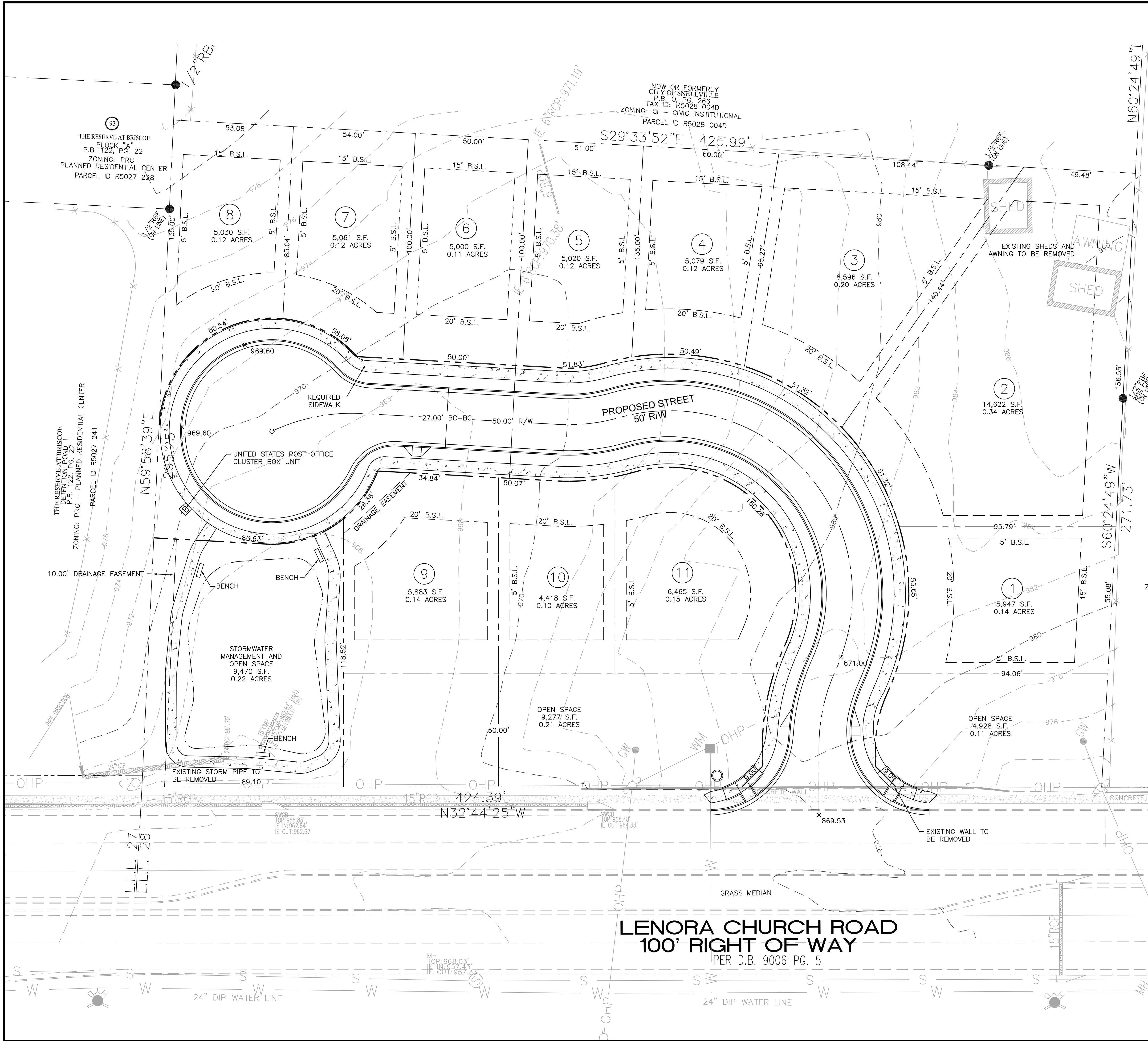
acre
PROFESSIONAL SURVEYORS

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

SHEET
1 OF 1

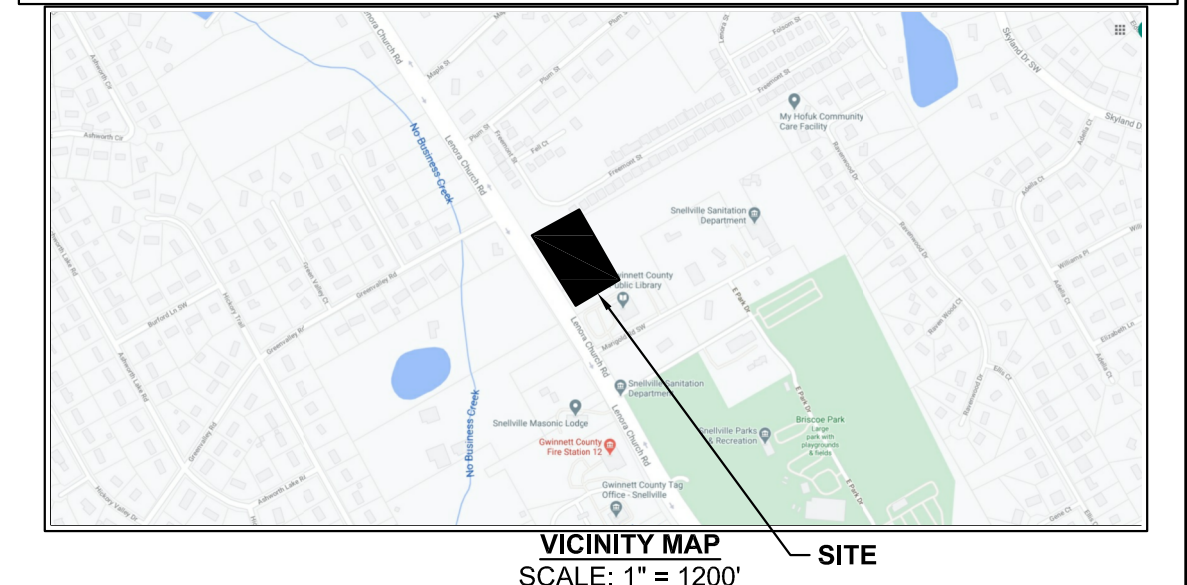
BRITT & CAMP, LLC

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'

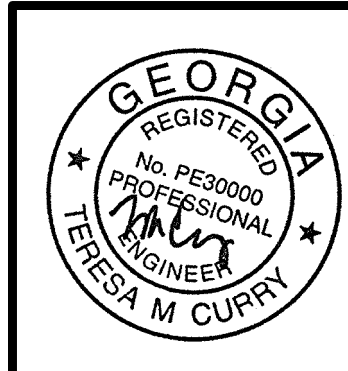
OPEN SPACE
4,928 S.F.
0.11 ACRES

EXISTING WALL TO
BE REMOVED

CONCRETE WALL

GRASS MEDIAN

24" DIP WATER LINE



REZONING PLAN

PROPOSAL SUBDIVISION
2706 LENORA CHURCH ROAD, SNELLVILLE, GA 30078

BRITT AND CAMP, LLC
PO BOX 550, SNELLVILLE, GA 30078

PROJECT NO.: BCL02000229

DATE: 5/25/22

SCALE: AS NOTED

DRAWING SERIES: REZONING

SHEET NO. C-1.0

PROJ. MGR.: TMC

DRWN. BY: MA

CHKD. BY: JDC

NO. 1

DATE:

NO. 2

DATE:

NO. 3

DATE:

NO. 4

DATE:

DESCRIPTION

REVISIONS



Agenda Item Summary

TO: The Mayor and Council

FROM: Jason Thompson, Director
Department of Planning and Development

DATE: July 25, 2022

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

STATUS: Public Hearing (2nd 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.

7-20-2022 UPDATE: Request by applicant to table to August 22, 2022.

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: Table to August 22, 2022 Council Meeting

Draft Ordinances: Attached

25.052± Acre Property at 1689 and 1725 Rockdale Circle, Snellville, Georgia
Case #RZ 22-07 LUP 22-06
July 25, 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)
- July 25 2022 Planning Department Case Summary & Analysis with Planning Commission Report (7-20-2022)
- 7-20-2022 Request by Applicant to Table to Aug 22nd (7-20-2022)



July 20, 2022

Jason Thompson
City of Snellville
2342 Oak Road
Snellville, GA 30078

RECEIVED
JUL 20 2022
CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

Mr. Thompson,

Please accept this letter as a formal request from Century Communities of Georgia, LLC (applicant) to postpone case number RZ 22-07 and LUP-22-06. The request is for the Rezoning and Land Use Plan Amendment Public Hearing to be tabled from July 25, 2022 to August 22, 2022.

Thank you for your time and consideration,

Dakota Caruthers

Century Communities- Land Planning and Entitlement Manager

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.

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(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.

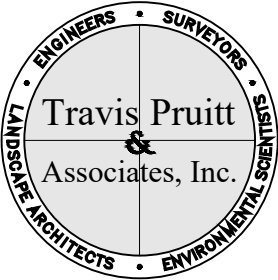
OWNER/DEVELOPER

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
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Fax: (770)416-6759
www.travispruitt.com

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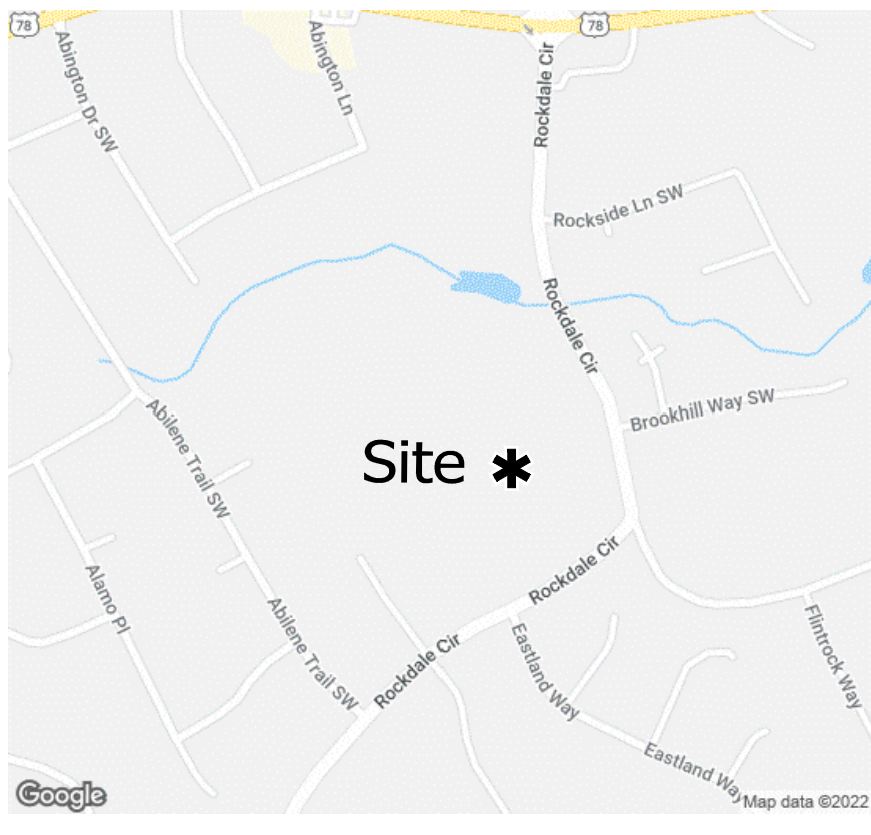
PROPERTY DESCRIPTION

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 49 degrees 44 minutes 56 seconds West and a chord distance of 113.81 feet to an iron pin set; THENCE South 12 degrees 23 minutes 08 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

- SPEED LIMIT OF ROCKDALE CIRCLE IS 35 MPH.
- ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY - WETLANDS ARE NOT LOCATED ON THIS SITE.
- 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).
- WATERS OF THE STATED ARE WITHIN 200' OF THIS PROPERTY.
- THE CHATTAHOOCHEE RIVER IS NOT WITHIN 2000' OF THIS PROPERTY.
- GWINNETT COUNTY FIRE DEPARTMENT SHALL APPROVE ROAD LAYOUT AND ENTRANCES.
- WATER SERVICE SHALL BE PROVIDED BY GWINNETT COUNTY. EXISTING WATER SERVICE WILL BE USED
- SANITARY SEWER SERVICE WILL BE PROVIDED BY GWINNETT COUNTY. EXISTING SEWER WILL BE TAPPED ON SITE.
- THE PROPOSED DEVELOPMENT MAY BE GATED AND HAVE PRIVATE STREETS.

VARIANCES:

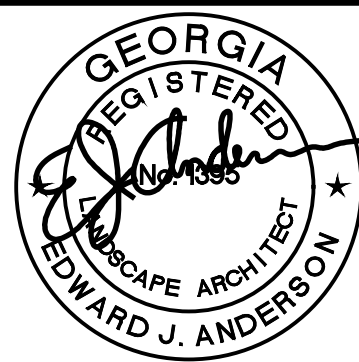
NO VARIANCES AT THIS TIME.

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”



CITY OF SNELLVILLE

Resolution

RES 2022-07

Adoption of the 2022 Millage Rate

WHEREAS, Georgia law and the City Code of Ordinances require the City to adopt a balanced budget for its operations; and

WHEREAS, through public hearings, the City staff, Mayor and City Council have drafted such a budget to comply with the requirements of State law; and

WHEREAS, the adoption of that budget required the passage of a millage rate sufficient to allow for the collection of taxes necessary to cover the cost of operating the City government according to the budget; and

WHEREAS, the Mayor and Council find it necessary and desirable to establish certain millage rates for properties in Gwinnett County in fairness to the taxpayers of the City and in compliance with State law; and

WHEREAS, the tax rate of 4.000 per \$1,000 of assessed valuation for City of Snellville taxpayers in Gwinnett County is required for the raising of sufficient revenues to support municipal operations and meeting the requirements of State law for establishing rates; and

WHEREAS, notices required by law have been published in the legal organ of the City of Snellville; and

WHEREAS, the City has conducted public hearings to receive comments from citizens on the proposed budget and rates.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF SNELLVILLE hereby ordains and resolves that the millage rate of 4.000 per \$1,000 of assessed valuation for City of Snellville taxpayers in Gwinnett County enumerated above is approved and ordained for fiscal year 2022-2023.

RESOLVED this 25th day of July, 2022.



ATTEST:

Barbara Bender, Mayor

Dave Emanuel, Mayor Pro Tem

Solange Destang, Council Member

Cristy Lenski, Council Member

Gretchen Schulz, Council Member

Melisa Arnold, City Clerk

APPROVED AS TO FORM:

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

Tod Warner, Council Member