



AGENDA

WORK SESSION
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, MARCH 14, 2022

Publication Date: March 10, 2022

TIME: 6:30 p.m.

DATE: March 14, 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]

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, MARCH 14, 2022

Publication Date: March 10, 2022

TIME: 7:30 p.m.
DATE: March 14, 2022
PLACE: Council Chambers

- I. CALL TO ORDER
- II. INVOCATION
- III. PLEDGE TO THE FLAG
- IV. CEREMONIAL MATTERS
PRO 2022-03 - Honoring Women Veterans for Women in History Month
- V. MINUTES
Approve the Minutes of the February 28, 2022 Meetings
- VI. INVITED GUESTS
None
- VII. COMMITTEE / DEPARTMENT REPORTS
- VIII. APPROVAL OF THE AGENDA
- IX. PUBLIC HEARING
a) 1st Reading - LUP 22-01 - Consideration and Recommendation on a Proposed Amendment to the Snellville 2040 Comprehensive Plan Future Land Use Map for the 23.61± Acre Parcel 5100 065 and 18.04± Acre Parcel 5100 023 from Commercial Retail to Highway 78 East Activity Node
- X. CONSENT AGENDA (Please see *Note)
- XI. OLD BUSINESS

XII. NEW BUSINESS

- a) Mayor's Nomination and Council Confirmation of Terry Kori to Planning Commission Post 3 with an Expiration Date of 6/30/2022 [Bender]
- b) Consideration and Action on Award of Bid for the Annual Lawn Care Maintenance Contract [Bender]
- c) Consideration and Action on Nuisance Abatement of 1570 Summit Pond Circle [Bender]
- d) Consideration and Action on Nuisance Abatement of 2945 Emerson Lake Drive [Bender]
- e) Consideration and Action on Nuisance Abatement of 1626 Summit Glen Circle Bender]
- f) Consideration and Action on Nuisance Abatement of 1439 Summit Chase Drive [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.
- 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
MARCH 14, 2022

March 14

Council Meeting

Monday, March 14, 2022

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

7:30 pm Meeting - Council Chambers, City Hall

March 15

Spring Men's Adult Softball

Tuesday, March 15, 2022

7, 8 & 9 pm – Briscoe Park Softball Complex

Team Fee does apply contact Briscoe Park for more information 770-985-3535

March 16

Downtown Development Authority Meeting

Wednesday, March 16, 2022

4:00 pm – City Hall Room 259, Second Floor

March 17

DAS & URA Joint Meeting

Thursday, March 17, 2022

4:00 pm – City Hall Room 259, Second Floor

March 18

Spring Co-Ed Adult Softball

Friday, March 18, 2022

7, 8 & 9 pm – Briscoe Park Softball Complex

Team Fee does apply contact Briscoe Park for more information 770-985-3535

March 19

Snellville Winter Farmers' Market

Saturday, March 19, 2022

9:00 am to Noon

City Hall Parking Lot

March 20

Broadcast of 03/14/22 Council Meeting

Sunday, March 20, 2022

Watch the broadcast of the 03/14/2022 Council Meeting on Comcast Channel 25 at 6:30 pm

March 22

Planning Commission Meeting - Canceled

Tuesday, March 22, 2022

7:30 pm – Council Chambers, City Hall

March 28

Council Meeting

Monday, March 28, 2022

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

7:30 pm Meeting - Council Chambers, City Hall



CITY OF SNELLVILLE

Proclamation

PRO 2022-03

A PROCLAMATION RECOGNIZING WOMEN VETERANS DURING WOMEN'S HISTORY MONTH

WHEREAS, throughout every period of the history of the United States women have proudly served the country to secure and preserve freedom and liberty for the people of the United States and its allies; and

WHEREAS, women have formally been a part of the United States Armed Forces since the establishment of the Army Nurse Corps in 1901, but have informally served since the inception of the United States; and

WHEREAS, women have served honorably and with valor, including as soldiers disguised as males during the American Revolution and Civil War, as nurses during World War I and World War II, and as combat helicopter pilots in Afghanistan; and

WHEREAS, in Georgia it is estimated that 90,382 women have served, including 5,619 who reside in Gwinnett County; and

WHEREAS, the Snellville City Council wishes to honor and pay tribute to the women in our community who have selflessly served and, for some, paid the ultimate sacrifice to defend our freedom and security.

NOW, THEREFORE, BE IT PROCLAIMED that I, Barbara Bender, Mayor of the City of Snellville, Where Everybody's Proud to be Somebody, do hereby join with the City Council and the Citizens of Snellville during Women's History Month to honor women veterans who are heroes and an inspiration to our community.

Proclaimed this 14th day of March, 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

Tod Warner, Council Member



**WORK SESSION
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, FEBRUARY 28, 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 and Jay Crowley with Powell and Edwards Attorneys at Law, Planning and Development Director Jason Thompson, Public Information Officer Brian Arrington, Captain Zach Spahr, Parks and Recreation Director Lisa Platt, and City Clerk Melisa Arnold.

CALL TO ORDER

Mayor Bender called the meeting to order at 6:36 p.m.

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

The agenda was reviewed and discussed. Discussion was held about UDO 22-01 and Council Member Schulz asked about other possible changes to the zoning. Consensus was to hold a joint meeting at a date to be agreed upon with the Planning Commission. City Attorney Ross reviewed changes to the resolution opposing House Bill 1093 and Senate Bill 494 and discussion was held about the negative impact the potential change would have on Cities.

REVIEW CORRESPONDENCE

None

CITY ATTORNEY'S REPORT

Attorney Ross reported on several nuisance issues.

DISCUSSION ITEMS

Update of Ongoing Projects [Bender]

City Manager Sanders gave an update on the Towne Center progress and other ongoing projects.

Discussion of the Gwinnett County Rezoning Request for a Gas Station/Convenience Store at Highway 124 and Highpoint Rd [Schulz]

Discussion was held about this zoning issue and consensus was to make sure everyone had Gwinnett County Commissioner's contact information so they could reach out to them about the application.

WORK SESSION OF MAYOR AND COUNCIL
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Discussion of House Bill 1093 and Senate Bill 494 Regarding Local Government Prohibition of
Certain Use Restrictions on Residential Dwellings [Schulz]

Discussion was held during the agenda review.

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 7:24 p.m.

Barbara Bender, Mayor

Melisa Arnold, City Clerk



PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, FEBRUARY 28, 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 and Assistant City Attorney Jay Crowley with Powell and Edwards Attorneys at Law, Planning and Development Director Jason Thompson, Public Information Officer Brian Arrington, Captain Zach Spahr, and City Clerk Melisa Arnold.

CALL TO ORDER

Mayor Bender called the meeting to order at 7:32 p.m.

INVOCATION

Mr. D.A. Williams gave the invocation.

PLEDGE TO THE FLAG

South Gwinnett High School JROTC presented the colors and led the Pledge of Allegiance.

CEREMONIAL MATTERS

Administer Oath of Office to Lori-Ann Spears for Board of Appeals Post 6

Mayor Bender administered the oath to Ms. Spears for Post 6.

MINUTES

Approve the Minutes of the February 14, 2022 Meetings

Mayor Pro Tem Emanuel made a motion to approve the minutes of the February 14, 2022 meetings, 2nd by Council Member Destang; voted 6 in favor and 0 opposed, motion approved.

INVITED GUESTS

Mr. D.A. Williams & Dr. Alexis Williams, South Gwinnett High School PTSA President & Vice President

Dr. Alexis Williams introduced the following members of the SGHS Army JROTC: Faculty Advisor/Sponsor: Lieutenant Colonel Samson Sider, former Assistant Principal Dr. Stanley Burney, Cadet Executive Officer Amber Sellers, Cadet Captain Olivia Salmon, Cadet Battalion Commander Lt. Nicholas Williams.

COMMITTEE / DEPARTMENT REPORTS

None

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
MONDAY, FEBRUARY 28, 2022
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APPROVAL OF THE AGENDA

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

PUBLIC HEARING

2nd Reading - UDO 22-01 - Consideration and Recommendation on Proposed Amendments to the Text of the Unified Development Ordinance ("UDO") for the City of Snellville, Georgia ("UDO"), adopted 10-26-2020 and Last Amended 10-25-2021 Affecting: Chapter 100 (General Provisions) and Chapter 200 (Zoning and Land Use)

Planning Director Thompson explained this is just a housekeeping measure to help clear up some ambiguities in the ordinance.

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

Council Member Schulz made a motion to approve UDO 22-01, 2nd by Council Member Warner; voted 6 in favor and 0 opposed, motion approved. (A copy of UDO 22-01 is attached to and made a part of these minutes.)

2nd Reading CP 22-01 – Consideration and Recommendation on a Proposed Amendment to Table 2. Future Land Use Categories and Corresponding Zoning Districts (Page 53) of the Snellville 2040 Comprehensive Plan (Adopted 2-11-2019 and Last Amended 10-26-2020) to Amend the Appropriate and Considered Future Land Use Categories for the RS-5 (Single-Family Residential) District

Planning Director Thompson explained that this is being done to reflect the new zoning districts. Mayor Bender opened the floor to public comment and no one came forward.

Mayor Pro Tem Emanuel made a motion to approve CP 22-01, 2nd by Council Member Schulz; voted 6 in favor and 0 opposed, motion approved. (A copy of RES 2022-01 is attached to and made a part of these minutes.)

2nd Reading - SUP 22-01 – Consideration and Recommendation on Application by RCG Snellville, LLC Requesting a Special Use Permit to Develop and Operate a Kidney Dialysis Facility for Davita Dialysis Center and Request for Variances From Sec. 205-1 Towne Center Overlay District Requirements of the Snellville Unified Development Ordinance for a Proposed 0.768 Acre Outparcel in the Snellville Oaks Shopping Center, Zoned BG (General Business) District and Located in the Towne Center Overlay District, 2135 E. Main Street, Snellville (p/o Tax Parcel 5038 174)

Mayor Bender advised that the applicant requested an extension.

Council Member Lenski made a motion to table this item until the March 28, 2022 meeting, 2nd by Council Member Destang; voted 6 in favor and 0 opposed, motion approved.

2nd Reading - RZ 22-01 – Consideration and Recommendation on Application by Alliance Engineering and Planning (Applicant) and PLG Partners, LLC (Property Owner) Requesting to Amend the Official Zoning Map for the City of Snellville, Georgia from BG (General Business) District to OP (Office Professional) District and Request for Variances from the Buffer Requirements for a 2-Story 20,000 Sq. Ft. Office Building Development on a 3.3± Acre Site Located at 2165 North Road, Snellville, Georgia (Tax Parcels 5039 220 and 5039 273)

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
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Planning Director Thompson gave an overview of the application and stated the Planning Department recommends approval with conditions and the Planning Commission recommended denial.

Applicant, Tyler Lasser with Alliance Engineering and Planning, Alpharetta, came forward to speak about the application and answered questions of the Mayor and Council.

Mayor Bender opened the floor to public comment and the following people came forward: Tricia Rawlins, 2088 Harbour Oaks Dr, Snellville spoke in opposition.

Tom Flynn, 2358 Eastwood Drive, Snellville spoke in opposition.

Karl Krutzky, 2262 Timer Lane, Snellville spoke in opposition.

Barry Wiggs, 2210 Stockton Walk Lane, Snellville spoke in opposition.

Mayor Bender closed public comment when no one else came forward.

Applicant Tyler Lasser came forward and addressed the concerns raised by the citizens and answered additional questions of the Mayor and Council. Planning Director Thompson also spoke and answered questions of the Mayor and Council.

Council Member Warner made a motion to approve RZ 22-01 with staff recommended variances and conditions and with the addition of Condition 7: Architectural design to be approved by Director of Planning and Development; Condition 8: No electronic signage allowed on the site; and Condition 9: Existing trees along the rear of the property shall be maintained and protected; 2nd by Council Member Lenski.

Council Member Warner spoke about the application and the properties surrounding the proposed rezoning.

The motion was voted 5 in favor and 1 opposed with Council Member Destang casting the opposing vote, motion approved. (A copy of ORD 2022-03 is attached to and made a part of these minutes.)

2nd Reading - SUP 22-03 – Consideration and Recommendation on Application By Gaganjot Sambi, Member, Balark 19, LLC (Applicant) and Vikram Chaudhary (Property Owner) Requesting a Special Use Permit to Develop and Operate a 4-Story 42,000 Sq. Ft. 82-Room Avid Brand ING Hotel on a 2.15± Acre Tract, Zoned BG (General Business) District and Located at 2785 W. Main Street, Snellville (Tax Parcel 5007 285)

Planning Director Thompson gave an overview of the application. He stated that both the Planning Commission and Planning Department recommend denial.

Kellen Carr, Excelsis Public Strategies, Athens was present representing the applicant, Gaganjot Sambi, Member Balark 19, LLC. Ms. Carr spoke about the application and answered questions of the Mayor and Council.

Mayor Bender opened the floor to public comment and the following people came forward: Tom Flynn, 2358 Eastwood Drive, Snellville spoke about the application.

William Ellis, 2772 Anscot Court, Snellville spoke in opposition.

Barry Wiggs, 2210 Stockton Walk Lane, Snellville spoke in opposition.

Mayor Bender closed public comment when no one else came forward.

Ms. Carr came forward to address the concerns brought up by the public.

Council Member Schulz made a motion to deny SUP 22-03, 2nd by Council Member Warner.

Mayor Bender asked the applicant if they would like to withdraw the application. Kellen Carr asked that the withdrawal of the application be approved.

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
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Council Member Warner withdrew his second on the motion to deny and it died for lack of a second.

Council Member Lenski made a motion to allow the applicants to withdraw the application, 2nd by Council Member Schulz; voted 6 in favor and 0 opposed, motion approved.

CONSENT AGENDA

None

OLD BUSINESS

None

NEW BUSINESS

Consideration and Action on Approval of the FY 2021 Budget Amendment [Bender]

City Manager Sanders explained the reasoning for the budget amendment.

Mayor Pro Tem Emanuel made a motion to approve the FY 2021 budget amendment, 2nd by Council Member Lenski; voted 6 in favor and 0 opposed, motion approved.

Consideration and Action on Approval of Design Services for the Park Maintenance Facility [Bender]

Mayor Bender explained that the old public works building is being used as a maintenance building and it is in very bad shape and needs to be replaced. The design services are for a new park maintenance building that was recently approved in the Park Master Plan.

Council Member Schulz made a motion to authorize the Mayor to sign the contract after legal review for design services for the park maintenance facility with Croft for \$141,700, 2nd by Mayor Pro Tem Emanuel; voted 6 in favor and 0 opposed, motion approved.

Consideration and Action on Sidewalk Survey and Design Proposal from Collaborative Infrastructure Services [Bender]

City Manager Sanders gave an overview of the project.

Mayor Pro Tem Emanuel made a motion to authorize the Mayor to sign the Survey and Design Proposal with Collaborative Infrastructure Services for an amount not to exceed \$105,425, 2nd by Council Member Lenski; voted 6 in favor and 0 opposed, motion approved.

Consideration and Action on RES 2022-02 - Resolution Opposing HB 1093 and SB 494 and Opposing Limitations on a Municipality's Authority to Make Housing, Land Use and Zoning Decisions Within a Local Government's Geographical Boundaries [Bender]

Mayor Bender explained the negative effects these restrictions would have on municipalities if the legislation was approved. She read the resolution into the record.

Council Member Lenski made a motion to approve RES 2022-02, 2nd by Council Member Destang; voted 6 in favor and 0 opposed, motion approved.

COUNCIL REPORTS

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

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
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MAYOR'S REPORT

Mayor Bender gave a report.

PUBLIC COMENTS

The following people spoke:

Betty Ann Kumin, 2155 Woodberry Run Drive, Snellville.

Tom Flynn, 2358 Eastwood Drive, Snellville.

Tricia Rawlins, 2088 Harbour Oaks Drive, Snellville.

Rebecca Mitchell, 3332 Crossing Drive, Snellville

Barry Wiggs, 2210 Stockton Walk Lane, Snellville

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 10:01 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: March 14, 2022

RE: #LUP 22-01 – Land Use Plan Amendment to the Snellville 2040 Comprehensive Plan Future Land Use Map (“FLUM”)

STATUS: 1st Reading

City initiated proposed amendment to the Snellville 2040 Comprehensive Plan Future Land Use Map, adopted 2-11-2019, to amend two undeveloped parcels of land located near the intersection of U.S. Hwy. 78/Athens Hwy. and Rosebud Road, Snellville as follows:

Parcel No.	Acres	Current Zoning	Current FLUM	Proposed FLUM
R5100 065	23.61±	BG (General Business) District	Commercial Retail	Highway 78 East Activity Center/Node
R5100 023	18.04±	RS-30 (Single-family Residence) District	Commercial Retail	Highway 78 East Activity Center/Node

Both parcels are located in the Highway 78 East Character Area on the Snellville 2040 Comprehensive Plan Future Development Map. The current zoning of each parcel will remain unchanged.

The Highway 78 East Character Area is one of the least developed within the City and the two subject parcels represent almost 42 acres of prime property that will help provide an opportunity to encourage clustered, connected mixed-use development at the eastern node of the Highway 78 East Activity Node while allowing a mixture of land uses, similar to the Towne Center, but at a smaller scale, including retail, civic, office, residential, and recreation in a walkable environment.

The MU (Mixed-Use) District was created as a new zoning district with the 2020 adoption of the City’s Unified Development Ordinance (“UDO”) to help guide development within the activity nodes.

Financial Impact: **None**

**Planning Department
Recommendation:** **Approval**

**Planning Commission
Meeting Date
(Recommendation):** **January 25, 2022 (Table to Feb 22 2022)
February 22, 2022 (Approval)**

**Mayor and Council
Meetings:** **March 14, 2022 (1st Reading)
March 28, 2022 (2nd Reading and Public Hearing)**

Action Requested: **Consideration and Waive the 1st Reading**

Draft Ordinance: **Attached**

Case Documents (website link):

- [Snellville Future Development Map \(adopted 2-11-2019\)](#)
- [Highway 78 East Character Area \(adopted 2-11-2019\)](#)
- [MU \(Mixed-Use\) District \(adopted 10-26-2020\)](#)
- [1-25-2022 Memorandum to Planning Commission \(12-27-2021\)](#)
- [Proposed Future Land Use Map Amendment \(1-13-2022\)](#)
- [#LUP 22-01 Land Use Plan Amendment Application \(1-19-2022\)](#)
- [Official Jan 25 2022 Planning Commission Regular Meeting Minutes \(2-23-2022\)](#)
- [Jan 25 2022 Planning Commission Case Report \(1-28-2022\)](#)
- [Unofficial Feb 22 2022 Planning Commission Regular Meeting Minutes \(2-23-2022\)](#)
- [Feb 22 2022 Planning Commission Case Report \(2-23-2022\)](#)

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE NO. 2022-05

AN ORDINANCE TO AMEND THE 2040 COMPREHENSIVE PLAN FUTURE LAND USE MAP FOR THE CITY OF SNELLVILLE, GEORGIA, AS AMENDED, FOR THE 18.04± ACRE TRACT AND 23.61± ACRE TRACT OF LAND LOCATED IN LAND LOT 100 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

CASE NUMBER:

#LUP 22-01

**PROPERTY OWNER
18.04± ACRE TRACT
(R5100 023):**

Sinocoin Investment, LLC
3500 Lenox Road NE Ste 1500
Atlanta, Georgia 30326

**PROPERTY OWNER
23.61± ACRE TRACT
(R5100 065):**

The Kroger Co.
1014 Vine Street
Cincinnati, Ohio 45202

LOCATION:

Intersection of Rosebud Road and
Athens Highway, Loganville, Georgia

APPLICANT/CONTACT;

Jason Thompson, Director
Department of Planning and Development
City of Snellville, Georgia
770-985-3518 or JThompson@snellville.org

DEVELOPMENT/PROJECT:

Undeveloped Land

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 18.04± acre tract of undeveloped land located in the 3100 Block Rosebud Road (Tax Parcel R5100 023) and the 23.61± acre tract of undeveloped land located at 1000 Athens Highway (Tax Parcel R5100 065); and

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

WHEREAS, the Highway 78 East Character Area is one of the least developed within the City and the two subject parcels represent almost 42 acres of prime property that will help provide an opportunity to encourage clustered, connected mixed-use development at the eastern node of the Highway 78 East Activity Center/Node while allowing a mixture of land uses, similar to the Towne Center, but at a smaller scale, including retail, civic, office, residential, and recreation in a walkable environment; and

WHEREAS, the MU (Mixed-Use) District was created as a new zoning district with the 2020 adoption of the City's Unified Development Ordinance ("UDO") to help guide development within the activity centers/nodes; and

WHEREAS, the current zoning of each subject parcel is to remain unchanged until such time that a new rezoning application is received and approved by the Mayor and Council; 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 18.04± acre tract of land shown on the Gwinnett County GIS Parcel Map printed 1-19-2022 entitled “18.04± Acres in 3100 Block Rosebud Road, Sinocoin Investment LLC, Tax Parcel R5100 023”, described and shown in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference, and the future land use designation for the 23.61± acre tract of land shown on the Gwinnett county GIS Parcel Map printed 1-19-2022 entitled “23.61± Acres at 1000 Athens Hwy., The Kroger Co., Tax Parcel R5100 065” described and shown on Exhibit “B”, a copy of which is attached hereto and incorporated herein by reference, is hereby changed from Commercial Retail to Highway 78 East Activity Center/Node.

This change in the future land use, as shown on the future land use plan Exhibit “C”, a copy of which is attached hereto and incorporated herein by reference 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. All prior conditions of zoning that are attached to Parcel R5101 023 and/or Parcel R5101 065 remain in full-force and effect.

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 the Zoning 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 6. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 7. This Ordinance was adopted on March _____, 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 March, 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.

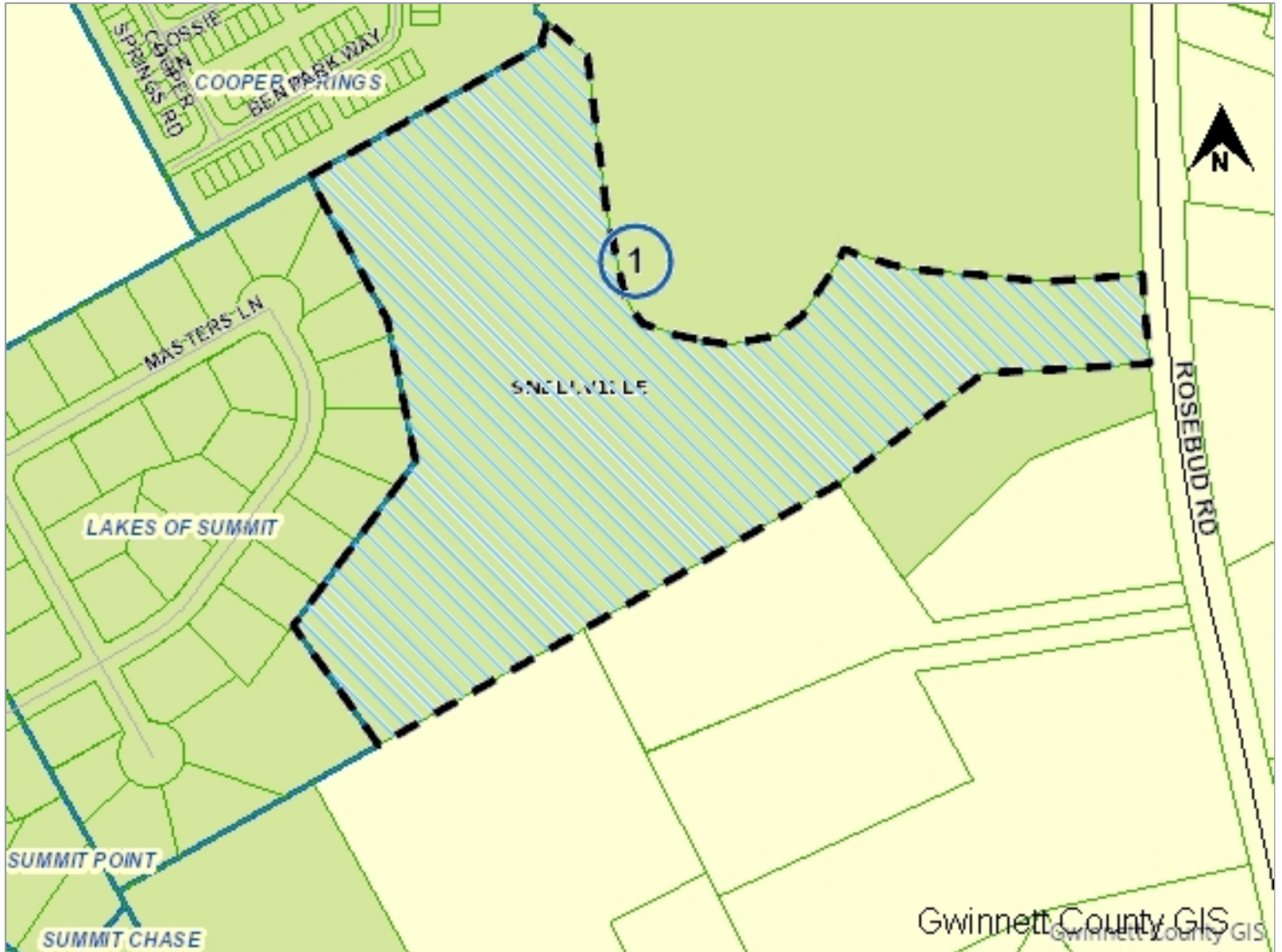
Gretchen Schulz, Council Member

Tod Warner, Council Member

EXHIBIT “A”

DRAFT

18.04 +/- ACRES IN 3100 BLK
ROSEBUD ROAD - SINOCOIN
INVESTMENT LLC
TAX PARCEL R5100 023

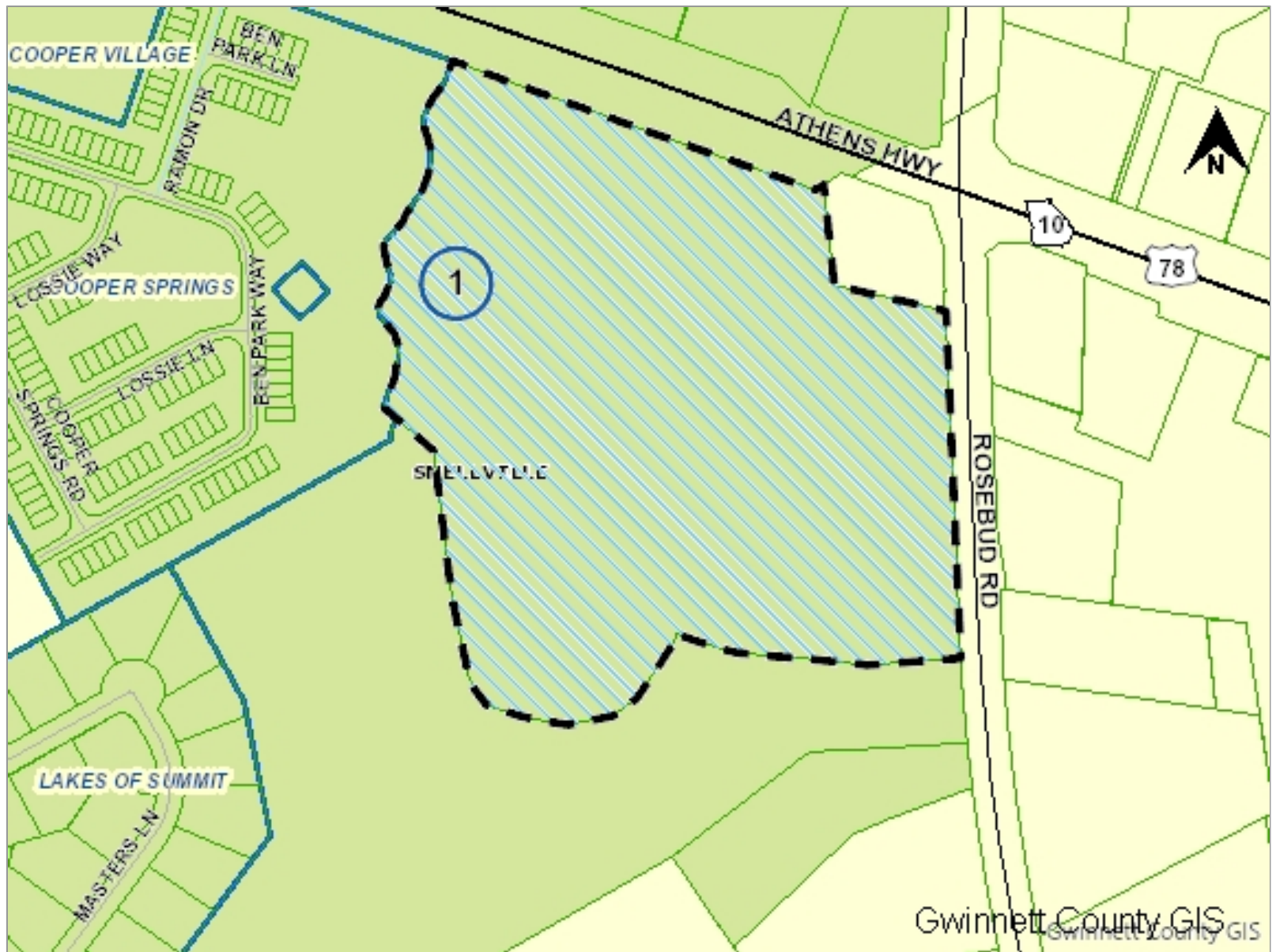


Powered by **Rolta OnPoint™**

EXHIBIT “B”

DRAFT

23.61 +/- ACRES AT 1000 ATHENS
HWY - THE KROGER CO
TAX PARCEL R5100 065



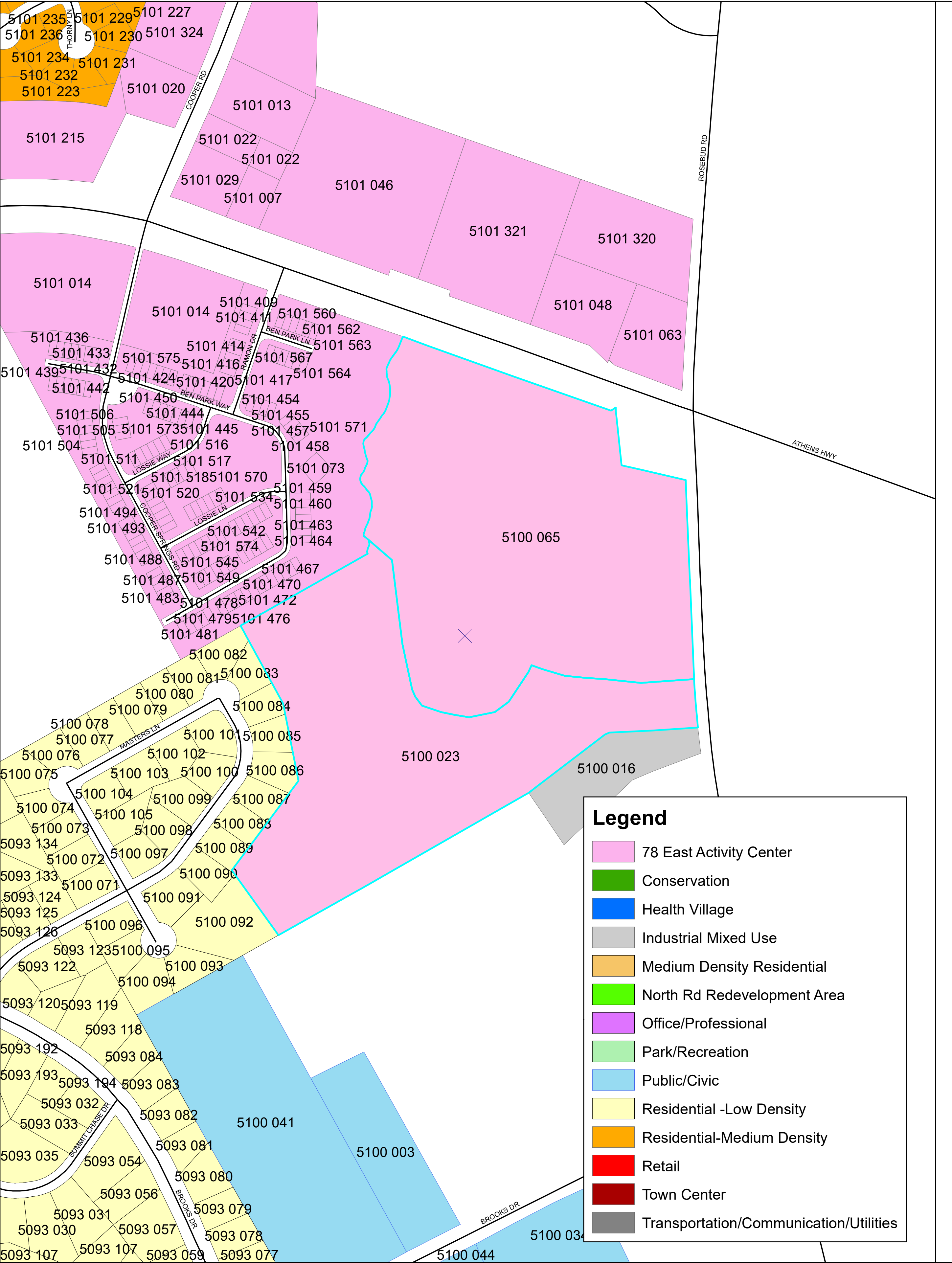
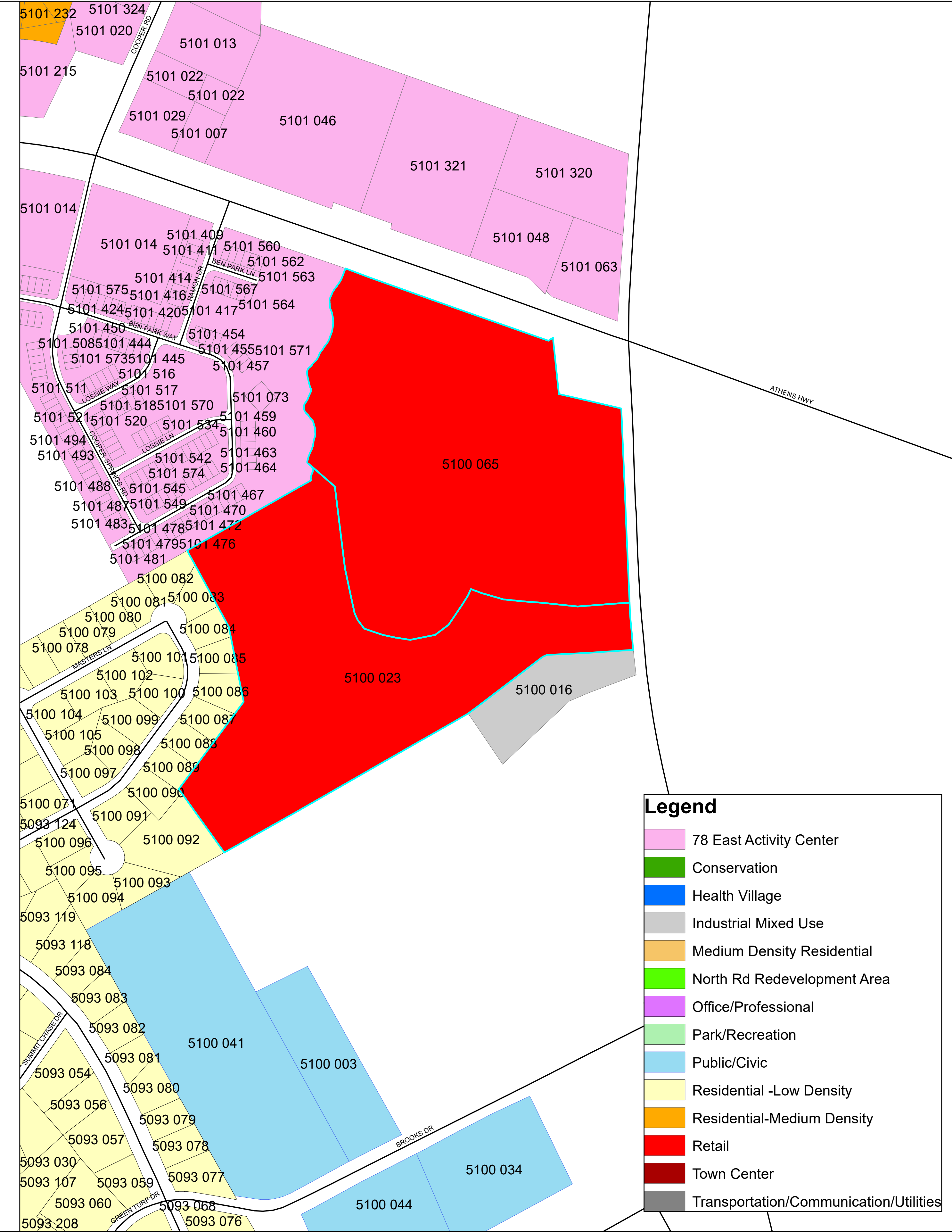
Map Printed On 2022-01-19 09:14

EXHIBIT “C”

DRAFT

LUP 22-01

Commercial Retail to Highway 78 East Activity Center



Agenda Item Summary



Date: March 14, 2022

Prepared by: Gaye Johnson, Director Public Works

Agenda item: Award of City of Snellville Annual Contract for Lawn Care Maintenance RFP PW220119 to Visionscapes, Inc.

Background: This item is the contracting of lawn maintenance for City Hall, Senior Center, Towne Green, Police Department, Public Works Recycle Center, Right of Ways for Downtown Oak Rd, Clower Street, Wisteria Drive, and Hwy 124 medians. There were 8 total contractors that submitted bids.

Financial Impact: The contract price will be \$44,820.00 with an additional quoted service for flowers and planting of \$11,520.00. The total cost will be for \$56,340.00 with the options of other additional services. Funds utilized will be in lieu of a PW salary as well as our staff shortage. We no longer have the resources of the inmate work release program since COVID, which was 3 to 4 workers per day. Since we are experiencing a staff shortage this will allow us to focus on the cemetery, general PW tasks and cross train in stormwater and other job duties.

Recommendation: We recommend awarding the contract to Visionscapes, Inc. based on the lowest submitted price for our selected services and the references provided for work performed for other similar entities.

Motion requested: Motion and affirmative vote for awarding of PW220119 to Visionscapes, Inc.

Attachments: List of all contractors and their submitted bids

CITY OF SNELLVILLE RFP PW220119

COMPANY	CONTRACT	PINESTRAW	ANNUAL FLOWER PLANTING	GRAND TOTAL
VISIONSCAPES, INC.	\$44,820.00	\$25,864.00	\$11,520.00	\$82,204.00
ACS LANDSCAPE MANAGEMENT	\$44,448.00	\$17,290.00	\$20,480.00	\$82,218.00
CHELSEA GARDEN	\$47,400.00	\$18,460.00	\$21,500.00	\$87,360.00
BRIGHTVIEW	\$59,910.00	\$14,937.00	\$15,287.50	\$90,134.50
YELLOWSTONE	\$66,000.00	\$15,500.00	\$16,120.00	\$97,620.00
LETS US LOVE YOUR LAWN, INC	\$89,700.00	\$34,300.00	\$22,100.00	\$146,100.00
CHEALY SOLUTIONS, LLC	\$106,296.00	\$6,000.00	N/A	\$112,296.00
GRAND LANDSCAPES	\$168,902.00	\$5,700.00	\$9,400.00	\$184,002.00

File Summary Report: 21-000784

02/22/2022

Case Information:**Case #:** 21-000784**Address:**1570 SUMMIT POND CIR
SNELLVILLE GA 30052**Property Owner:** AH4R
PROPERTIES LLC**Parcel Number:** 5067 105**Sub-Division:****Status:** Open**Disposition:****Neighborhood:****Priority:****How Received:** QOL webform**Responsible User:** CE Admin**Open Date:** 09/13/2021**Close Date:****Type:** Code Enforcement**Approximate Location:****Description:** Back lawn very high! Please help. This is the 4th time this home has been in violation.
American Homes Rental The neighbors are very discouraged that this property is not being
addressed.**Legal Description:** L8 BC SUMMIT PLACE #7**Categories:** Weeds**Citizens:**

Name	Home Address	Home Phone	Business Phone	Association
	Home Address: 2210 SUN COURT			Landlord

Violations:

Open Date	Code	Description	Status	Disposition	Close Date
Sep 15, 2021	UDO 304-7.4; IPMC 302.4	Grass, Weeds, and Uncultivated Vegetation	Open		
Sep 15, 2021	UDO 304-7.4; IPMC 302.4	Grass, Weeds, and Uncultivated Vegetation	Open		

Chronological History:

Date	Type	User	Activity Status
	Case Update	J. Greene	
Comments:			
09/15/2021	Inspection	J. Greene	
Comments:			
09/23/2021	Re-Inspection	J. Greene	
Comments:	Re-Inspection		
09/23/2021	General Information	J. Greene	
Comments:	TENANT NEVER COMES TO DOOR. AH4R ISSUED ANOTHER CITATION FOR THIS PROPERTY		
10/18/2021	General Information	CE Admin	
Comments:	RCVD TWO ADDITIONAL COMPLAINTS.		
10/21/2021	Case Update	J. Greene	
Comments:			
10/26/2021	General Information	J. Greene	
Comments:	CITATIONS ISSUED TO PROPERTY OWNER. NO SHOW IN COURT, 60 DAY LETTER SENT.		
12/16/2021	Case Update	J. Greene	
Comments:			













CITY OF SNELLVILLE
Department of Planning and
Development
Quality of Life Unit - Code Enforcement

2342 Oak Road, Second Floor
770-985-3519

OFFICIAL NOTICE OF VIOLATION

September 15, 2021

ATTN: CURRENT RESIDENT
1570 SUMMIT POND CIR
SNELLVILLE, GA 30052

RE: 1570 SUMMIT POND CIR
CASE NO.: 21-000784

Dear Fellow Snellville Resident:

The City's Quality of Life Unit recently discovered or received a complaint regarding condition(s) at the above location.

A Code Enforcement Officer has inspected the property and found the following conditions outside of our code requirements:

UDO 304-7.4; IPMC 302.4 - Grass, Weeds, and Uncultivated Vegetation

Description: A. Premises and exterior property shall be maintained free from grass, weeds, or uncultivated vegetation in excess of 12 inches in height, except in forests.

B. Property owners abutting a right-of-way shall not allow yard trimmings to accumulate on a public street or sidewalk.

C. The unpaved areas of front yards shall be maintained with grass, ground cover or other type of landscaping to such an extent that the soil is not subject to erosion.

IPMC 302.4 Weeds

All premises and exterior property shall be maintained

free from weeds or plant growth in excess of twelve inches (12") in height. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with

IPMC Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of

violation,
any duly authorized employee of the jurisdiction or contractor
hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing
thereon, and the costs of such removal shall be paid by the
owner or agent responsible for the property.

Corrective Action: Cut, trim, and maintain grass, weeds or uncultivated vegetation below 12" in height at all times. See
Code Enforcement Officer Comments

Investigating Officer Comments: PLEASE CUT THE GRASS AND KEEP IN COMPLIANCE

UDO 304-7.4; IPMC 302.4 - Grass, Weeds, and Uncultivated Vegetation

Description: A. Premises and exterior property shall be maintained free from grass, weeds, or uncultivated vegetation in
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Corrective Action: Cut, trim, and maintain grass, weeds or uncultivated vegetation below 12" in height at all times. See
Code Enforcement Officer Comments

Investigating Officer Comments: PLEASE CUT THE GRASS AND KEEP PROPERTY IN COMPLIANCE

You may contact Officer J. Greene at the number below with questions or to discuss this issue further. We will work with
you regarding your legal duty to remedy this situation as soon as possible.

We as a City are committed to joining with all our citizens to keep our neighborhoods clean and safe so please know what
failure to comply may result in more severe enforcement actions including citations and fines. COMPLY BY 09-22-2021

If you have extenuating circumstances that will keep you from complying by the posted date, please contact us immediately to discuss your options.

You may visit www.snellville.org (<http://www.snellville.org>) to find out more about City of Snellville Codes and Ordinances and we thank you for your cooperation in addressing this issue in a timely manner.

Investigating Officer: J. Greene

Badge #: 219

Phone: 678-898-0224

Copy To Property Owner: , 2210 SUN COURT, NORCROSS, GA 30092

VIOLATION PHOTO SHEET

Comments:



CITY OF SNELLVILLE, GEORGIA
Department of Planning & Development
Quality of Life Unit - Code Enforcement

City Hall @ Snellville City Center
2342 Oak Road, 2nd Floor
770-985-3519

OFFICIAL NOTICE OF VIOLATION

September 15, 2021

AMERICAN HOMES 4 RENT
2210 SUN COURT
NORCROSS, GA 30092

RE: 1570 SUMMIT POND CIR
CASE NO.: 21-000784

The Quality of Life Unit recently received a complaint regarding condition(s) at the above location that is in violation of the City of Snellville Code of Ordinances. A Code Enforcement Officer has inspected the property and found the following violation(s):

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thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

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Corrective Action: Cut, trim, and maintain grass, weeds or uncultivated vegetation below 12" in height at all times. See Code Enforcement Officer Comments

Investigating Officer Comments: PLEASE CUT THE GRASS AND KEEP PROPERTY IN COMPLIANCE

Our intent is to obtain voluntary compliance. If you are unclear or need additional information regarding this Notice of Violation, please contact the Code Enforcement Officer immediately.

YOU ARE HEREBY ORDERED TO BRING THIS PROPERTY INTO LAWFUL COMPLIANCE BY 09/22/2021.

Failure to comply may result in Citation(s) being issued for appearance in the Municipal Court of Snellville with fines imposed up to \$1,000 and/or 60-days in jail. Future violations as noted herein may result in the immediate issuance of a Citation. Visit www.snellville.org (<http://www.snellville.org>) to find out more about City of Snellville Codes and Ordinances.

Investigating Officer: J. Greene

Badge #: 219

Phone: 678-898-0224

VIOLATION PHOTO SHEET

Comments:

File Summary Report: 21-000814

02/22/2022

Case Information:**Case #:** 21-000814**Address:**2945 EMERSON LAKE DR
SNELLVILLE GA 30078**Property Owner:** SFR XII ATL
OWNER 1 LP**Parcel Number:** 5069 232**Sub-Division:****Status:** Open**Disposition:****Neighborhood:****Priority:****How Received:** QOL webform**Responsible User:** CE Admin**Open Date:** 09/23/2021**Close Date:****Type:** Code Enforcement**Approximate Location:****Description:** Yard is overgrown badly. Grass is about 2 ft high. Weeds on the side of house has now become little trees. Eye sore. Please have a notice to owner. Thanks. Concerned neighbor.**Legal Description:** L9 BB SUMMIT BROOK #1**Categories:** Weeds**Citizens:**

Name	Home Address	Home Phone	Business Phone	Association
	Home Address: 289 S. CULVER ST			Registered Agent

Violations:

Open Date	Code	Description	Status	Disposition	Close Date
Sep 24, 2021	UDO 304-7.4; IPMC 302.4	Grass, Weeds, and Uncultivated Vegetation	Open		
Sep 29, 2021	UDO 304-7.4; IPMC 302.4	Grass, Weeds, and Uncultivated Vegetation	Open		

Chronological History:

Date	Type	User	Activity Status
	Case Update	J. Greene	
Comments:			
09/29/2021	Inspection	J. Greene	
Comments:			
09/29/2021	General Information	J. Greene	
Comments:	NOTICE SENT TO PROPERTY OWNER, AND LEFT AT RESIDENCE.		
10/08/2021	General Information	J. Greene	
Comments:	AS OF THIS DATE AND TIME, VIOLATIONS REMAIN. CITATIONS ISSUED TO PROPERTY OWNER.		
10/13/2021	Re-Inspection	J. Greene	
Comments:	Re-Inspection		
10/13/2021	General Information	J. Greene	
Comments:	CITATIONS SENT CERTIFIED BY WAY OF REGISTERED AGENT.		
12/16/2021	Case Update	J. Greene	
Comments:			
12/27/2021	General Information	J. Greene	
Comments:	FTA / 60 DAY LETTER		



















CITY OF SNELLVILLE, GEORGIA
Department of Planning & Development
Quality of Life Unit - Code Enforcement

City Hall @ Snellville City Center
2342 Oak Road, 2nd Floor
770-985-3519
Compliance Date: 10/13/2021

OFFICIAL NOTICE OF VIOLATION

September 29, 2021

SFR XII ATL OWNER 1 LP
4645 HAWTHORN LN NW
WASHINGTON, DC 20016-3437

RE: 2945 EMERSON LAKE DR
CASE NO.: 21-000814

The Quality of Life Unit recently received a complaint regarding condition(s) at the above location that is in violation of the City of Snellville Code of Ordinances. A Code Enforcement Officer has inspected the property and found the following violation(s):

UDO 304-7.4; IPMC 302.4 - Grass, Weeds, and Uncultivated Vegetation

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C. The unpaved areas of front yards shall be maintained with grass, ground cover or other type of landscaping to such an extent that the soil is not subject to erosion.

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Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation,

they shall be subject to prosecution in accordance with IPMC Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

Corrective Action: Cut, trim, and maintain grass, weeds or uncultivated vegetation below 12" in height at all times. See Code Enforcement Officer Comments

Investigating Officer Comments: PLEASE CUT THE GRASS AND WEEDS. KEEP PROPERTY IN COMPLIANCE WITH CITY CODE.

UDO 304-7.4; IPMC 302.4 - Grass, Weeds, and Uncultivated Vegetation

Description: A. Premises and exterior property shall be maintained free from grass, weeds, or uncultivated vegetation in excess of 12 inches in height, except in forests.

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Investigating Officer Comments: PLEASE CUT THE GRASS AND WEEDS. KEEP PROPERTY IN COMPLIANCE.

Our intent is to obtain voluntary compliance. If you are unclear or need additional information regarding this Notice of Violation, please contact the Code Enforcement Officer immediately.

YOU ARE HEREBY ORDERED TO BRING THIS PROPERTY INTO LAWFUL COMPLIANCE BY 10/13/2021.

Failure to comply may result in Citation(s) being issued for appearance in the Municipal Court of Snellville with fines imposed up to \$1,000 and/or 60-days in jail. Future violations as noted herein may result in the immediate issuance of a Citation. Visit www.snellville.org (<http://www.snellville.org>) to find out more about City of Snellville Codes and Ordinances.

Investigating Officer: J. Greene

Badge #: 219

Phone: 678-898-0224

VIOLATION PHOTO SHEET

Comments:



CITY OF SNELLVILLE
Department of Planning and
Development
Quality of Life Unit - Code Enforcement

2342 Oak Road, Second Floor
770-985-3519

OFFICIAL NOTICE OF VIOLATION

September 29, 2021

ATTN: CURRENT RESIDENT
2945 EMERSON LAKE DR
SNELLVILLE, GA 30078

RE: 2945 EMERSON LAKE DR
CASE NO.: 21-000814

Dear Fellow Snellville Resident:

The City's Quality of Life Unit recently discovered or received a complaint regarding condition(s) at the above location.

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Code Enforcement Officer Comments

Investigating Officer Comments: PLEASE CUT THE GRASS AND WEEDS. KEEP PROPERTY IN COMPLIANCE
WITH CITY CODE.

UDO 304-7.4; IPMC 302.4 - Grass, Weeds, and Uncultivated Vegetation

Description: A. Premises and exterior property shall be maintained free from grass, weeds, or uncultivated vegetation in
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Code Enforcement Officer Comments

Investigating Officer Comments: PLEASE CUT THE GRASS AND WEEDS. KEEP PROPERTY IN COMPLIANCE.

You may contact Officer J. Greene at the number below with questions or to discuss this issue further. We will work with
you regarding your legal duty to remedy this situation as soon as possible.

We as a City are committed to joining with all our citizens to keep our neighborhoods clean and safe so please know what
failure to comply may result in more severe enforcement actions including citations and fines. COMPLY BY 10-06-2021

If you have extenuating circumstances that will keep you from complying by the posted date, please contact us immediately to discuss your options.

You may visit www.snellville.org (<http://www.snellville.org>) to find out more about City of Snellville Codes and Ordinances and we thank you for your cooperation in addressing this issue in a timely manner.

Investigating Officer: J. Greene

Badge #: 219

Phone: 678-898-0224

Copy To Property Owner: SFR XII ATL OWNER 1 LP, 4645 HAWTHORN LN NW, WASHINGTON, DC 20016-3437

VIOLATION PHOTO SHEET

Comments:

File Summary Report: 21-000659

02/22/2022

Case Information:**Case #:** 21-000659**Address:**

1626 SUMMIT GLEN CIR

0 GA 30052

Property Owner: AH4R

PROPERTIES TWO LLC

Parcel Number: 5067 125**Sub-Division:****Status:** Open**Disposition:****Neighborhood:****Priority:****How Received:** QOL webform**Responsible User:** CE Admin**Open Date:** 07/26/2021**Close Date:****Type:** Code Enforcement**Approximate Location:**

Description: Overgrown Yard, Miscellaneous, Parking in Yard, Refuse/Trash - Lawn, limb down on property, weeds growing higher than shrubs. This home is American Homes also. She said no one has reported anything to them. Neighbors shared they saw moving van there! Please share if they have moved

Legal Description: L65 BC SUMMIT PLACE #7**Categories:** Refuse**Citizens:**

Name	Home Address	Home Phone	Business Phone	Association
	Home Address: 2 SUN COURTSUITE 210		(404) 445-1814	Landlord

Violations:

Open Date	Code	Description	Status	Disposition	Close Date
Jul 26, 2021	46-5(6); 46-9; IPMC 302.1	Tree Debris, Tree Residue and Yard Trimming Accumulation	Open		
Jul 26, 2021	UDO 207-1.11; 201-1.6.G	Parking in Residential District	Open		
Jul 26, 2021	UDO 304-7.4; IPMC 302.4	Grass, Weeds, and Uncultivated Vegetation	Open		

Chronological History:

Date	Type	User	Activity Status
	Case Update	J. Greene	
Comments: 07/26/2021	Inspection	J. Greene	
Comments: 08/05/2021	Re-Inspection	J. Greene	
Comments: 10/21/2021	Re-Inspection		
	Case Update	J. Greene	
Comments: 10/26/2021	General Information	J. Greene	
Comments: 12/16/2021	CITATIONS ISSUED, NO SHOW AT COURT, 60 DAY LETTER SENT		
	Case Update	J. Greene	
Comments:			















CITY OF SNELLVILLE, GEORGIA
Department of Planning & Development
Quality of Life Unit - Code Enforcement

City Hall @ Snellville City Center
2342 Oak Road, 2nd Floor
770-985-3519
Compliance Date: 08/02/2021

OFFICIAL NOTICE OF VIOLATION

July 26, 2021

AH4R PROPERTIES TWO LLC
30601 AGOURA RD STE 200
AGOURA HILLS, CA 91301-2148

RE: 1626 SUMMIT GLEN CIR
CASE NO.: 21-000659

The Quality of Life Unit recently received a complaint regarding condition(s) at the above location that is in violation of the City of Snellville Code of Ordinances. A Code Enforcement Officer has inspected the property and found the following violation(s):

UDO 207-1.11; 201-1.6.G - Parking in Residential District

Description: A. Prohibited Vehicle Parking

Parking of the following vehicles is not allowed in residential districts: any vehicle for hire including but not limited to limousines, taxis, box trucks, flatbed trucks, dump trucks, tow trucks, transport wreckers, tandem axle trucks, cab-on-chassis trucks, tractor trailers, pull behind cement mixers, or trailers (including, but not limited to, flat bed, drop deck, auto hauler, concession trailer, dump body trailer, gooseneck, logging, low-boy, tank, tilt, livestock, horse, etc.), bucket trucks, buses, earthmoving machinery, semi-trailers, and this restriction also applies to any vehicle over 20 feet in length, or 7 feet in height, or 7 feet in width. Vehicles used for agricultural purposes on residential property with 5 acres or more are allowed if parked outside the required front yard.

B. Allowed Vehicle Parking

Notwithstanding paragraph A above, parking of the following vehicles is allowed:

1. An automobile, pick-up truck, van, or SUV used to provide daily transportation to and from work, except those vehicles that fall under the requirements of Sec. 206-8.12 (Home Occupation).
2. Utility and box trailers less than 12 feet in length.
3. Business vehicles when in conformance with Sec. 206-8.21 (Parking of Business Vehicles).
4. No more than four vehicles, including utility and box trailers, per dwelling unit may be parked, stopped, standing, or

stored on any lot. The Director is authorized to allow more than four vehicles when the occupants of the dwelling unit can prove that the number of vehicles does not exceed the number of licensed drivers in the dwelling and the vehicle is operable, or when the vehicle is more than 30 years old.

- a. All vehicles and trailers of any kind found, parked, stopped, standing, or stored that require licenses, emission stickers, tags, titles, tax payment receipts, or registration with State or federal agencies, must properly display all required certifications for operation in the State or they will be cited as abatable nuisances under City ordinance and State law, and, if applicable, will otherwise be cited for other registration or display compliance failures.
- b. Each lot may have additional vehicles, including trailers, parked, stopped, standing, or stored, so long as they are in a safely erected and maintained enclosed shelter, not visible from the public right-of-way or adjoining properties, where the entire floor area under the roof of the enclosed shelter is made of concrete, asphalt, gravel, other improved surface.

C. Driveways and Parking Surfacing

The following only applies to driveways and parking serving single-family detached dwellings. All other uses must conform to Sec. 207-1.7.E (Surface and Lighting).

1. Driveways must be paved with concrete and additional parking must be constructed out of concrete, asphalt, or an alternative pervious paving, as allowed by clause 3 below. Gravel driveways and parking are not allowed.
2. The parking of any vehicle on any surface that is not allowed by clause 1 above is not allowed.
3. The Director may grant administrative variances to allow construction of additional hard-surface parking areas in a side (interior) or rear yard, adjacent to an existing driveway, for the purposes of overflow parking where, in their opinion, the intent of this UDO can be achieved and equal performance obtained by granting a variance. Examples of materials that the Director may approve include, but are not limited to, brick, cobblestone, or pavers set in concrete or similar hard surfaces.

UDO 201-1.6.G On-Site Parking

1. No parked vehicle or any portion of a parked vehicle, including those in driveways, may be within the public right-of-way, except for authorized on-street parking.
2. When parking is allowed in the front yard, no more than 35% of the front yard area may be used for parking or authorized driveways.
3. When parking is allowed in the rear yard, no more than 20% of the rear yard area may be used for parking, and the parking must be screened from view of adjacent residential uses.

Corrective Action: See Code Enforcement Officer Comments

Investigating Officer Comments: NO PARKING IN THE GRASS

UDO 304-7.4; IPMC 302.4 - Grass, Weeds, and Uncultivated Vegetation

Description: A. Premises and exterior property shall be maintained free from grass, weeds, or uncultivated vegetation in excess of 12 inches in height, except in forests.

B. Property owners abutting a right-of-way shall not allow yard trimmings to accumulate on a public street or sidewalk.

C. The unpaved areas of front yards shall be maintained with grass, ground cover or other type of landscaping to such an extent that the soil is not subject to erosion.

IPMC 302.4 Weeds

All premises and exterior property shall be maintained

free from weeds or plant growth in excess of twelve inches (12") in height. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall

not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with IPMC Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

Corrective Action: Cut, trim, and maintain grass, weeds or uncultivated vegetation below 12" in height at all times. See Code Enforcement Officer Comments

Investigating Officer Comments: KEEP YARD IN COMPLIANCE WITH THE CITY ORDANCE

46-5(6); 46-9; IPMC 302.1 - Tree Debris, Tree Residue and Yard Trimming Accumulation

Description: Each resident shall prevent the continued, excessive and unsightly accumulation of tree debris, tree residue and yard trimmings upon property occupied by the resident. Such accumulation is declared to be a nuisance and is prohibited.

All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition. All exterior property and premises shall be free from any accumulation of tree debris, tree residue, and yard trimmings.

Corrective Action: Collect and remove tree debris, tree residue, and yard trimming accumulation from property. Contact the City of Snellville Recycling Center (770-985-3539) for recycling procedures.

Investigating Officer Comments: PLEASE CLEAN UP THE YARD FROM TREE DEBRIS OR TRASH

Our intent is to obtain voluntary compliance. If you are unclear or need additional information regarding this Notice of Violation, please contact the Code Enforcement Officer immediately.

YOU ARE HEREBY ORDERED TO BRING THIS PROPERTY INTO LAWFUL COMPLIANCE BY 08/02/2021.

Failure to comply may result in Citation(s) being issued for appearance in the Municipal Court of Snellville with fines imposed up to \$1,000 and/or 60-days in jail. Future violations as noted herein may result in the immediate issuance of a Citation. Visit www.snellville.org (<http://www.snellville.org>) to find out more about City of Snellville Codes and Ordinances.

Investigating Officer: J. Greene
Badge #: 219
Phone: 678-898-0224

VIOLATION PHOTO SHEET

Comments:



CITY OF SNELLVILLE
Department of Planning and
Development
Quality of Life Unit - Code Enforcement

2342 Oak Road, Second Floor
770-985-3519

OFFICIAL NOTICE OF VIOLATION

July 26, 2021

ATTN: CURRENT RESIDENT
1626 SUMMIT GLEN CIR
0, GA 30052

RE: 1626 SUMMIT GLEN CIR
CASE NO.: 21-000659

Dear Fellow Snellville Resident:

The City's Quality of Life Unit recently discovered or received a complaint regarding condition(s) at the above location.

A Code Enforcement Officer has inspected the property and found the following conditions outside of our code requirements:

UDO 207-1.11; 201-1.6.G - Parking in Residential District

Description: A. Prohibited Vehicle Parking

Parking of the following vehicles is not allowed in residential districts: any vehicle for hire including but not limited to limousines, taxis, box trucks, flatbed trucks, dump trucks, tow trucks, transport wreckers, tandem axle trucks, cab-on-chassis trucks, tractor trailers, pull behind cement mixers, or trailers (including, but not limited to, flat bed, drop deck, auto hauler, concession trailer, dump body trailer, gooseneck, logging, low-boy, tank, tilt, livestock, horse, etc.), bucket trucks, buses, earthmoving machinery, semi-trailers, and this restriction also applies to any vehicle over 20 feet in length, or 7 feet in height, or 7 feet in width. Vehicles used for agricultural purposes on residential property with 5 acres or more are allowed if parked outside the required front yard.

B. Allowed Vehicle Parking

Notwithstanding paragraph A above, parking of the following vehicles is allowed:

1. An automobile, pick-up truck, van, or SUV used to provide daily transportation to and from work, except those vehicles that fall under the requirements of Sec. 206-8.12 (Home Occupation).
2. Utility and box trailers less than 12 feet in length.
3. Business vehicles when in conformance with Sec. 206-8.21 (Parking of Business Vehicles).
4. No more than four vehicles, including utility and box trailers, per dwelling unit may be parked, stopped, standing, or stored on any lot. The Director is authorized to allow more than four vehicles when the occupants of the dwelling unit can prove that the number of vehicles does not exceed the number of licensed drivers in the dwelling and the vehicle is

operable, or when the vehicle is more than 30 years old.

- a. All vehicles and trailers of any kind found, parked, stopped, standing, or stored that require licenses, emission stickers, tags, titles, tax payment receipts, or registration with State or federal agencies, must properly display all required certifications for operation in the State or they will be cited as abatable nuisances under City ordinance and State law, and, if applicable, will otherwise be cited for other registration or display compliance failures.
- b. Each lot may have additional vehicles, including trailers, parked, stopped, standing, or stored, so long as they are in a safely erected and maintained enclosed shelter, not visible from the public right-of-way or adjoining properties, where the entire floor area under the roof of the enclosed shelter is made of concrete, asphalt, gravel, other improved surface.

C. Driveways and Parking Surfacing

The following only applies to driveways and parking serving single-family detached dwellings. All other uses must conform to Sec. 207-1.7.E (Surface and Lighting).

1. Driveways must be paved with concrete and additional parking must be constructed out of concrete, asphalt, or an alternative pervious paving, as allowed by clause 3 below. Gravel driveways and parking are not allowed.
2. The parking of any vehicle on any surface that is not allowed by clause 1 above is not allowed.
3. The Director may grant administrative variances to allow construction of additional hard-surface parking areas in a side (interior) or rear yard, adjacent to an existing driveway, for the purposes of overflow parking where, in their opinion, the intent of this UDO can be achieved and equal performance obtained by granting a variance. Examples of materials that the Director may approve include, but are not limited to, brick, cobblestone, or pavers set in concrete or similar hard surfaces.

UDO 201-1.6.G On-Site Parking

1. No parked vehicle or any portion of a parked vehicle, including those in driveways, may be within the public right-of-way, except for authorized on-street parking.
2. When parking is allowed in the front yard, no more than 35% of the front yard area may be used for parking or authorized driveways.
3. When parking is allowed in the rear yard, no more than 20% of the rear yard area may be used for parking, and the parking must be screened from view of adjacent residential uses.

Corrective Action: See Code Enforcement Officer Comments

Investigating Officer Comments: NO PARKING IN THE GRASS

UDO 304-7.4; IPMC 302.4 - Grass, Weeds, and Uncultivated Vegetation

Description: A. Premises and exterior property shall be maintained free from grass, weeds, or uncultivated vegetation in excess of 12 inches in height, except in forests.

B. Property owners abutting a right-of-way shall not allow yard trimmings to accumulate on a public street or sidewalk.

C. The unpaved areas of front yards shall be maintained with grass, ground cover or other type of landscaping to such an extent that the soil is not subject to erosion.

IPMC 302.4 Weeds

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free from weeds or plant growth in excess of twelve inches (12") in height. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

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Corrective Action: Cut, trim, and maintain grass, weeds or uncultivated vegetation below 12" in height at all times. See Code Enforcement Officer Comments

Investigating Officer Comments: KEEP YARD IN COMPLIANCE WITH THE CITY ORDANCE

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Investigating Officer Comments: PLEASE CLEAN UP THE YARD FROM TREE DEBRIS OR TRASH

You may contact Officer J. Greene at the number below with questions or to discuss this issue further. We will work with you regarding your legal duty to remedy this situation as soon as possible.

We as a City are committed to joining with all our citizens to keep our neighborhoods clean and safe so please know what failure to comply may result in more severe enforcement actions including citations and fines. IN COMPLIANCE BY 07-31-2021

If you have extenuating circumstances that will keep you from complying by the posted date, please contact us immediately to discuss your options.

You may visit www.snellville.org (<http://www.snellville.org>) to find out more about City of Snellville Codes and Ordinances and we thank you for your cooperation in addressing this issue in a timely manner.

Investigating Officer: J. Greene

Badge #: 219

Phone: 678-898-0224

Copy To Property Owner: AH4R PROPERTIES TWO LLC, 30601 AGOURA RD STE 200, AGOURA HILLS, CA 91301-2148

VIOLATION PHOTO SHEET

Comments:



CITY OF SNELLVILLE, GEORGIA
Department of Planning & Development
Quality of Life Unit - Code Enforcement

City Hall @ Snellville City Center
2342 Oak Road, 2nd Floor
770-985-3519
Compliance Date: 08/02/2021

OFFICIAL NOTICE OF VIOLATION

July 26, 2021

AH4R PROPERTIES TWO LLC
30601 AGOURA RD STE 200
AGOURA HILLS, CA 91301-2148

RE: 1626 SUMMIT GLEN CIR
CASE NO.: 21-000659

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Investigating Officer Comments: PLEASE CLEAN UP THE YARD FROM TREE DEBRIS OR TRASH

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YOU ARE HEREBY ORDERED TO BRING THIS PROPERTY INTO LAWFUL COMPLIANCE BY 08/02/2021.

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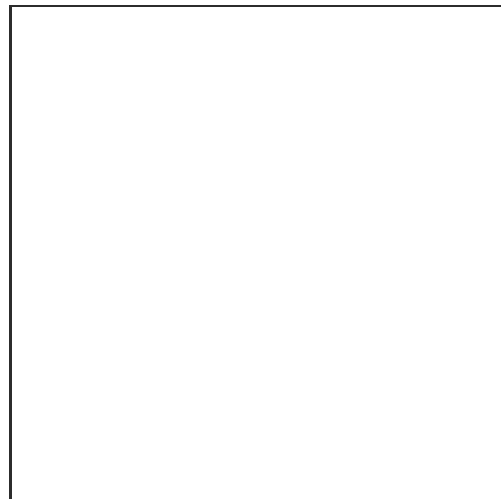
Investigating Officer: J. Greene
Badge #: 219
Phone: 678-898-0224

VIOLATION PHOTO SHEET

Comments:

File Summary Report: 21-000663

02/22/2022

Case Information:**Case #:** 21-000663**Address:**1439 SUMMIT CHASE DR
SNELLVILLE GA 30078**Property Owner:** SFR XII ATL
OWNER 1 LP**Parcel Number:** 84189269**Sub-Division:****Status:** Open**Disposition:****Neighborhood:****Priority:****How Received:** Officer (1)**Responsible User:** J. Greene**Open Date:** 07/26/2021**Close Date:****Type:** Code Enforcement**Approximate Location:****Description:** GRASS AND WEEDS**Legal Description:****Categories:** Weeds**Citizens:**

Name	Home Address	Home Phone	Business Phone	Association
SFR XII ATL OWNER	Home Address:			Property Owner
1 LP	4645 HAWTHORNE LN NW			
	Home Address:			Registered Agent
	289 S. CULVER ST			

Violations:

Open Date	Code	Description	Status	Disposition	Close Date
Jul 26, 2021	IPMC 304.11	Chimneys and Towers	Open		
Jul 26, 2021	IPMC 304.2	Protective Treatment	Open		
Jul 26, 2021	IPMC 304.7	Roofs and Drainage	Open		
Jul 26, 2021	UDO 304-4.3	Exterior Stairways, Decks, Porches, and Balconies	Open		
Jul 26, 2021	UDO 304-7.4; IPMC 302.4	Grass, Weeds, and Uncultivated Vegetation	Open		

Chronological History:

Date	Type	User	Activity Status
	Case Update	J. Greene	
Comments:			
07/26/2021	Inspection	J. Greene	
Comments:			
08/04/2021	General Information	J. Greene	
Comments:	AS OF THIS DATE AND TIME, NO CHANGES. CITATIONS ISSUED TO PROPERTY OWNER.		
08/05/2021	Re-Inspection	J. Greene	
Comments:	Re-Inspection		
10/21/2021	Case Update	J. Greene	
Comments:			
10/26/2021	General Information	J. Greene	
Comments:	NO SHOW AT COURT. 60 DAY LETTER		
12/16/2021	Case Update	J. Greene	
Comments:			





CITY OF SNELLVILLE, GEORGIA
Department of Planning & Development
Quality of Life Unit - Code Enforcement

City Hall @ Snellville City Center
2342 Oak Road, 2nd Floor
770-985-3519
Compliance Date: 08/02/2021

OFFICIAL NOTICE OF VIOLATION

July 26, 2021

SFR XII ATL OWNER 1 LP
4645 HAWTHORNE LN NW
WASHINGTON, DC 20016

RE: 1439 SUMMIT CHASE DR
CASE NO.: 21-000663

The Quality of Life Unit recently received a complaint regarding condition(s) at the above location that is in violation of the City of Snellville Code of Ordinances. A Code Enforcement Officer has inspected the property and found the following violation(s):

UDO 304-7.4; IPMC 302.4 - Grass, Weeds, and Uncultivated Vegetation

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IPMC 302.4 Weeds

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they shall be subject to prosecution in accordance with IPMC Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

Corrective Action: Cut, trim, and maintain grass, weeds or uncultivated vegetation below 12" in height at all times. See Code Enforcement Officer Comments

Investigating Officer Comments: PLEASE KEEP YARD IN COMPLIANCE.

IPMC 304.11 - Chimneys and Towers

Description: All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weathercoating materials, such as paint or similar surface treatment.

Corrective Action: Repair (or replace) chimney, cooling tower, smoke stack, and similar appurtenances to a structurally safe and sound condition. Protect exposed surfaces of metal or wood from the elements and against decay or rust by periodic application of weathercoating materials, such as paint or similar surface treatment.

Investigating Officer Comments: CHIMNEY ROTTEN. FALLEN OFF HOUSE

IPMC 304.2 - Protective Treatment

Description: All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

Corrective Action: Exterior surfaces shall be maintained in good condition. Exterior wood surfaces shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Repair siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights to a weather resistant and water tight condition. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces.

Investigating Officer Comments: SIDING IS ROTTEN AND NEEDS REPLACEMENT PRIME AND PAINT

IPMC 304.7 - Roofs and Drainage

Description: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions (vegetative growth, leaves, pine needles, tree debris, etc.) Roof water shall not be discharged in a

manner that creates a public nuisance.

Corrective Action: Repair roof and flashing so that it is sound, weathertight and does not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Clean (or replace) roof drains, gutters and downspouts so that they are in good repair and free from obstructions.

Investigating Officer Comments: GUTTERS FALLEN OFF THE HOUSE

UDO 304-4.3 - Exterior Stairways, Decks, Porches, and Balconies

Description: Exterior stairways, decks, porches and balconies, and all appurtenances attached thereto, of buildings shall be maintained so that they are structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

Corrective Action: See Code Enforcement Officer Comments

Investigating Officer Comments: DECK IS ROTTEN

Our intent is to obtain voluntary compliance. If you are unclear or need additional information regarding this Notice of Violation, please contact the Code Enforcement Officer immediately.

YOU ARE HEREBY ORDERED TO BRING THIS PROPERTY INTO LAWFUL COMPLIANCE BY 08/02/2021.

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Investigating Officer: J. Greene

Badge #: 219

Phone: 678-898-0224

VIOLATION PHOTO SHEET

Comments:

























