



# AGENDA

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WORK SESSION  
OF MAYOR AND COUNCIL  
CITY OF SNELLVILLE, GEORGIA  
MONDAY, NOVEMBER 28, 2022

Publication Date: November 23, 2022

TIME: 6:30 p.m.

DATE: November 28, 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) Review of North Road and Wisteria Drive Plans by Larry Kaiser with CIS, Inc [Bender]
- b) Discussion About Recycling Committee Recommendation [Bender]
- c) 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**

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



# AGENDA

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PUBLIC HEARING & REGULAR BUSINESS MEETING  
OF MAYOR AND COUNCIL  
CITY OF SNELLVILLE, GEORGIA  
MONDAY, NOVEMBER 28, 2022

Publication Date: November 23, 2022

TIME: 7:30 p.m.

DATE: November 28, 2022

PLACE: Council Chambers

- I. CALL TO ORDER
- II. INVOCATION
- III. PLEDGE TO THE FLAG
- IV. CEREMONIAL MATTERS
- V. MINUTES  
Approve the Minutes of the November 14, 2022 Meetings
- VI. INVITED GUESTS  
None
- VII. COMMITTEE / DEPARTMENT REPORTS
- VIII. APPROVAL OF THE AGENDA
- IX. PUBLIC HEARING
  - a) 2<sup>nd</sup> Reading - RZ 22-08 – Consideration and action 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 (Singlefamily 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)

REGULAR BUSINESS & PUBLIC HEARING OF MAYOR AND COUNCIL  
MONDAY, NOVEMBER 28, 2022  
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- b) 2<sup>nd</sup> Reading - UDO 22-02 -- Consideration and action on a text amendment to Section 207-6. (Signs) of Article 7 of Chapter 200 (Zoning and Land Use) of the Unified Development Ordinance for the City of Snellville, Georgia
- c) 2<sup>nd</sup> Reading - MSP 22-01 -- Consideration and action on a Master Signage Plan for The Grove at Towne Center, a master-planned mixed-use development on a 0.3± acre site near the intersections of Oak Road, Clower Street, Wisteria Drive, and North Road, Snellville, Georgia
- d) 2<sup>nd</sup> Reading - SUP 22-05 -- Consideration and Action on application by 2338 Scenic Highway, LLC (applicant and property owner) requesting a Special Use Permit for a Restaurant with Drive-Thru and variance to increase the 10 feet maximum front yard building setback to ±35 feet for a Dairy Queen Grill & Chill restaurant with drive-thru on a 1.71± acre parcel, zoned BG (General Business) District and located in the Towne Center Overlay District, 2340 Scenic Highway, Snellville, Georgia (Tax Parcel 5026 316)
- e) 2<sup>nd</sup> Reading - RZ 22-09 SUP 22-06 -- Consideration and Action on applications by Park Place Snellville, LLC (applicant and property owner) requesting to amend the Official Zoning Map for the City of Snellville, Georgia from BG (General Business) District to HSB (Highway Service Business) District and request for a Special Use Permit for a 3-story, 100,149 sq. ft. Climate Controlled Self-Storage Facility on a 1.82± acre site located in the Park Place commercial retail development, 1915 Pharrs Road, Snellville, Georgia (Tax Parcel 5056 362)
- f) 1<sup>st</sup> Reading - SUP 22-07 -- Consideration and Action on application by Brian Vu, ABN Investment Group, LLC (property owner) requesting a Special Use Permit for a Drive-Thru Restaurant at the former Krystal restaurant location on the 0.775± acre property, zoned BG (General Business) District and located in the Towne Center Overlay District, 2484 E. Main Street, Snellville, Georgia (Tax Parcel 5026 240)

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

XI. **OLD BUSINESS**

XII. **NEW BUSINESS**

- a) Consideration and Action on Award of the Bid for the Park Maintenance Building [Bender]
- b) 1st Reading ORD 2022-19 - Consideration and Action on an Ordinance to Amend the Code of the City of Snellville, Georgia, to Provide for Regulation of Street Racing and Reckless Driving Exhibitions [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  
NOVEMBER 28, 2022

**Monday, November 28**

**Council Meeting**

**Monday, November 28, 2022**

**6:00 pm Work Session – Conference Room 145, City Hall**

**7:30 pm Meeting - Council Chambers, City Hall**

**Sunday, December 4**

**Broadcast of 11/28/22 Council Meeting**

**Sunday, December 4, 2022**

**Watch the broadcast of the 11/28/2022 Council Meeting on Comcast Channel 25 at 6:30 pm**

**Monday, December 12**

**Council Meeting**

**Monday, December 12, 2022**

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

**7:30 pm Meeting - Council Chambers, City Hall**

**Friday, December 23**

**City is closed for the Christmas Holiday**

**(With the exception of emergency services)**

**Monday, December 26**

**City is closed for the Christmas Holiday**

**Council Meeting Canceled**

**(With the exception of emergency services)**

**Monday, January 2, 2023**

**City is closed for New Year's**

**With the exception of emergency services)**

**Monday, January 9, 2023**

**Council Meeting**

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

**7:30 pm Meeting - Council Chambers, City Hall**



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

Present: Mayor Barbara Bender, Mayor Pro Tem Dave Emanuel, Council Members Solange Destang, Cristy Lenski, and Tod Warner. (Council Member Gretchen Schulz was absent.) 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, Captain John Tainter, Planning and Development Director Jason Thompson, Public Information Officer Brian Arrington, Public Works Director Craig Barton, Public Works Project Manager Javier Gonzalez, and City Clerk Melisa Arnold.

**CALL TO ORDER**

Mayor Bender called the meeting to order at 6:31 p.m.

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

The agenda was reviewed and discussed. During discussion of the street racing ordinance City Attorney Ross asked that it be postponed so he could clarify some definitions that will assist in enforcement.

**REVIEW CORRESPONDENCE**

None

**CITY ATTORNEY'S REPORT**

Attorney Ross advised that the Build to Rent guidelines were under review by the Planning Department. He advised that he would like an Executive Session to go over litigation.

**DISCUSSION ITEMS**

Update of Ongoing Projects [Bender]

City Manager Sanders gave his project update. During the discussion, Attorney Crowley advised that he has updated the package store ordinance and consensus was to have a sample application completed by mid-January and make sure that the ordinance and the application are cohesive and are on the agenda around the end of January 2023 for approval.

Discussion About Recycling Committee Recommendation [Bender]

Mayor Bender recognized the committee members for their dedication. Mr. Doug Guy explained the Committee's recommendation and talked about how they came to that conclusion. After discussion, the Mayor Bender asked that it be put on the November 28<sup>th</sup> work session.

WORK SESSION OF MAYOR AND COUNCIL  
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**EXECUTIVE SESSION**

Mayor Bender read the closed meeting notice into the record as follows:

- 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).

Upon a motion by Mayor Pro Tem Emanuel, 2<sup>nd</sup> by Council Member Warner, the meeting was closed, with Council Members Destang, Lenski, Warner, Mayor Pro Tem Emanuel and Mayor Bender present and voting in favor.

The meeting was closed at 7:11 p.m.

The meeting reconvened at 7:18 p.m.

**ADJOURNMENT**

Mayor Pro Tem Emanuel made a motion to adjourn, 2<sup>nd</sup> by Council Member Warner; voted 5 in favor and 0 opposed, motion approved. The meeting adjourned at 7:19 p.m.

Barbara Bender, Mayor

Melisa Arnold, City Clerk



PUBLIC HEARING & REGULAR BUSINESS MEETING  
OF MAYOR AND COUNCIL  
CITY OF SNELLVILLE, GEORGIA  
MONDAY, NOVEMBER 14, 2022

Present: Mayor Barbara Bender, Mayor Pro Tem Dave Emanuel, Council Members Solange Destang, Cristy Lenski, and Tod Warner. (Council Member Gretchen Schulz was absent.) 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, Captain John Tainter, Planning and Development Director Jason Thompson, Public Information Officer Brian Arrington, Public Works Director Craig Barton, Public Works Project Manager Javier Gonzalez, IT Administrator Erika Fleeman, and City Clerk Melisa Arnold.

**CALL TO ORDER**

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

**INVOCATION**

Pastor Trey Hildebrandt with 12Stone Church gave the invocation.

**PLEDGE TO THE FLAG**

Council Member Destang led the Pledge of Allegiance.

**CEREMONIAL MATTERS**

PRO 2022-16 – Small Business Saturday

Mayor Bender read the proclamation into the record recognizing November 26 as Small Business Saturday.

PRO 2022-17 – American Legion 40<sup>th</sup> Anniversary

Mayor Bender read the proclamation into the record and presented it to the members of Sawyer Herndon Post 232.

Presentation by Snellville Tourism and Trade Association

Kelly McAloon recognized outgoing board members Lucy Deforest and Andrew Yee.

**MINUTES**

Approve the Minutes of the October 24, 2022 Meetings and the November 1, 2022 Special Called Meeting

Council Member Destang made a motion to approve the minutes of the October 24, 2022 Meetings and the November 1, 2022 Special Called Meeting, 2<sup>nd</sup> by Mayor Pro Tem Emanuel; voted 5 in favor and 0 opposed, motion approved.

**City of Snellville Administration Department**

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**INVITED GUESTS**

None

**COMMITTEE / DEPARTMENT REPORTS**

None

**APPROVAL OF THE AGENDA**

Council Member Warner made a motion to approve the agenda of the November 14<sup>th</sup> meeting, 2<sup>nd</sup> by Mayor Pro Tem Emanuel; voted 5 in favor and 0 opposed, motion approved.

**PUBLIC HEARING**

1<sup>st</sup> Reading - RZ 22-08 – 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 (Singlefamily 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)

Mayor Pro Tem Emanuel made a motion to waive the first reading and place on the November 28, 2022 agenda, 2<sup>nd</sup> by Council Member Warner; voted 5 in favor and 0 opposed, motion approved.

1<sup>st</sup> Reading - UDO 22-02 – Consideration and Recommendation on a text amendment to Section 207-6. (Signs) of Article 7 of Chapter 200 (Zoning and Land Use) of the Unified Development Ordinance for the City of Snellville, Georgia

Council Member Lenski made a motion to waive the first reading and place on the November 28, 2022 agenda, 2<sup>nd</sup> by Mayor Pro Tem Emanuel; voted 5 in favor and 0 opposed, motion approved.

1<sup>st</sup> Reading - MSP 22-01 – Consideration and Recommendation on a Master Signage Plan for The Grove at Towne Center, a master-planned mixed-use development on a 0.3± acre site near the intersections of Oak Road, Clower Street, Wisteria Drive, and North Road, Snellville, Georgia

Mayor Pro Tem Emanuel made a motion to waive the first reading and place on the November 28, 2022 agenda, 2<sup>nd</sup> by Council Member Destang; voted 5 in favor and 0 opposed, motion approved.

1<sup>st</sup> Reading - SUP 22-05 – Consideration and Action on application by 2338 Scenic Highway, LLC (applicant and property owner) requesting a Special Use Permit for a Restaurant with Drive-Thru and variance to increase the 10 feet maximum front yard building setback to ±35 feet for a Dairy Queen Grill & Chill restaurant with drive-thru on a 1.71± acre parcel, zoned BG (General Business) District and located in the Towne Center Overlay District, 2340 Scenic Highway, Snellville, Georgia (Tax Parcel 5026 316)

Council Member Lenski made a motion to waive the first reading and place on the November 28, 2022 agenda, 2<sup>nd</sup> by Council Member Destang; voted 5 in favor and 0 opposed, motion approved.



PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL  
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1<sup>st</sup> Reading - RZ 22-09 SUP 22-06 – Consideration and Action on applications by Park Place Snellville, LLC (applicant and property owner) requesting to amend the Official Zoning Map for the City of Snellville, Georgia from BG (General Business) District to HSB (Highway Service Business) District and request for a Special Use Permit for a 3-story, 100,149 sq. ft. Climate Controlled Self-Storage Facility on a 1.82± acre site located in the Park Place commercial retail development, 1915 Pharrs Road, Snellville, Georgia (Tax Parcel 5056 362)

Council Member Warner made a motion to waive the first reading and place on the November 28, 2022 agenda, 2<sup>nd</sup> by Mayor Pro Tem Emanuel; voted 5 in favor and 0 opposed, motion approved.

**CONSENT AGENDA**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

Ratify the Election Results of the November 8, 2022 Referendum [Bender]

Mayor Bender read the election results into the record as follows:  
Shall the governing authority of the City of Snellville, Georgia be authorized to issue licenses for the package sale of distilled spirits within the city limits of the City of Snellville?"

Yes – 485

No – 226

Mayor Pro Tem Emanuel made a motion to ratify the results of the November 8, 2022 Special Election, 2<sup>nd</sup> by Council Member Warner; voted 5 in favor and 0 opposed, motion approved.

Approval of Extension of the Probation Services Agreement with Southeast Corrections [Bender]

City Manager Sanders explained that this a housekeeping matter that is necessary due to a State mandate and that staff recommends approval of the extension.

Council Member Destang made a motion to approve the extension of the contract with Southeast Corrections, 2<sup>nd</sup> by Mayor Pro Tem Emanuel; voted 5 in favor and 0 opposed.

Consideration and Action on Approval of the Updated Personnel Rules and Regulations [Bender]

City Manager Sanders explained that these updates help to modernize the document by bringing the procedures and policies up to date.

Council Member Lenski made a motion to approve the updated Personnel Rules and Regulations, 2<sup>nd</sup> by Mayor Pro Tem Emanuel; voted 5 in favor and 0 opposed, motion approved.

Consideration and Action on Award of Bid for The Grove Pavilion – ITB# 11022022 [Bender]

City Manager Sanders explained this is for the stage that will be constructed at The Grove. Three bids were received and the low bid includes the bark wrap for the trunk in the center of the stage.

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL  
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Council Member Lenski made a motion to award the bid to Buildline General Contractors in the amount of \$658,720, 2<sup>nd</sup> by Council Member Warner; voted 5 in favor and 0 opposed, motion approved.

Consideration and Action on Award of the Bid for the Annual Resurfacing & Paving for Fiscal Year 2022-2023 [Bender]

City Manager Sanders explained that this is our annual resurfacing projects and there are 10 streets on the list this fiscal year.

Council Member Lenski made a motion to award the bid to Pittman Construction in the amount of \$1,408,826.50, 2<sup>nd</sup> by Mayor Pro Tem Emanuel; voted 5 in favor and 0 opposed, motion approved.

1<sup>st</sup> Reading ORD 2022-19 - An Ordinance to Amend the Code of the City of Snellville, Georgia, to Provide for Regulation of Street Racing and Reckless Driving Exhibitions [Bender]

Mayor Bender explained there are some definitions the City Attorney wants to work on to help strengthen the ordinance before adoption.

Mayor Pro Tem Emanuel made a motion to postpone to the November 28, 2022 agenda, 2<sup>nd</sup> by Council Member Warner; voted 5 in favor and 0 opposed, motion approved.

Mayor's Nomination and Council Confirmation of Norman A. Carter, Jr. to Board of Appeals Post 1 with a Term Expiration Date of June 30, 2024 [Bender]

Mayor Bender nominated Norman A. Carter Jr. to Board of Appeals Post 1 with a Term Expiration Date of June 30, 2024, confirmed by Council 5 in favor and 0 opposed, nomination approved.

Approval of the 'Welcome to Snellville' Gateway Sign @ Scenic Pointe, 1498 Scenic Highway, Snellville Per Condition #6 of Ordinance No. 2021-22 Approved 11-8-2021 by the Mayor and Council [Bender]

Mayor Bender explained the developer agreed to install a "Welcome to Snellville" sign on their property at their expense and the design of the sign needed approval by Mayor and Council before installation.

Council Member Lenski made a motion to approve the "Welcome to Snellville" Gateway sign at Scenic Pointe, 2<sup>nd</sup> by Council Member Destang; voted 5 in favor and 0 opposed, motion approved.

**COUNCIL REPORTS**

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

**MAYOR'S REPORT**

Mayor Bender gave a report.

**PUBLIC COMMENTS**

None

**PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL**  
**MONDAY, NOVEMBER 14, 2022**  
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**EXECUTIVE SESSION**

None

**ADJOURNMENT**

Mayor Pro Tem Emanuel made a motion to adjourn, 2<sup>nd</sup> by Council Member Destang; voted 5 in favor and 0 opposed, motion approved. The meeting adjourned at 8:14 p.m.

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Barbara Bender, Mayor

Melisa Arnold, City Clerk





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## **Agenda Item Summary**

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**TO:** The Mayor and Council

**FROM:** Jason Thompson, Director  
Department of Planning and Development

**DATE:** November 28, 2022

**RE:** #RZ 22-08 – Britt & Camp, LLC  
2.765± Acres at 2706 Lenora Church Road, Snellville

**STATUS:** Public Hearing (2<sup>nd</sup> Reading)

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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:** September 27, 2022 (Meeting Canceled)  
November 15, 2022 (Approval with Conditions)

**Mayor and Council Meetings:** November 14, 2022 (1<sup>st</sup> Reading)  
November 28, 2022 (2<sup>nd</sup> Reading and Public Hearing)

**Action Requested:** Consideration, Public Hearing and Action

**Draft Ordinance:** Attached

**Case Documents (website link):**

- [Letter of Intent \(8-16-2022\)](#)
- [#RZ 22-08 Rezoning Application \(8-16-2022\)](#)
- [Property Boundary Survey \(5-17-2019\)](#)
- [Sample Elevations & Interiors \(5-16-2022\)](#)
- [Rezoning Site Plan \(8-15-2022\)](#)
- [Updated Property Boundary Survey \(8-29-2022\)](#)

2.765± Acre Property at 2706 Lenora Church Road, Snellville, Georgia  
Case #RZ 22-08  
November 28, 2022  
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**Case Documents (website link) (cont.):**

- Updated Rezoning Site Plan (8-29-2022)
- September 27 2022 Planning Department Case Summary & Analysis (9-6-2022)
- November 14 2022 Planning Department Case Summary & Analysis (10-31-2022)
- November 15 2022 Planning Department Case Summary & Analysis (10-31-2022)
- *Unofficial* November 15 2022 Planning Commission Specially Called Meeting Minutes (11-16-2022)
- November 15 2022 Planning Commission Case Report (11-16-2022)
- November 28 2022 Planning Department Case Summary & Analysis with Planning Commission Report (11-16-2022)

**STATE OF GEORGIA**

**CITY OF SNELLVILLE**

**ORDINANCE NO. 2022-17**

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 5<sup>TH</sup> 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.

<b>PROPERTY OWNER:</b>	Britt and Camp, LLC Snellville, Georgia 30078
<b>LOCATION:</b>	2706 Lenora Church Road Snellville, Georgia 30078
<b>TAX PARCEL:</b>	R5028 001
<b>APPLICANT:</b>	Lazaro Mota Mota's Construction, LLC Winder, Georgia 30680
<b>CONTACT:</b>	Tyler Lasser Alliance Engineering and Planning Alpharetta, Georgia 30009 770-225-4730 or <a href="mailto:TylerL@allianceco.com">TylerL@allianceco.com</a>
<b>DEVELOPMENT/PROJECT:</b>	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 2,765± acre tract of land is designated as Low-Density Residential on the Snellville 2040 Comprehensive Plan Future Land Use Map; and,

**WHEREAS**, the Low-Density Residential future land use category allows for single-family residential areas less than four (4) units per acre; and,

**WHEREAS**, the density for the eleven (11) single-family detached lots on the 2.765± acre tract of land is 3.978 units per acre, less than the 3.99 units per acre maximum allowed for single-family residential areas; 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 8-29-2022) 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 “Rezoning Plan for Lenora Church Tract”, sealed and dated 8-15-2022 (stamped received 8-29-2022) 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 \_\_\_\_\_, 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 \_\_\_\_\_, 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 TAX PARCEL, R5028 001

THIS MAP IS PREPARED FOR THE  
CITY OF SNELLVILLE, GEORGIA

THE RESERVE AT BRISCOE  
P.B. 122, P.C. 22

THE RESERVE AT BRISCOE  
P.B. 122, P.C. 22

THE RESERVE AT BRISCOE  
P.B. 122, P.C. 22

THE RESERVE AT BRISCOE  
P.B. 122, P.C. 22

THE RESERVE AT BRISCOE  
P.B. 122, P.C. 22

THE RESERVE AT BRISCOE  
P.B. 122, P.C. 22

THE RESERVE AT BRISCOE  
P.B. 122, P.C. 22

THE RESERVE AT BRISCOE  
P.B. 122, P.C. 22

THE RESERVE AT BRISCOE  
P.B. 122, P.C. 22

THE RESERVE AT BRISCOE  
P.B. 122, P.C. 22

THE RESERVE AT BRISCOE  
P.B. 122, P.C. 22

THE RESERVE AT BRISCOE  
P.B. 122, P.C. 22

RECEIVED  
AUG 29 2022

By

TEXT LEGEND  
C/L = CENTER LINE  
D/L = DRAINAGE LINE  
E/L = ELEVATION  
F/L = FENCE LINE  
G/L = GROUND LEVEL  
H/L = HIGHWAY  
I/L = INTERSECTION  
J/L = JUNCTION  
K/L = KITCHEN  
L/L = LANE  
M/L = MAIN  
N/L = NORTH  
O/L = OCEAN  
P/L = PAVEMENT  
Q/L = QUARTERS  
R/L = ROAD  
S/L = SIDEWALK  
T/L = TRAIL  
U/L = UNDERGROUND  
V/L = VENT  
W/L = WATER  
X/L = X-ROAD  
Y/L = YARD  
Z/L = ZONE

SYMBOL LEGEND  
○ = LIGHT POLE  
● = POWER POLE  
⊙ = TRAFFIC POLE  
⊗ = SANITARY SEWER MANHOLE  
⊕ = DOUBLE WING CATCH BASIN  
⊖ = SINGLE WING CATCH BASIN  
⊗ = TRANSFORMER ELECTRIC  
⊕ = FENCE LINE  
⊖ = TITLE EXCEPTION  
⊗ = JUNCTION BOX  
⊕ = FIRE HYDRANT  
⊖ = STORM PIPE

BOUNDARY SURVEY FOR:  
BRITT & CAMP, LLC

### FLOOD NOTE

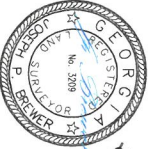
NO PORTION OF THE SUBJECT PROPERTY LIES IN A DESIGNATED  
FLOOD ZONE. THE SUBJECT PROPERTY IS LOCATED IN GWINNETT COUNTY, GEORGIA  
MAP NUMBER 111000000, DATED 6-29-2006.

### SURVEYOR'S NOTES

1. A LEICA T102 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE  
HORIZONTAL AND VERTICAL DATA FOR WHICH THIS SURVEY IS  
BASED. THE TOTAL STATION WAS USED IN THE PREPARATION OF  
THIS PLAT.
2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A  
CLOSED TRAVERSE OF 1 FOOT IN 60,000 FEET AND WAS ADJUSTED  
USING LEAST SQUARES.
3. THE HORIZONTAL AND VERTICAL DATA FOR WHICH THIS SURVEY IS  
BASED WAS OBTAINED BY THE USE OF GPS. A CHARTERED NETWORK RTK  
SYSTEM WAS USED TO OBTAIN THE DATA. THE DATA WAS REPORTED  
BY A REAL TIME NETWORK OPERATED BY LEICA SOLUTIONS, INC.
4. VERTICAL DATUM SHOWN HEREON IS NAVD 83 AND AS REPORTED BY  
THE RTN OPERATED BY LEICA SOLUTIONS, INC.
5. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE.
6. THE BEARING BASED USED TO PREPARE THIS PLAT IS BASED UPON  
MAGNETIC DEVIATION STATEMENT AND THE MAGNETIC DEVIATION  
DIRECTIONS AND DISTANCES SHOWN HEREON ARE A GROUND LEVEL  
PROJECTION OF THE SYSTEM.

### SURVEYOR CERTIFICATION

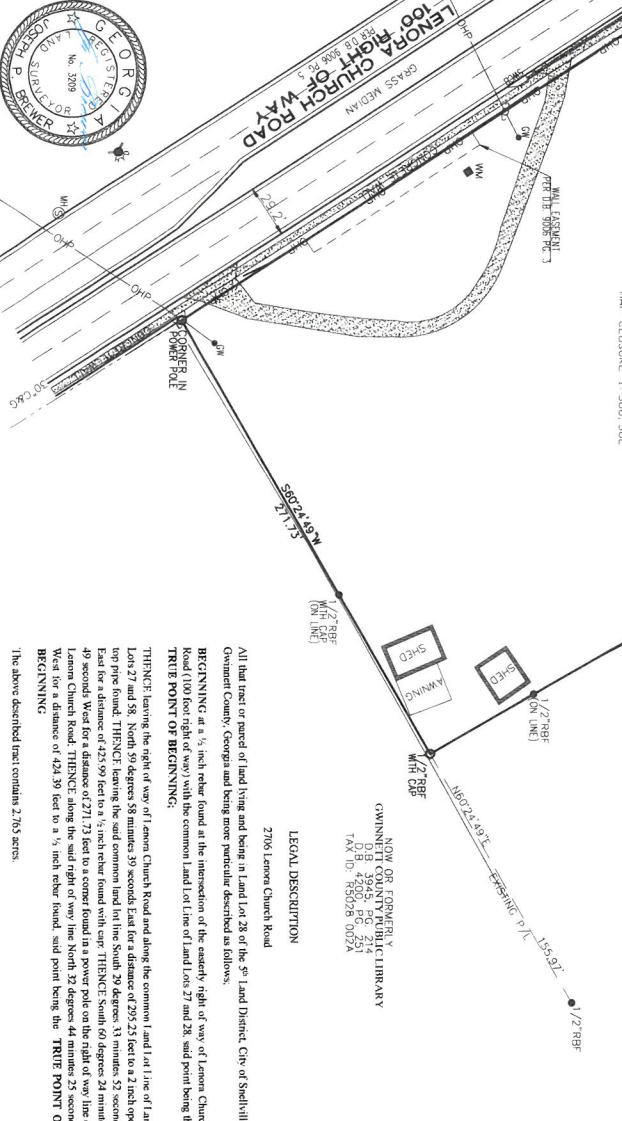
THIS PLAT IS A REPRESENTATION OF AN EXISTING PARCEL, OR PARCELS OF LAND, AND DOES  
NOT SUBDIVIDE OR CREATE A NEW PARCEL OR HAVE CHANGES, MAPS, PLATS, OR OTHER  
INSTRUMENTS WHICH CREATED THE PARCEL, OR PARCELS, ARE STATED HEREON.  
RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION  
AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR  
SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.  
THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES  
THE SURVEY OF THE SUBJECT PROPERTY AND THAT THE SURVEYOR IS A LICENSED  
PROFESSIONAL ENGINEER AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION  
18-6-47.



Joseph P. Brewer, G.S. 18-6-47

5-25-2022

SUBJECT PROPERTY  
AREA - 2.786 ACRES  
MAP CLOSURE 1 308 3082



### LEGAL DESCRIPTION

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 particularly described as follows:  
BEGINNING at a 1/4 inch rubber found at the intersection of the southerly right of way of Lenora Church  
Road (100 feet right of way) with the common line of Lot 27 and 28, said point being the  
TRUE POINT OF BEGINNING;

THENCE, leaving the right of way of 7 Lenora Church Road and along the common line of Lot 1 and  
Lot 27 and 28, North 79 degrees 58 minutes 39 seconds East for a distance of 205.25 feet to a 1/2 inch open  
top pipe found; THENCE, leaving the said common line of Lot 27 and 28, South 79 degrees 58 minutes 39 seconds  
East for a distance of 425.99 feet to a 1/2 inch rubber found with cap; THENCE, South 69 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 53 degrees 44 minutes 25 seconds  
West for a distance of 424.39 feet to a 1/2 inch rubber found, said point being the TRUE POINT OF  
BEGINNING.

PREPARED BY: A Georgia Land Surveying Firm LSF# 001105

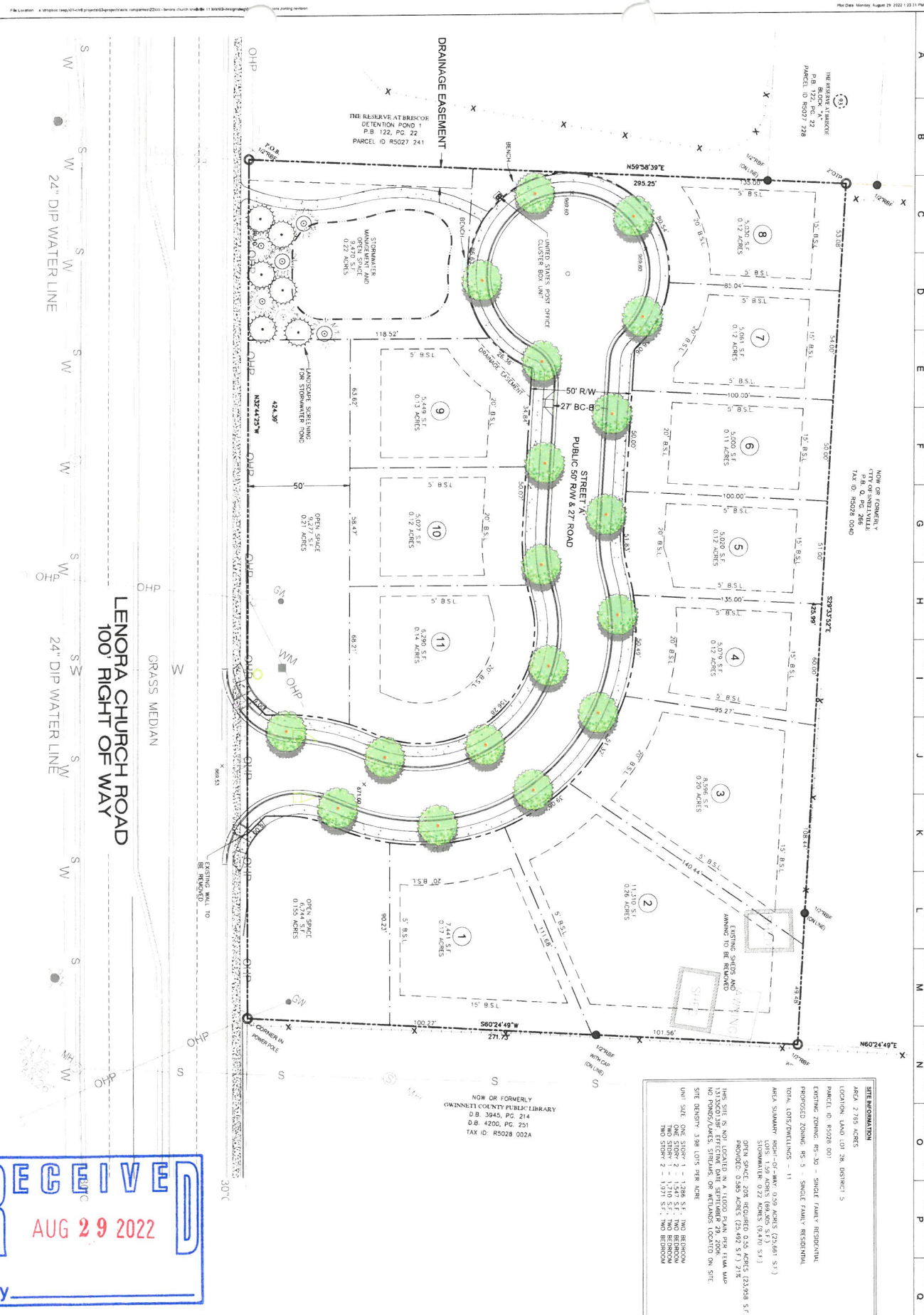
acre  
PROFESSIONAL SURVEYORS

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

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

SHEET  
1 OF 1

EXHIBIT “B”



**RECEIVED**  
AUG 29 2022  
By \_\_\_\_\_

**SITE INFORMATION**  
AREA: 2.765 ACRES  
LOCATION: LAND LOT 78, DISTRICT 5  
PARCEL ID: R5028 001  
EXISTING ZONING: RS-30 - SINGLE FAMILY RESIDENTIAL  
PROPOSED ZONING: RS-5 - SINGLE FAMILY RESIDENTIAL  
TOTAL LOTS/DEVELOPMENTS: 11  
AREA SUMMARY: HIGH-OF-AWAY: 0.39 ACRES (25,661 S.F.)  
LOTS: 1.39 ACRES (94,800 S.F.)  
OPEN SPACE: 20% REQUIRED: 0.55 ACRES (38,058 S.F.)  
PROPOSED: 0.585 ACRES (40,492 S.F.)  
NO POND/LAKE, STREAM, OR WETLANDS LOCATED ON SITE.  
SITE DENSITY: 1.98 LOTS PER ACRE  
UNIT SIZE: ONE STORY 1 - 1,286 S.F., TWO BEDROOM  
ONE STORY 2 - 1,549 S.F., TWO BEDROOM  
TWO STORY 2 - 1,371 S.F., TWO BEDROOM

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

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## Agenda Item Summary

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**TO:** The Mayor and Council

**FROM:** Jason Thompson, Director  
Department of Planning and Development

**DATE:** November 28, 2022

**RE:** #UDO 22-02 - Text Amendment #3 to the Snellville Unified  
Development Ordinance (UDO)

**STATUS:** Public Hearing (2<sup>nd</sup> Reading)

---

The Planning Department has identified several items in Sec. 207-6 (Signs) that need to be amended to reduce ambiguity, provide clarification and help further the purpose of the UDO.

In addition, new Sec. 207-6.12 (Sign Plan Required in TC-MU District) is being added to allow for and regulate signage in The Grove at Towne Center per an approved Master Sign Plan.

**Financial Impact:** None

**Planning Department  
Recommendation:** Approval

**Planning Commission  
Meeting Date  
(Recommendation):** September 27, 2022 (Meeting Canceled)  
November 15, 2022 (Approval)

**Mayor and Council  
Meetings:** November 14, 2022 (1<sup>st</sup> Reading)  
November 28, 2022 (2<sup>nd</sup> Reading and Public Hearing)

**Action Requested:** Consideration, Public Hearing and Action

**Draft Ordinance:** Attached

**Case Documents (website link):**

- [Summary of Sign Ordinance Amendments \(V1\) 08-16-2022](#)
- [Draft Sign Ordinance Amendment \(V1\) 08-16-2022](#)
- [9-27-2022 Memo to Planning Commission \(09-20-2022\)](#)
- [Summary of Sign Ordinance Amendment \(V2\) 09-28-2022](#)
- [Draft Sign Ordinance Amendment \(V2\) 09-28-2022](#)
- [11-15-2022 Memo to Planning Commission \(10-21-2022\)](#)
- [Unofficial November 15 2022 Planning Commission Specially Called Meeting Minutes \(11-16-2022\)](#)
- [November 15 2022 Planning Commission Report \(11-16-2022\)](#)

CITY OF SNELLVILLE

STATE OF GEORGIA

ORDINANCE NO. UDO 22-02

**AN ORDINANCE TO AMEND PORTIONS OF CHAPTER 200 OF THE UNIFIED DEVELOPMENT ORDINANCE FOR THE CITY OF SNELLVILLE, GEORGIA, TO REPEAL CONFLICTING ORDINANCES, AND FOR OTHER PURPOSES**

**WHEREAS**, the Mayor and the Council of the City of Snellville, Georgia, the governing body of the City of Snellville, Georgia, desire to amend Article 7 (Signs) of Chapter 200 of the Unified Development Ordinance for the City of Snellville, Georgia;

**WHEREAS**, the Mayor and the Council of the City of Snellville, Georgia is authorized by O.C.G.A. § 36-35-3 to adopt ordinances relating to its property, affairs and local government; and

**WHEREAS**, the Mayor and Council of the City of Snellville, Georgia deem such amendment to be for the betterment and general welfare of the City of Snellville and its inhabitants; and

**WHEREAS**, due notice to the public was published in the Gwinnett Daily Post, the legal organ for Gwinnett County and the City of Snellville, Georgia on October 26, 2022 giving notice of the November 15, 2022 Planning Commission specially called public hearing and second notice published on November 9, 2022 giving notice of the November 28, 2022 Mayor and Council regular meeting and public hearing; and

**WHEREAS**, the Planning Commission of the City of Snellville, Georgia considered the proposed amendments at a duly advertised specially called meeting and public hearing on November 15, 2022 at 7:30 p.m. and by a unanimous vote of five (5) to zero (0), the Planning Commission recommends approval of the proposed amendments; and,

**WHEREAS**, the Mayor and Council of the City of Snellville, Georgia deem such amendment to be for the betterment and general welfare of the City of Snellville and its inhabitants; and,

**IT IS HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF SNELLVILLE, GEORGIA**, and by the authority thereof:

**Section 1.** Chapter 200, Article 7 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended as follows:



**Section 207-6.2. Definitions, is hereby amended by deleting the existing definition and inserting in its place the following language:**

Sign, menu board. A freestanding sign oriented to the drive-through lane for a restaurant that advertises the menu items available from the drive-through window.

**Section 207-6.3. Signs Prohibited, is hereby amended by deleting the existing section and inserting in its place the following language:**

**207-6.3. Signs Prohibited**

**A. Prohibited Signs**

The following types of signs are prohibited in all zoning districts:

1. Animated sign;
2. Flashing sign;
3. Roof sign;
4. Signs attached to any street sign or marker, traffic control sign or device, or attached to or painted on any pole, post, tree, rock, shrub, plant or other natural object or feature;
5. Signs which contain flashing lights or are in imitation of an official traffic or construction sign;
6. Any sign placed or erected on a property without the permission of the property owner;
7. Signs placed within the public right-of-way, except publicly owned, authorized or maintained signs which serve an official public purpose;
8. Mobile sign;
9. Bench sign;
10. Air and gas filled device sign;
11. Beacon sign;
12. Open face channel letter construction;
13. Attention getting device;
14. Swinging or rotating sign except as provided Sec. 207-6.5 (Signs Exempt);
15. Freestanding signs larger than 6 square feet in sign area;
16. Ground signs over 15 feet in height;
17. Building wraps as defined in Sec.207-6.2, unless they receive a special use permit or approved master signage plan;
18. Murals as defined in Sec.207-6.2, unless they receive a special use permit or approved master signage plan;
19. Spinsock;
20. Windsock;
21. Signs attached to a retaining wall;
22. Signs associated with a customary home occupation, as defined in Sec. 206-8.12.;
23. Signs which contain words, pictures, or statements which are obscene, as defined by applicable case and statutory law;
24. Signs which interfere with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic or which otherwise pose a hazard to traffic due to structural deficiencies in the structure of such sign;



25. Signs which advertise any activity, service, or product prohibited by the laws or regulations of the United States or the State of Georgia or by the ordinances or resolutions of the City. This section shall not prohibit signs promoting the legalization of any matter presently prohibited by federal, state, or local law;
26. Signs which obstruct any fire escape, any means of egress or ventilation or shall prevent free passage from one part of a roof to any other part thereof, as well as signs attached to any fire escape;
27. Signs which do not conform to applicable building and electrical codes;
28. Signs which are in violation of the rules and regulations of any zoning overlay district presently existing or as may later be enacted;
29. Signs (including sign structures) related to a business, service or commercial transaction that has been discontinued for 6 months or more;
30. Signs that are structurally unsound, or are a hazard to traffic or pedestrians; and,
31. Signs (including sign structure) that do not present a neat and orderly appearance, which may be manifested by the following: rust or holes on or in the sign or sign structure, or broken, missing, loose or bent parts, faded or flaking paint, non-operative or partially non-operative illuminating or mechanical devices or missing letters in sign copy.

**Section 207-6.4. Signs Permitted, is hereby amended by deleting the existing section 207-6.4.A and inserting in its place the following language:**

207-6.4.A. Signs Permitted

A. Residential Districts

Signs permitted and regulated in residential zoning districts include:

**Section 207-6.4. Signs Permitted, is hereby amended by deleting the existing section 207-6.4.A.2 and 207-6.4.A.3 and inserting in its place the following language:**

207-6.4.A Residential Districts

2. Monument signs no greater than thirty-two (32) square feet, excluding the monument base, decorative columns and supporting structure at the entrance to a subdivision.
3. Freestanding sign required by the Georgia Department of Community Health for state licensed Personal Care Home, Community Living Arrangement, or Group Home, one (1) sign per road frontage, not to exceed six (6) square feet in sign area, not to exceed three (3) feet in height including sign support post(s) and generally located at or near the driveway. Sign must meet the setback requirements of Sec. 207-6.6.A.

**Section 207-6.4. Signs Permitted, is hereby amended by deleting the existing section 207-6.4.B and inserting in its place the following language:**

207-6.4. Signs Permitted

B. Nonresidential and Mixed-Use Districts

Signs permitted and regulated in the nonresidential and mixed-use districts, and approved special uses in residential districts and places of worship as an approved special use include:

**Section 207-6.4. Signs Permitted, is hereby amended by deleting the existing section 207-6.4.B.5 and inserting in its place the following language:**

5. Monument signs as defined in Sec. 207-6.2. and regulated as follows:
  - a. Monument sign area is defined as the entire area within a continuous perimeter, enclosing the extreme limits of the sign structure (overall height by overall width), not to include the first twenty-four (24) inches of the base height of a monument sign.
  - b. One (1) monument sign is allowed per public road frontage.
  - c. The maximum square footage of the sign is based upon one-half (0.50) square feet per one (1) foot of road frontage or sixty-four (64) square feet, whichever is larger.
  - d. In lieu of allowing a second monument sign, corner lots with two (2) adjacent public road frontages may utilize thirty (30) percent of the allowable sign area from the second public road frontage for the sign area calculation of the monument sign, subject to the maximum sign area of subsection (e). Sign area variances of Sec. 207-6.6.C. are not allowed. Sign placement shall comply with Sec. 201-1.8. (Intersection Visibility).
  - e. The maximum sign area allowed is two-hundred-twenty-five (225) square feet.
  - f. Signs greater than five (5) feet high must be set back at least ten (10) feet from the right-of-way. Signs greater than ten (10) feet high must be set back at least fifteen (15) feet from the public right-of-way.
  - g. Monument base must be constructed of natural unpainted brick or natural unpainted stone; or true hard coat stucco painted or stained using hues from or equivalent to any historic palettes from any major paint manufacturer, except that primary and fluorescent colors are prohibited. Faux stone, faux brick, or foam core monument base signs are prohibited.
  - h. Monument base shall be at least as wide as the sign and/or frame upon it and a minimum of two (2) feet in height above the highest adjacent grade. No support posts may be exposed.
  - i. Electrical service to be provided by underground service only. Electrical disconnect and/or meter base must not be visible from the public right-of-way. Solar powered lighting is prohibited.
  - j. Monument sign must include the numeric street address of the property upon which it is located. The numbers used to identify the address may be no less than five (5) inches in height and no more than nine (9) inches in height.

**Section 207-6.4. Signs Permitted, is hereby amended by deleting the existing section 207-6.4.B.6 and inserting in its place the following language:**

6. Signs for convenience stores, automotive service stations and other locations providing vehicle fueling with fuel pump islands: Spreader bars (signs located under canopy over pump islands) are limited to no more than two (2) signs per spreader bar, not to exceed four (4) square feet per sign. Fuel pump signage not to exceed six (6) square feet per side.

**Section 207-6.4. Signs Permitted, is hereby amended by deleting the existing section 207-6.4.B.14 and 207-6.4.B.15 and inserting in its place the following language:**

14. Interior project directional sign(s) are authorized in all developments or planned subdivisions of land within any nonresidential, mixed-use districts, approved special uses in residential districts and places of worship as an approved special use subject to the following:
  - a. May not be located within one-hundred (100) feet of an entrance to a project.
  - b. Maximum sign area of each sign may not exceed sixteen (16) square feet.
  - c. Maximum sign height shall not exceed six (6) feet above grade.
  - d. Only one (1) sign may be located at each internal intersection of private driveway or public streets within the project.
15. Electric Vehicle (EV) Charging Station signage may not exceed eighteen (18) square feet in total area per side per station and may be an element of an electronic message board sign, subject to the requirements of Sec. 207-6.B (Electronic Message Boards). The maximum sign height may not exceed ten (10) feet above grade and setback a minimum of ten (10) feet from the right-of-way.

**Section 207-6.4. Signs Permitted, is hereby amended by adding the following language:**

B. Nonresidential and Mixed-Use Districts

16. Signs per an approved Sign Plan in Sec. 207-6.12. (Sign Plan Required in TC-MU (Towne Center Mixed Use) District).

**Section 207-6.5. Signs Exempt, is hereby amended by deleting the existing section and inserting in its place the following language:**

207-6.5.A. Signs Exempt

- A. The following types of signs are exempt from the requirements of this section unless otherwise expressly prohibited by Sec. 207-6.3. (Signs Prohibited). These signs must meet the height and setback requirements of this section. No permit is required. Signs that are constructed of degradable material may be posted for a maximum period of ninety (90) calendar days. Nothing will prevent such a sign from being replaced by an identical sign:
  1. Signs not visible from public thoroughfares or intended to be seen by the traveling public.
  2. Signs within a business, office, mall, or totally enclosed area.
  3. Signs erected by, or on the order of, a public official in the performance of their duty, may be located within the public right-of-way.

4. Portable signs that are a maximum of six (6) square feet in area, only one (1) per storefront. Portable signs must be located near the building entry on the sidewalk. Portable signs are not allowed in parking areas, streets or public rights-of-way and may not impede the flow of pedestrian traffic.
5. Flags, no more than three (3) poles, neither in excess of sixty (60) square feet, nor greater than forty (40) feet in height per property. The flags must be no further from the structure than fifty (50) percent of the distance from the face of the structure to the public right-of-way.
6. Temporary sign(s). There may be no more than eight (8) temporary signs on display at any one time. The cumulative total of all temporary signs may be no greater than thirty-two (32) square feet per property. Temporary signs may not exceed six (6) feet in height above grade and must be located out of right-of-way or at least ten (10) feet from the back of the curb or edge of the pavement of the adjacent street, whichever is greater.
7. Sign spinners, wavers, costumed characters or street performers with signage devices are prohibited within the public right-of-way. Any persons involved in this activity must remain on private property in a hard surface paved area, away from entry and exit drives.
8. Swinging or projecting signs not exceeding five (5) square feet or projecting more than four (4) feet and attached under the eave or awning of a building above a business entrance.
9. One official sign as required by the State of Georgia for vehicle emissions stations licensed by the State. One (1) sign per public right-of-way frontage. Sign shall meet the setback requirements of Sec. 207-6.6.A. and may not exceed 24 inches wide by 36 inches high with standard frame and hardware.
10. Vehicle sign/wrap shall be allowed when the vehicle is legally parked in the rear or to the side of an establishment or when vehicle cannot legally park in the rear or side of the establishment, may park in a parking area that is farthest away from the public street right-of-way. Vehicles must be operational at all times and must not remain stationary for more than 72 hours.
11. Signage affixed to an automated teller kiosk and accompanying canopy if serving as an accessory use to a bank or financial institution on the same lot.
12. Signage on vending machines, limited to four (4) per lot, and which are not located more than five (5) feet from the building foundation and wall, and within the required front yard setback of the zoning district.
13. Freestanding sign required by the Georgia Department of Community Health for state licensed Personal Care Home, Community Living Arrangement, or Group Home.

**Section 207-6.6. General Requirements, is hereby amended by deleting the existing section and inserting in its place the following language:**

**207-6.6. General Requirements**

In addition to the requirements of Sec. 207-6.3. (Signs Prohibited), Sec. 207-6.4. 207-6.4 (Signs Permitted), and Sec. 207-6.5. (Signs Exempt), the following regulations also apply:

A. Setbacks

Signs may not be located in the right-of-way and must be at least 10 feet from the back of the curb or edge of the pavement of the adjacent street, whichever is greater. Signs on a corner lot located at the intersection of two streets must be located outside of the sight distance triangle, measured 30 feet from the intersecting lines of the street right-of-way or at least 15 feet from the back of the curb or edge of pavement of the adjacent streets, whichever is greater.

B. Multiple Signs

No business is allowed to install an additional conforming sign until it has removed all existing nonconforming signs. Provided, however, that on lots with three or more businesses, at least two of which are party to a lease or leases, any business that does not own or control the nonconforming sign may erect a wall sign.

C. Administrative Variances

1. Setback dimensions of monument and freestanding signs can be adjusted up to a maximum of 5 feet. The Director has the discretion to use administrative variance only when necessary to prevent a visual hazard from occurring with the placement of signs.
2. The Director has the discretion to allow administrative variances in sign area allowances for wall signs. Under no circumstances may the administrative variance allow the proposed wall sign to be more than 125% of the base regulation sign size.

D. Street Numbers

Monument signs must include the numeric street address of the property upon which it is located. The numbers used to identify the address may be no less than 5 inches in height and no more than 9 inches in height.

E. Illumination

Excluding electronic message board signs, internally illuminated signs may not exceed 20 foot-candles at a distance of 10 feet from such structure. Externally illuminated signs must be lighted so that lights are positioned in such a manner that light does not produce glare nor does it shine into the eyes of motorists or pedestrians so as to create a hazardous or dangerous condition. Externally illuminated signs must have lights with directional cut offs which do not allow the light source to be seen by passersby. All fixtures must be ground-mounted. No more than two fixtures per side. No more than 2% of light may go above horizontal.

**Section 207-6.7. Banners, is hereby amended by deleting the existing section and inserting in its place the following language:**

**207-6.7. Banners**

Banners are permitted in nonresidential and mixed-use districts and special uses in residential districts subject to the approval of a banner permit issued by the Director and subject to the following criteria:

- A. Banners and/or feather flags not in excess of 32 square feet in area (cumulative) to be attached to the building facade or to a permanent sign or placed in the ground, must be located out of right-of-way or at least 10 feet from the back of the curb or edge of pavement of the adjacent street, whichever is greater.
- B. A banner permit may be issued for each occurrence not to exceed two, 14-day periods and one, 21-day period per calendar year per establishment.
- C. Feather flags are limited to one flag per business and must be located out of right-of-way or at least 10 feet from the back of the curb or edge of the pavement of the adjacent street, whichever is greater. Feather flags are permitted for no more than two, 14-day periods and one, 21-day period each calendar year.

**Section 207-6.8. Electronic Message Boards, is hereby amended by deleting the existing section and inserting in its place the following language:**

**207-6.8. Electronic Message Boards**

**A. Permitted Districts**

- 1. Electronic messaging signs are permitted in the following zoning districts:
  - a. CI - Civic Institutional district.
  - b. OP – Office Professional district.
  - c. BG – General Business district.
  - d. HSB – Highway Service Business district.
  - e. LM – Light Manufacturing district.
  - f. MU – Mixed Use district.
  - g. TC-MU - Towne Center Mixed Use district.
- 2. Electronic messaging signs are allowed with an approved special use permit in the following districts:
  - a. NR – North Road district.
  - b. TC-R – Towne Center Residential district.
- 3. Electronic messaging signs are allowed in the RS-30 (Single-family Residential) zoning district for any place of worship operating with an approved special use permit or conditional use permit.

**B. Sign Types to Utilize Electronic Message Boards**

Electronic messaging may be an element of a monument, freestanding, fuel pump canopy, menu board, pre-menu board or window/door sign. Wall signs may not contain electronic messaging.

**C. Size and Location Requirements**

Electronic message boards must meet the size and placement requirements of this subsection.

- 1. Maximum allowable electronic message board sign area as an element of:

- a. Monument sign: Fifty (50) percent of the monument sign area in Sec. 207-6.4.B.5. (Monument Sign).
  - b. Menu board/pre-menu board: One-Hundred (100) percent of allowable sign area in Sec. 207-6.4.B.12. (Menu Board Sign) and 207-6.4.B.13. (Pre-menu Board Sign).
  - c. Fuel pump canopy: One-Hundred (100) percent of allowable sign area in Sec. 207-6.4.B.6. (Fuel Pump Islands).
  - d. Window/door: One-Hundred (100) percent of allowable sign area in Sec. 207-6.4.B.3. (Window and Door Signs) for one (1) window/door. Only one (1) window/door electronic message board sign allowed per location. No electronic message board window/door sign may exceed fifteen (15) square feet in total display area.
  - e. Freestanding sign: One-Hundred (100) percent of allowable sign area in Sec. 207-6.4.B.7. (Freestanding Sign).
  - f. Electric Vehicle (EV) Charging Station: One-Hundred (100) percent of allowable sign area in Sec. 207-6.4.B.15. (EV Charging Station).
2. Sign area variances of Sec. 207-6.6.C. are not allowed and may only be considered by the Board of Appeals.

#### D. Duration of Display

1. Any electronic message displayed shall remain unchanged for a minimum of 10 seconds before switching messages.
2. The following display types are prohibited:
  - a. Animation is prohibited;
  - b. Flashing, blinking, fade in, fade out or scrolling text is prohibited; and
  - c. Video images are prohibited.

#### E. Intensity of Light

1. The maximum luminance produced by the sign may not exceed three-tenths (3/10) foot-candles greater than the ambient light level.
2. The light level produced by the sign is measured using the following equation based on typical sign-to-viewer distance: the square root of the product of the sign area and 100. Example using a 12 square foot sign:

$$\sqrt{(12 \times 100)} = 34.6 \text{ ft. measuring distance}$$

3. Automatic dimming capability must adjust the sign's illumination to the ambient light at all times of the day or night.

#### F. Default Control

1. The sign must be equipped to freeze the display in one position if a malfunction occurs.
2. The sign must also be equipped with a means to immediately discontinue the display if it malfunctions.

3. The sign owner must immediately stop the display when notified by the Director that the sign is not complying with the standards of this section.

**Section 207-6.9. General Procedures, is hereby amended by deleting the existing Section 207-6.9.A. and inserting in its place the following language:**

**207-6.9. General Procedures**

The following procedures must be followed by all persons erecting signs:

**A. Conformance and Permits**

All signs erected, replaced, modified or relocated must be in conformance with all ordinances and codes of the City. A sign permit must be secured from the Director. This permit must be issued before installation or modification of any sign. No permit is required for any change in the lettering, text or graphics displayed on a display board, provided no modification is made to the size or location of the sign. No permit is required for those signs exempt under Sec.207-6.5. (Signs Exempt). The discretion of any City official reviewing a sign permit application is to determine if the application and the proposed sign are in compliance with this section. No official reviewing a sign permit application or building or electrical permit application for a proposed sign may consider the content of any message on a proposed sign.

**Section 207-6.9. General Procedures, is hereby amended by deleting the existing Section 207-6.9.A.2. and inserting in its place the following language:**

2. Signs that require design by a Georgia registered professional engineer:
  - a. Signs that exceed 50 square feet in area, inclusive of the sign support structure and/or monument base, that are either monument signs or signs with supporting structures.
  - b. Signs that exceed 12 feet in height above grade.

**Section 207-6.9. General Procedures, is hereby amended by deleting the existing Section 207-6.9.A.5. and inserting in its place the following language:**

5. Structural drawing(s) plan review requirements:
  - a. Drawings for each sign structure must clearly specify the required materials, sizes, and locations for all structural components. Complete details must be provided that clearly indicates the required connections between all structural components including anchorage to the foundation. Details shall also indicate required attachments of sign cabinets to the supporting structure.
  - b. Sign foundation requirements must be clearly indicated on the drawings including, but not limited to, footing size and reinforcement, 28-day compressive strength of concrete, anchor bolt size and embedment depth.
  - c. Drawings for signs that require design by a Georgia registered professional engineer must contain the following minimum design data in addition to the information required in sentences (a) and (b) immediately above:



- i. State on drawings that the design complies with the International Building Code;
- ii. State on drawings that the wind load design complies with ASCE 7 (minimum design loads for buildings and other structures);
- iii. Basic wind speed (mph), design wind pressure (PSF), exposure category (B or C);
- iv. Minimum required soil bearing capacity (PSF);
- v. Structural material specifications (including but not limited to ASTM designation, yield strength (SKI), and material grade, if applicable).

**Section 207-6.9. General Procedures, is hereby amended by deleting the existing Section 207-6.9.C. and inserting in its place the following language:**

**C. Expiration Date**

A sign permit becomes null and void if the sign for which the permit was issued has not been completed within 6 months after the date of approval.

**Section 207-6.10. Nonconforming Signs, is hereby amended by deleting the existing Section 207-6.10.B.2. and inserting in its place the following language:**

**207-6.10. Nonconforming Signs**

**B. Billboard Conversion and Reduction**

**2. Exchange Ratio and Permitting**

Notwithstanding any other provision of Sec. 207-6. (Signs), any eligible conversion structure may be modified to an electronic billboard, provided that the applicant removes from within the City of Snellville an equal number of removal structures and billboard sign faces to be converted. In order to be eligible for use as a removal structure, the entirety of the above-ground portion of the removal structure must be removed. The applicant is entitled to obtain a permit, upon proper application, for the conversion of a conversion structure to an electronic billboard, which permit must provide that the conversion structure may not be converted to an electronic billboard until the removal structure has been fully removed. Each permit will grant the applicant a period of not less than 1 year to complete conversion of the conversion structure after removal of the removal structure.

**Section 207-6.12. Sign Plan Required in TC-MU (Towne Center Mixed-Use District), is hereby amended by inserting the following new language:**

**207-6.12. Sign Plan Required in TC-MU (Towne Center Mixed-Use District)**

**A. Purpose and Intent**

The purpose of this Section is to allow for consistent signage throughout a qualifying development. It is the intent of the City of Snellville that this Section will only apply to and affect qualifying properties located within the Towne Center Mixed Use District.

B. Qualifying Property

This Section shall apply to developments of 10 acres or more that are zoned Towne Center Mixed Use (TC-MU).

C. Process

1. All Qualifying Properties under this section shall submit a Signage Plan to be approved by the Mayor and Council. This Signage Plan shall include:
  - a. Street address of the property upon which the sign is to be located. In the absence of a street address, an acceptable alternative method of location may be used.
  - b. Type of sign as defined in this Article.
  - c. Plans indicating the dimensions of the sign, sign area, height, and mounting details.
  - d. Plans indicating its location on the property or the face of the building including the road frontage or building elevation
  - e. The name(s) and address(es) of the real property upon which the subject sign is to be located.
  - f. Written consent of the owner, or their agent, granting permission for the placement and/or maintenance of the subject sign.
  - g. The name, address, phone number and business license number of the sign contractor.
  - h. Indicate any signage which would otherwise require a variance under this Article. Upon submission of the Signage Plan, the applicant shall not have to submit a separate request for a variance under this Article.
2. The Planning and Development Department will review the plan for completeness. If complete, the Department will forward the plan to Planning Commission for a public hearing and recommendation. The recommendation from Planning Commission will then be forwarded to Mayor and Council for public hearing and final decision.
3. If approved, the applicant will pay all necessary sign permit fees in accordance with the Fee Schedule prior to work beginning on the signs.

**Section 2.** (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 3.** All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

**Section 4.** This Ordinance was adopted \_\_\_\_\_, 2022. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

**ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 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

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## Agenda Item Summary

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**TO:** The Mayor and Council

**FROM:** Jason Thompson, Director  
Department of Planning and Development

**DATE:** November 28, 2022

**RE:** #MSP 22-01 – Master Sign Plan for The Grove at Towne Center

**STATUS:** Public Hearing (2<sup>nd</sup> Reading)

---

Master sign plan to govern all signage for Phase 1 of The Grove at Towne Center.

**Financial Impact:** None

**Planning Department  
Recommendation:** Approval

**Planning Commission  
Meeting Date  
(Recommendation):** September 27, 2022 (Meeting Canceled)  
November 15, 2022 (Approved)

**Mayor and Council  
Meetings:** November 14, 2022 (1<sup>st</sup> Reading)  
November 28, 2022 (2<sup>nd</sup> Reading and Public Hearing)

**Action Requested:** Consideration, Public Hearing and Action

**Draft Ordinance:** Attached

**Case Documents (website link):**

- [#MSP 22-01 Sign Plan Application \(10-10-2022\)](#)
- [3-14-2022 The Grove at Towne Center Comprehensive Sign Plan \(9-20-2022\)](#)
- [Survey Phase I \(9-20-2022\)](#)
- [Site Plan Phase I \(9-20-2022\)](#)
- [9-27-2022 Memo to Planning Commission \(9-20-2022\)](#)
- [11-15-2022 Memo to Planning Commission \(10-21-2022\)](#)

Agenda Item Summary - Case #MSP 22-01  
November 28, 2022  
Page... 2

**Case Documents (website link) (cont.):**

- *Unofficial* November 15 2022 Planning Commission Specially Called Meeting Minutes (11-16-2022)
- November 15 2022 Planning Commission Report (11-16-2022)

**STATE OF GEORGIA**

**CITY OF SNELLVILLE**

**ORDINANCE NO. 2022-18**

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SNELLVILLE, GEORGIA, AS AMENDED, FOR A 10.0910± ACRE TRACT OF LAND LOCATED IN LAND LOTS 26 AND 39 OF THE 5<sup>TH</sup> LAND DISTRICT, GWINNETT COUNTY, GEORGIA; TO APPROVE A MASTER SIGNAGE PLAN; 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:** #MSP 22-01

**PROPERTY OWNERS:** Snellville Towne Center, LLC  
Columbus, Ohio 43215-5088

Downtown Development Authority  
of the City of Snellville, Georgia  
Snellville, Georgia 30078

Gwinnett County Georgia (Library)  
Lawrenceville, Georgia 30046

**LOCATION:** 10.091± Acres at the intersection of Clower Street, Oak Road, North Road, and Wisteria Drive, Snellville, Georgia

**TAX PARCELS:** R5026 209, 227, 256, 258, 275, 326; and  
R5039 013, 014, 036, 063, 190, 191, 208,  
275, 279, and 281

**DEVELOPMENT/PROJECT:** The Grove at Towne Center (Phase 1)  
A Master Planned Mixed-Use Development

**WHEREAS**, the governing authority of the City of Snellville, Georgia is the Mayor and Council thereof; and

**WHERAS**, the governing authority of the City of Snellville, Georgia approved the amendment to Sec 207-6 (Signs) of Article 7 of Chapter 200 of the Unified Development

Ordinance for the City of Snellville, Georgia, adding Sec. 207-6.12. (Sign Plan Required in TC-MU (Towne Center Mixed-Use District) allowing the Mayor and Council to consider for approval a master signage plan for qualifying developments of ten (10) acres or more that are zoned TC-MU (Towne Center Mixed Use) District; and

**WHEREAS**, the subject property is a qualifying development consisting of a 10.091± acre tract of land located at the intersections of Clower Street, Oak Road, North Road, and Wisteria Drive, Snellville, Georgia, and is zoned TC-MU District, and known as The Grove at Towne Center (Phase1); and

**WHEREAS**, the governing authority of the City of Snellville, Georgia desires to amend its official zoning map as it applies to the 10.091± acre tract of land as shown on Sheet 3/3 of the final plat in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference, and approve the master signage plan for The Grove at Towne Center (Phase 1), a master planned mixed-use 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.** For reasons stated in the public hearing and recommendations of the Planning Department and Planning Commission, the master signage plan entitled “The Grove at Towne Center Comprehensive Sign Plan, Snellville, GA”, dated March 14, 2022 and containing pages 1-21 in Exhibit “B”, a copy of which is attached hereto and incorporated herein by reference, is hereby approved subject to the following enumerated conditions:



CONDITIONS:

1. Building mounted signs and/or ground project signage shall require an approved sign permit and building permit, as applicable, from the City of Snellville prior to the installation of signage.

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

**Section 3.** The changes in zoning classification is 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.** (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.** All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

**Section 6.** This Ordinance was adopted on \_\_\_\_\_, 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 \_\_\_\_\_, 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”

## MISCELLANEOUS NOTES

THE IMPROVEMENTS SHOWN HEREON ARE PROPOSED AND ARE SHOWN PER FILES RECEIVED BY THE CLIENT.

THE INDIVIDUAL PARCELS AND INTERIOR STREET RIGHTS-OF-WAY SHOWN HEREON ARE PROPOSED.

PROPERTY CORNERS (1/2" REBAR WITH CAP "LSF810" OR PK NAIL WITH WASHER "LSF810") SHALL BE PLACED AT MAJOR LOT CORNERS AT THE TIME OF FINAL PLAT.

SITE CURRENTLY UNDER CONSTRUCTION AND DEMOLITION. CONDITIONS CHANGING DAILY.

## PROPOSED PARCELS

PARCEL 1: 5 STORY PARKING DECK  
PARCEL 2A: 4 STORY MULTIFAMILY APARTMENTS  
PARCEL 2B: 4/5 STORY MULTIFAMILY APARTMENTS  
PARCEL 3A: JAMES SAWYER WAY  
PARCEL 3B: PUBLIC PLAZA  
PARCEL 4A: 2 STORY LIBRARY / OFFICE / COMMUNITY SPACE  
PARCEL 4B: PUBLIC MARKET  
PARCEL 5A: OPEN SPACE / LAWN / TREE HOUSE PAVILION  
PARCEL 5B: PUBLIC CORRIDOR  
PARCEL 6A: COMMERCIAL / RESTAURANT  
PARCEL 6B: COMMERCIAL / RESTAURANT  
PARCEL 7A: THOMAS SNELL WAY  
PARCEL 7B: THOMAS SNELL WAY  
PARCEL 7C: GROVE PROMENADE  
PARCEL 7D: OPEN SPACE / LAWN  
PARCEL 8: COMMERCIAL / RESTAURANT  
PARCEL 9: COMMERCIAL / RESTAURANT

## LINE TABLE

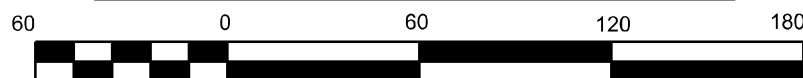
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 29° 22' 38" E	4.18'	L21	S 55° 24' 22" E	20.40'
L2	N 34° 42' 26" E	18.72'	L22	S 34° 48' 25" W	34.72'
L3	S 55° 17' 34" E	18.30'	L23	S 55° 24' 54" E	6.57'
L4	N 34° 42' 26" E	39.91'	L24	N 31° 49' 23" W	32.75'
L5	S 55° 17' 34" E	9.09'	L25	N 32° 22' 21" W	7.18'
L6	N 34° 42' 26" E	0.42'	L26	S 55° 17' 34" E	3.88'
L7	S 55° 17' 34" E	34.54'	L27	S 34° 42' 26" W	0.53'
L8	S 34° 42' 14" W	7.34'	L28	N 55° 24' 22" W	51.25'
L9	S 55° 17' 34" E	26.05'	L29	S 48° 48' 26" W	54.63'
L10	N 34° 42' 26" E	0.48'	L30	S 60° 19' 54" W	28.42'
L11	S 55° 17' 34" E	21.41'	L31	S 60° 18' 40" W	88.94'
L12	N 34° 42' 26" E	9.95'	L32	S 51° 27' 38" W	9.00'
L13	S 55° 17' 34" E	47.51'	L33	N 87° 28' 26" E	22.20'
L14	N 34° 42' 26" W	44.21'	L34	N 55° 17' 34" W	43.63'
L15	N 55° 17' 34" W	38.42'	L35	S 33° 08' 28" W	6.53'
L16	S 36° 14' 21" E	32.74'	L36	S 57° 26' 49" E	31.11'
L17	S 03° 38' 06" W	8.12'	L37	S 47° 42' 46" W	10.67'
L18	S 49° 12' 57" E	19.58'	L38	S 48° 53' 32" W	12.40'
L19	S 58° 17' 58" E	7.86'	L39	N 34° 42' 26" E	43.69'
L20	N 55° 17' 34" W	3.88'	L40	N 58° 10' 37" E	5.10'

SEE SHEET 2 OF 3; A. FOR WATER AND SEWER EASEMENT DETAIL SKETCHES (DEPICTS EASEMENT METES AND BOUNDS). B. PARCEL AREAS SHOWN HEREON.

WISTERIA DRIVE  
(VARIABLE PUBLIC R/W)NORTH ROAD  
(VARIABLE PUBLIC R/W)CLOWER STREET  
(VARIABLE PUBLIC R/W)OAK ROAD  
(VARIABLE PUBLIC R/W)

CASE NUMBER: FPL 2021-00040

SCALE: 1" = 60'



TerraMark Land Surveying, Inc.

1396 Belle Ferry Road  
Marietta, Georgia 30068  
Phone: 404.271.1217  
Fax: 404.271.1218  
www.TerraMark.comTerraMark  
Professional Land Surveying C.O.A.#LSF00810

Project No.	2020-035	No	Reason	Date
Survey Crew:	WJ, KM	#1	REVISED PER VALUATION COMMENTS	08/29/2021
Drawn By:	JDW	#2	UPDATE FOR INTERSEMENTS	07/29/2021
Approved By:	WCW	#3	UPDATE FOR INTERSEMENTS	07/29/2021
		#4	UPDATE PARCELS RA, RB & R	09/04/2022
		#5	UPDATE TO SHOW OVERALL PARCEL 7	09/14/2022
		#6	ADDED MISCELLANEOUS COMMENTS	09/16/2022
Date:	04/20/2021	#7		
Scale:	1"=60'	#8	S. SURVEY 1/2, 2020, 2020-035, DSW, PRELIM PLAT, 1/2020	

EXHIBIT “B”



# Comprehensive Sign Plan

Snellville, GA

March 14, 2022

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## Purpose and Intent

The purpose and intent of this Comprehensive Sign Plan is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing sign environment, harmonious with the architecture of the Project, while maintaining provisions for individual graphic expression. The requirements contained herein are intended to provide adequate exposure for the Occupants merchandising and identification while maintaining the overall appearance critical to the success of the Project.

## General The Grove at Towne Center Comprehensive Sign Plan

- The Grove at Towne Center Comprehensive Sign Plan sets forth outlines all the Project requirements for signage.
- Occupant signing is expected to enhance and extend the spirit of the architecture for the Project, expression of the high quality of merchandise and services within.
- Graphic Design shall be imaginative, simple and clear. Signage shall be limited to the logo and/or name of the Occupant. Additional icon/imagery for Occupants will be considered (at the sole discretion of the Landlord/Owner) as long as it contributes to the overall identity of Project and meets all applicable requirements of this document and the City of Snellville Signage Masterplan. Occupants are required to retain the services of a professionally trained graphic designer to create their identity and sign program.



## Retail Tenant Sign The Grove at Towne Center Comprehensive Sign Plan

1. All Tenants are required to purchase and install their own signs and pay all costs for installation and any electrical service connections (to the Tenant's individually metered service) as required. The storefront and/or blade signage must be installed on or before Tenant opens for business in Tenant space.
2. After first acquiring Owner/Landlord approvals, all Tenants shall be responsible for applying for and acquiring all permits from the City of Snellville prior to installation.
3. To verify compliance with the design intent of The Grove at Towne Center Comprehensive Sign Plan, the Landlord/Owner reserves the right to disapprove all proposed signs and/or graphic treatment governed by The Grove at Towne Center Comprehensive Sign Plan per the Landlord/Owner's interpretation of The Grove at Towne Center Comprehensive sign Plan, and to require revisions of any sign design which the Landlord/Owner judges not in compliance.
4. To verify compliance with the design intent of The Grove at Towne Center Comprehensive Sign Plan, the City of Snellville reserves the right to disapprove all proposed signs and/or graphic treatment governed by The Grove at Towne Center Comprehensive Sign Plan per City of Snellville's interpretation of The Grove at Towne Center Comprehensive sign Plan, and to require revisions of any sign design which the City of Snellville judges not in compliance.
5. All Tenants shall be responsible for removal of its signs upon termination of lease. Damage caused by the installation or removal of the sign and all penetrations appurtenant to the Tenant's sign installation shall be repaired by the Tenant to the satisfaction of the Landlord/Owner within 30 days of the sign removal. If a sign is damaged by a natural event, such as wind, an engineer certified letter is required. This requirement is the same as Georgia building code ground sign wind load requirements. This requirement applies to both ground and fascia signs.
6. No tenant shall erect, install, paint or affix any signs, posters, cards/banners or other advertising medium to upon or above the exterior of the premises of the building, nor on the exterior of the glass surface of the windows and doors, except as stated herein. Tenant shall be held liable and shall bear all costs for removal and/or correction of sign installation and damage to building by signs that do not conform to The Grove at Towne Center Comprehensive Sign Plan or those signs required to be removed by termination of lease. The Landlord/Owner reserves the right to have all non-conforming, non-permitted, non-approved signs by Landlord/Owner removed regardless of state of erection, by Landlord's/Owner's means at sole expense of the Tenant.
7. The Landlord/Owner reserves the right to make periodic changes to The Grove at Towne Center Comprehensive Sign Plan, when approved by the City of Snellville Planning Director. Any changes approved by the Planning Director cannot change the character and/or nature of the proposed The Grove at Towne Center Comprehensive Sign Plan.
8. Tenants with a national logo, service mark or word mark may use their identification mark and type style subject to the criteria contained within this Comprehensive Sign Plan and City of Snellville approval. Tenants without a locally or nationally recognizable logo may choose a type style for approval and may use a logo or mark on their leased space.
9. Sign fabrication and installation shall comply with any applicable building codes, City of Snellville Zoning Ordinance and the National Electrical Code, and all internal and external wiring, lighting, and other electrical devices shall bear the U.L. symbol. It is the Tenant's responsibility to verify that its sign and installation are in accordance with these requirements and have the Jurisdiction's approval.
10. Tenant is responsible for maintaining its sign in a good state of repair including prompt replacement of burned out lighting or damaged components. Tenant shall promptly initiate repairs and make repairs after being notified in writing by Landlord/Owner.

11. All sign fabrication work shall be of excellent quality. All logo images and type styles shall be accurately reproduced. Lettering that approximates type styles shall not be accepted. The Landlord reserves the right to reject any fabrication work deemed to be below standard.
12. Signs must be made of durable rust-inhibited materials that are appropriate and complementary to the building.
13. All formed metal, such as letter forms, shall be fabricated using full-weld construction.
14. All ferrous and non-ferrous metals shall be separated with non-conductive gaskets to prevent electrolysis. In addition to gaskets, stainless steel fasteners shall be used to secure ferrous to non-ferrous metals.
15. Threaded rod or anchor bolts shall be used to mount sign letters which are spaced out from background panel. Angle clips attached to letter sides will not be permitted.
16. Paint colors and finishes must be reviewed and approved by the Landlord. Color coating shall exactly match the color(s) specified on the approved plans.
17. Finished surfaces of metal shall be free from oil-canning and warping. All sign finishes shall be free of dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.
18. Reverse channel letters shall be pinned 2" off building fascia. Signs shall have a clear polycarbonate backing and p.k. housings shall be mounted flush to surface of building.
19. All hardware inside open channel letters shall be painted to match interior letter color. Lighting shall be sufficient to make letters read "solid". Exposed lighting is prohibited.
20. All lighting must match the exact specifications of the approved working drawings. Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks will not be permitted.
21. All conduit, raceways, crossovers, wiring, ballast boxes, transformers and other equipment necessary for sign connection shall be concealed.
22. All penetrations into building wall, where required, shall be sealed and waterproofed. Color and finish to match existing wall.
23. Murals that have been approved by the Landlord will be allowed but will require a Special Use Permit.
24. There shall be no signs that are rotating, revolving, flashing, flickering, moving or audible.
25. No sign shall project above or below the allowable sign area. Landlord approved vertical metal signs attached to the building will be allowed.
26. No signs will be allowed that constitute a Traffic Hazard: any building sign which simulates or imitates in size, color, lettering, design of any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER" or any words or phrases, symbols or characters in such a manner as to interfere with, mislead or confuse traffic.
27. Signs in close proximity to Utility Lines are prohibited, as prescribed by the laws of the jurisdiction.
28. Advertising or promotional signs on parked vehicles are prohibited in the areas identified on Illustration S. This includes signs on or affixed to trucks, automobiles, trailers or other vehicles which advertise, which are not related to the vehicle's lawful activity. This provision does not apply to service and delivery vehicles of Tenants when engaged in regular business activities (i.e. trucks making deliveries to businesses with the Center).

29. Tenants with outdoor seating or dining will be allowed to have umbrellas with the tenant logo affixed to them, subject to Landlord/Owner approval of size, color, quantity and placement.
30. Temporary signs for commercial spaces less than 15,000 SF shall not exceed thirty (32) square feet, or the maximum allowed by the City of Snellville Zoning Ordinance, may be permitted (i.e. for announcing openings and re-openings after remodels) subject to Landlord/Owner approval. These signs are limited to forty-nine days (49) days per calendar year per the City of Snellville *Zoning Ordinance*. This sign will require approval by the City of Snellville Planning Department.
31. Temporary signs for commercial or residential space greater than 15,000 SF and 2 stories or higher, shall not exceed sixty-four (64) square feet, subject to Landlord/Owner approval. These signs are limited to forty-nine days (49) days per calendar year. This sign will require approval by the City of Snellville Planning Department
32. The Landlord/Owner reserves the right to hire an independent electrical engineer at the Tenant's sole expense to inspect the installation of all Tenant's signage and to require Tenant to have any discrepancies and/or code violations corrected at the Tenant's expense.
33. No exposed lighting is permitted on the exterior of the building, including signs, or in the interior of the storefront to highlight the glazing system.
34. Each Tenant will be allowed to display an "A" frame sign on the front, rear or side of the premises. The design and location of the sign must be approved by landlord. A maximum of two (2) signs are allowed and no more than one (1) sign per side.
35. Temporary signs and banners approved by and in a location designated by Owner/Landlord will be allowed on the construction fencing, construction barricades, building or other temporary measures used during the construction of the mixed-use buildings. The banners will not be greater than 6 feet in height and will be wind screen type if installed on the fencing. The banners can identify existing tenants, future tenants, project promotions or advertising, developer, contractor, designers, lenders and other project related entities.
36. Seasonal and event banners no larger than 12 feet by 15 feet can be displayed on the library, mercantile building, and mixed-use buildings. The banners may be changed from time to time at the Owner / City discretion and with approval by both parties. The Owner will provide standard templates to the town for the event banner.
37. Seasonal and event banners no larger than 21 feet by 21 feet will be allowed to be displayed on the parking deck. The banners may be changed from time to time at the City/Owner's discretion and approved by both parties.

# Submittals and Approvals for Building Mounted Signs

A copy of The Grove at Towne Center Comprehensive Sign Plan will be provided to future Tenants by the Landlord/Owner.

Prior to sign fabrication and installation, plans for all proposed signage shall be submitted to the Landlord/Owner who will review plans for conformance with The Grove at Towne Center Comprehensive Sign Plan. All plans submitted for approval must conform to requirements of The Grove at Towne Center Comprehensive Sign Plan contained in this Comprehensive Sign Plan. The Landlord/Owner shall have the discretionary authority to deny approval for any submittal which does not comply with this Comprehensive Sign Plan. No sign permit application may be made to the City prior to Landlord/Owner's written approval.

For Landlord/Owner signage approval, such submissions shall include three (3) sets of the following:

- Elevations showing all proposed signs indicating sign type, design, location size and layout of the sign. Drawing to be to scale indicating dimensions, construction details (including materials, colors and lighting specifications) and attachment method(s).
- Section detail of letters and/or sign or logo element(s) showing attachment detail and with electrical specifications.

For City of Snellville signage approval, such submissions shall include all documents required at time of permit. May include, but not limited to, the following:

- Completed Application
- Fee
- Completed Fee Schedule
- Landlord/Owner's approval letter
- All requirements listed on sign application

Following approval of proposed signage by the Landlord/Owner and the City of Snellville, applications for all permits for fabrication and installation by Sign Contractor shall be submitted to the City of Snellville. Fabrication and installation of all signs shall be performed in accordance with the standards and specifications outlined in this Comprehensive Sign Plan, as well as the final approved plans and working drawings. It is the responsibility of the Tenant's sign company to verify all conduit and transformer locations and service access prior to fabrication.

Tenant shall be responsible for all costs for Building Signage and Site Signage panels as follows:

- Design Consultant fees
- Application and permitting fees
- Sign fabrication, related materials and installation fees (including all plan check and inspection costs)
- Signage removal, including repair of any damage to building. It is the Tenant's responsibility to properly patch and repair all holes and paint the patched and repaired area to match the existing color and finish.

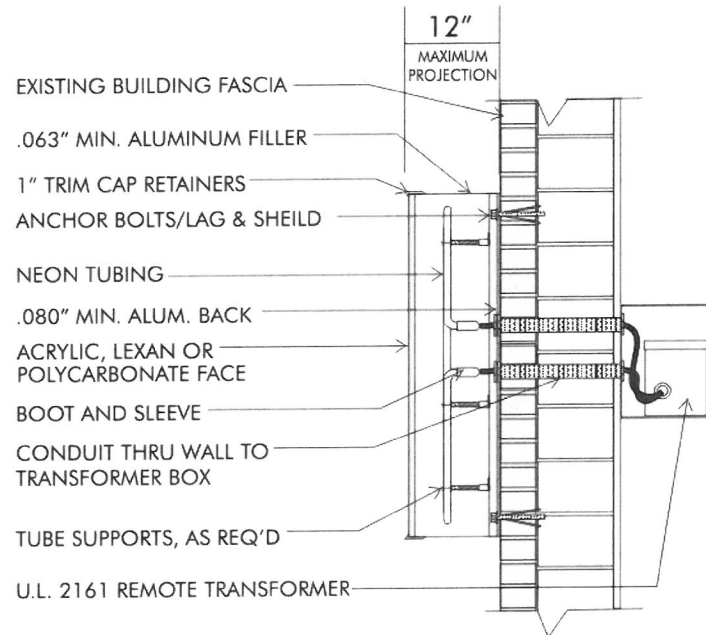
Guidelines for individual building mounted sign types are outlined in the following pages.

## Tenant Wall Mounted Signs

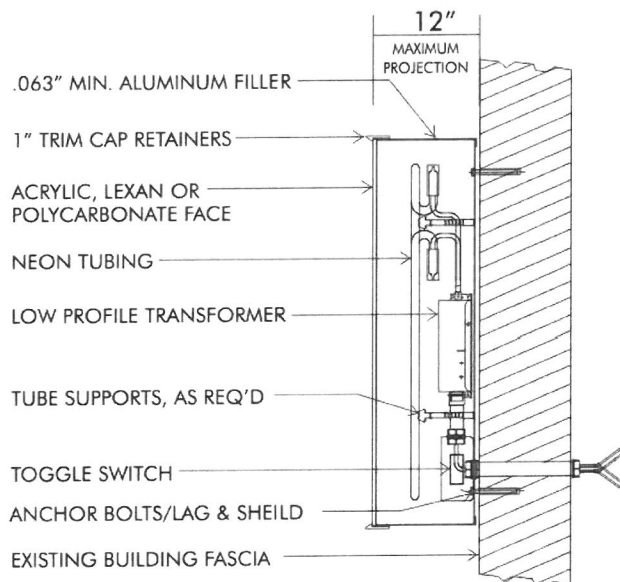
- A. Plastic Face Channel Letters.** Remote wired or Self-Contained and Reverse Channel Letters. *No raceways permitted.* Maximum filler depth or projection off fascia is to be 12" (see Illustration B for Plastic Face Channel letters and Illustration E for Reverse Channel Letters). Aluminum fillers to be painted with an acrylic polyurethane. Final approval of color to be by Landlord. Welded construction. Acrylic, lexan or polycarbonate letter faces, with or without vinyl graphics. Letters to be internally illuminated with neon tubing using manufacturer's recommended spacing between rows of neon, or LED lighting for maximum illumination. 1" trip cap retainers to match filler color(s).
- B. Reverse Channel Letters.** Remote wired or Self-Contained. Maximum filler depth or projection off of fascia is to be 12". Aluminum fillers and letter faces to be painted with an acrylic polyurethane. Final approval of color to be by Landlord. Welded construction. Lexan or polycarbonate letter backs. Letters to be internally illuminated with neon tubing using manufacturer's recommended spacing between rows of neon for maximum illumination, or LED lighting. See Illustration E.
- C. Non-illuminated 2-dimensional or 3-dimensional individual letters.**
- D. Canopy mounted non-illuminated letters.** See Illustration F.
- E. Externally illuminated letters.** Gooseneck lights allowed for illumination.
- F. Bracket Mounted Signs (Illustration G)**
- Sign must be stationary and not move.
  - Maximum projection from face of building is 3'-0".
  - Minimum height to bottom of sign is 7'-6".
  - Maximum height to top of sign is not to project above a parapet wall or architectural feature or the limits outlined for sign placement on Illustration O, P, or Q.
  - This shall count as (1) sign with multiple sides.
  - To be mounted only to space of the Tenant.
- G. Vertical Bracket Mounted Signs (Blade Sign) (Illustration H)**
- **Sign must be stationary and not move.**
  - Maximum projection from face of building is 5'.
  - Minimum height to bottom of sign is 7'-6".
  - Maximum height to top of sign is not to project above a parapet wall or architectural feature or the limits outlined for sign placement on Illustration O, P, or Q.
  - This shall count as (1) sign with multiple sides.
  - To be internally illuminated (if illuminated), no visible neon tubing

# Tenant – Plastic Face Channel Letters – Illustration B

## Section Details



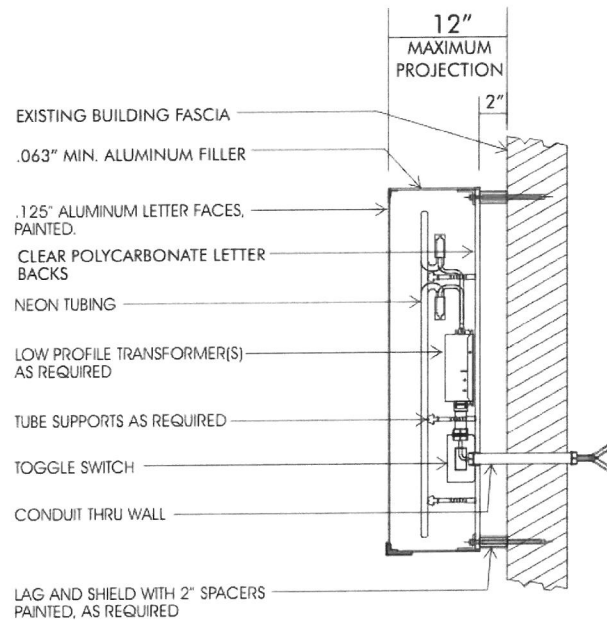
TYPICAL SECTION THRU "REMOTE" LETTERS



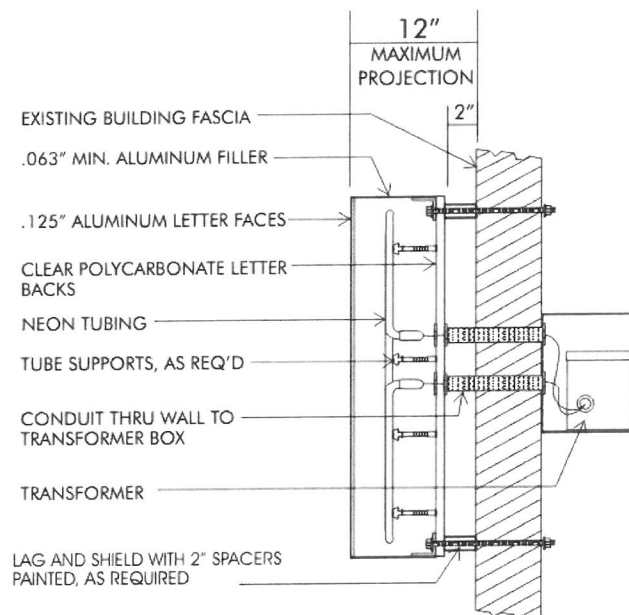
TYPICAL SECTION THRU "SELF CONTAINED" LETTERS

# Tenant – Reverse Channel Letters – Illustration E

## Section Details



TYPICAL SECTION THRU "REVERSE" CHANNEL LETTERS  
SELF-CONTAINED TRANSFORMER

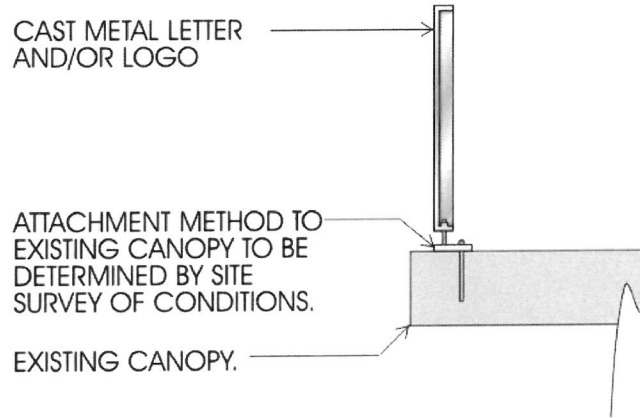


TYPICAL SECTION THRU "REVERSE" CHANNEL LETTERS  
REMOTE TRANSFORMER

## Tenant – Canopy Mounted Signs – Illustration F

Typical Section Detail – May also include signs on fabric canopies.

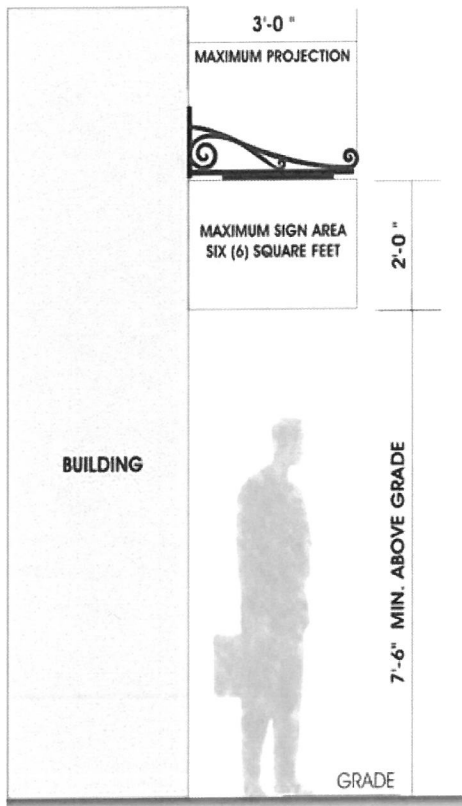
**\* Note: square footage to be calculated same as shown on Illustration C.**



TYPICAL SECTION THRU LETTERS



## Tenant – Bracket Mounted Signs – Illustration G



### Notes:

- Signs must be “non-swinging”, cannot be hung by chain.
- If projecting more than 12”, must be listed in deviations.
- Minimum height to bottom of sign is 7’-6” above grade.
- Maximum area of sign panel to be six (6) square feet.

# Tenant – Vertical Bracket Mounted Signs (Blade Sign) Illustration - H

Multi-Family Signage  
South Elevation

## Primary Blade Sign

Blade sign is located on the Southwest corner of the Tomlin Property. The sign protrudes off the South wall of the corner. Messaging on the sign will be facing East and West along Oak Road.



Key Plan



Location Reference

6.1 Primary Multi-Family Blade Sign



SCALE: 1/4" = 1'



MOUNTED ON CENTER OF VERTICAL COLUMN  
SCALE: 1/8" = 1'

# Comprehensive Sign Allowance

## A. RETAIL/OFFICE (Nonresidential) TENANT SIGNAGE

Gross Building Elevation Face Area	Min. Sign Area	Max. Sign Area
1 – 1,000 sf.	36 sf.	5.0% of face areas
1,001 – 2,600 sf.	60 sf.	5.0% of face areas
2,601 – 3,600 sf.	120 sf.	5.0% of face areas
3,601 – 4,500 sf.	140 sf.	5.0% of face areas
Over 4,500 sf.	160 sf.	5.0% of face areas

The gross building elevation face is defined as the area of side of the building from the top finished floor to bottom of parapet. Where more than one main entrance on different sides of the building exists, then both sides may be used to compute total signage allowance for each side. A fascia sign includes: Plastic Face Channel Letters, Reverse Channel Letters, Canopy Mounted, Awning, and Bracket Mounted, depending on which condition Tenant's space is in (see page 7).

### Single Tenant Buildings:

A single tenant building shall be limited to three (3) fascia signs. Each building shall:

- Affix the fascia sign on a wall adjacent to the leased space;
- Limit each fascia sign to separate sides of the building with the exception of the bracket sign which may be placed on the same wall as a reverse channel, or canopy mounted fascia sign; however, two fascia signs will be allowed on the same side of the building provided the side with two fascia signs is the entry side of the building;
- Prohibit plastic face channel or reverse channel on the same side of the building as a canopy mounted fascia sign;
- Limit each sign to no more than five percent (5%) of the building wall or minimal sign area, whichever is greater;
- Place the largest of the signs on the side of the building with the main entrance; and
- Fascia signs shall be mounted on the parapet walls of the building or entry structure such that the top of the sign cannot encroach above the bottom of the cornice or eave of said wall (See illustration O & P for sample locations);
- Fascia Signage that is mounted on a City of Snellville approved architectural element shall be allowed such that no more than 50% of the sign be located above the top of the adjacent parapet. See illustration Q for sample location.

### Multi-Tenant Buildings:

A multi-tenant building is permitted to place signs on four sides of the building. Each tenant shall:

- Affix the fascia sign on a wall adjacent to the leased space;
- Have no more than three (3) fascia signs;
- Limit each fascia sign to separate sides of the building with the exception of the bracket sign which may be placed on the same wall as a reverse channel, or canopy mounted fascia sign; however, two fascia signs will be allowed on the same side of the building provided the side with two fascia signs is the entry side of the building;
- Limit each sign to no more than five percent (5%) of the building wall or minimal sign area, whichever is greater
- Place the largest of the signs on the side of the building with the main entrance; and
- Limit the square footage for all signs from the total signage allowed. (See Illustration K for how to measure).
- Fascia signs shall be mounted on the parapet walls of the building or entry structures such that the top of the sign cannot encroach above the bottom of the cornice or eave of said wall (See illustration O & P for sample locations);

- Signage that is mounted on a City of Snellville approved architectural element shall be allowed such that no more than 50% of the sign be located above the top of the adjacent parapet. See illustration Q for sample location.

## Illustration K – How to Calculate Total Fascia Signage Square Footage Allowance

### EXAMPLE

Square Footage Calculation:

Linear feet of leased building / tenant space = 20' - 0"

Vertical Height of building to top parapet = 24' - 0"

Gross Building Elevation Face = 20' - 0" x 24' - 0" = 480 sf.

Total square footage allowed 36 sf.

*\*Where 5% of face sign is less than the minimal sign area allowed the greater sign area will be used.*

Illustration O – Limit of Allowable Area for Fascia Sign Mounting on Multi Tenant Building

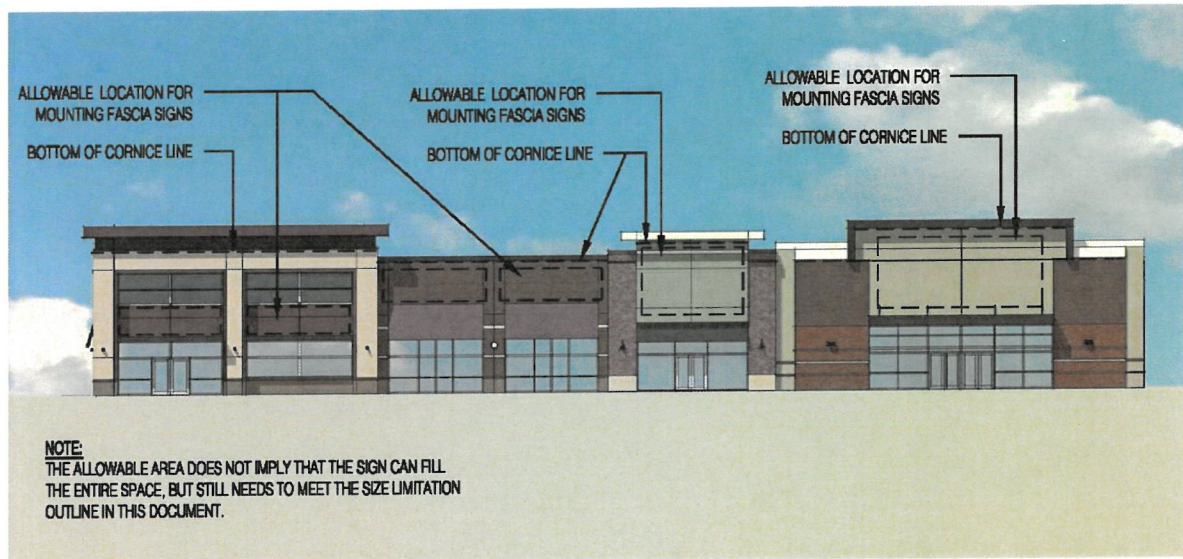
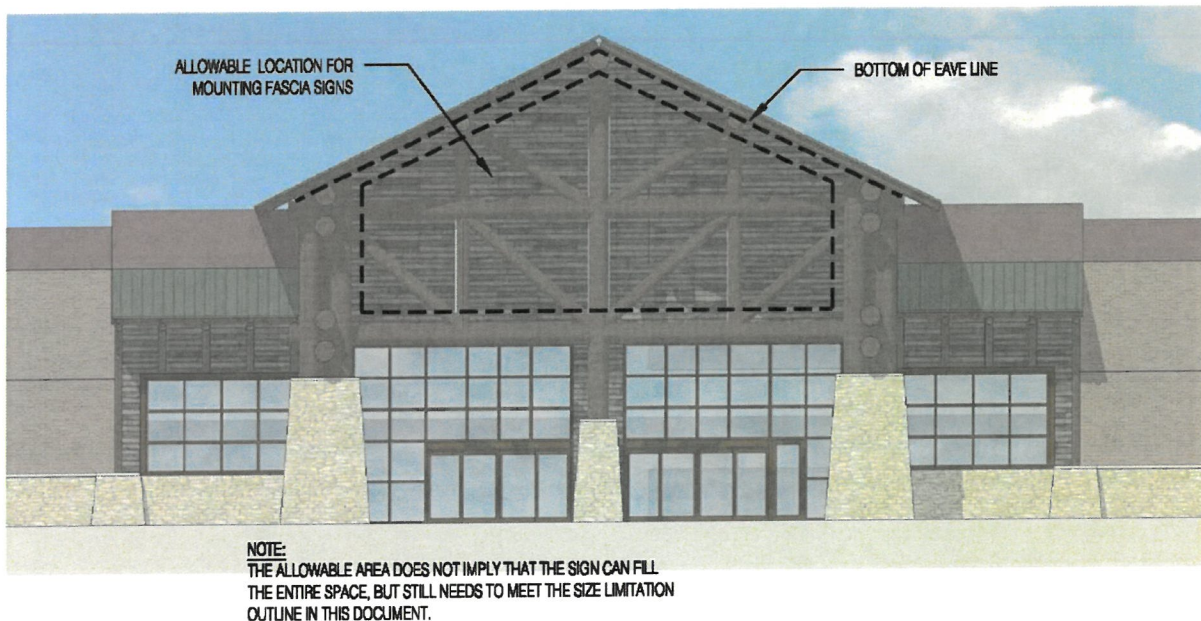
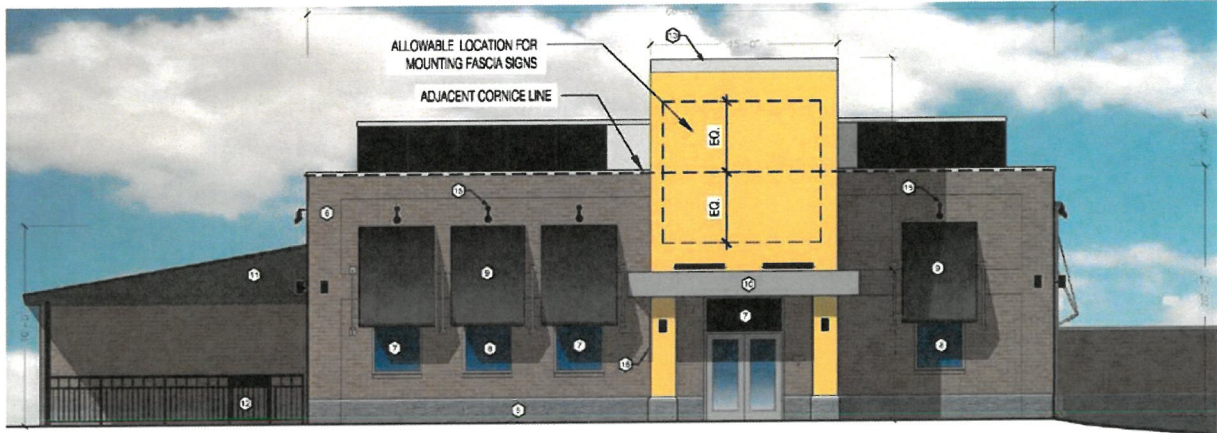


Illustration P – Limit of Allowable Area for Fascia Sign Mounting on Tenant Entry Feature when Gable Roof Shaped





## Illustration Q – Limit of Allowable Area for Fascia Sign Mounting on Architectural Entry Feature



**NOTE:**  
THE ALLOWABLE AREA DOES NOT IMPLY THAT THE SIGN CAN FILL THE ENTIRE SPACE, BUT STILL NEEDS TO MEET THE SIZE LIMITATION OUTLINE IN THIS DOCUMENT.

## **B. RESIDENTIAL SIGNAGE**

This guideline is for use in the stand-alone or mixed-use residential signage on building of The Grove at Towne Center.

The building signage can be vertical blade signs, Illustration H, channel letters, canopy letters or reverse channel letters. Residential identification signage will be limited to eighty-five (85) square feet for blade signs with a projection off the building no greater than 5 feet. Other sign types are limited to 150 square feet per side with max being no greater than 5% of the of the face area. Only one identification sign can be placed on each face of the building.

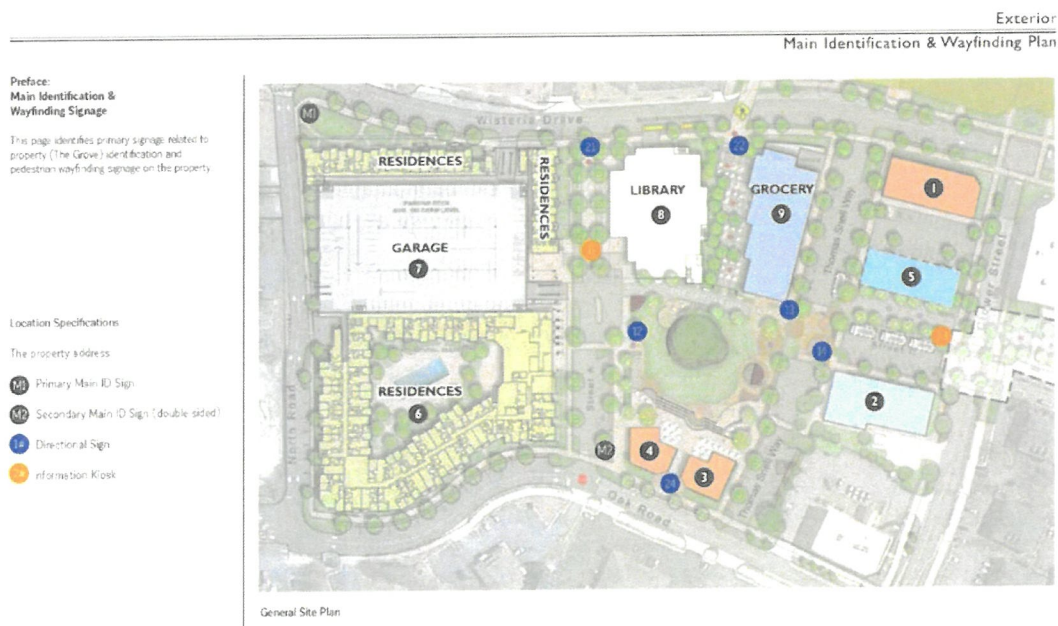
## **C. Parking Deck Signage**

There are no signage limits or guidelines for signage on the parking deck visible from ROW. City and Owner to both agree on final approved signage.

## Project Signage Listing

1. **DISPLAY TYPE 1: Primary Entrance Display**  
 Located: See sign Location Plan, Illustration M1  
 Quantity: (1)  
 No greater than 80 square feet (excluding the monument base and supporting structure).
2. **DISPLAY TYPE 2: Secondary Main Entrance Display**  
 Located: See sign Location Plan, Illustration M2  
 Quantity: (1)  
 No greater than 80 square feet (excluding the monument base and supporting structure).
3. **DISPLAY TYPE 3: Street Signs and Posts**  
 Various Locations throughout project  
 All street signs and posts will comply with the City of Snellville Signage Masterplan.
4. **DISPLAY TYPE 4: Pedestrian Directories**  
 Located: See Sign Location Plan, Illustration Directional #1 and Information Kiosk
5. **DISPLAY TYPE 5: Pole Banner**  
 Affixed to various poles throughout project.  
 All pole banners will comply with the City of Snellville Signage Masterplan.
6. **DISPLAY TYPE 6: Project Logos**  
 Located on site amenities such as benches, street signs, umbrellas, and regulatory signs.  
 Project ID only.  
 Maximum of one (1) square foot, measured with one rectangle, per amenity.

## Sign Location Plan – Illustration J





# Illustration M1 and M2 – Primary and Secondary ID Sign

Primary Main ID Sign  
North Arrival Point

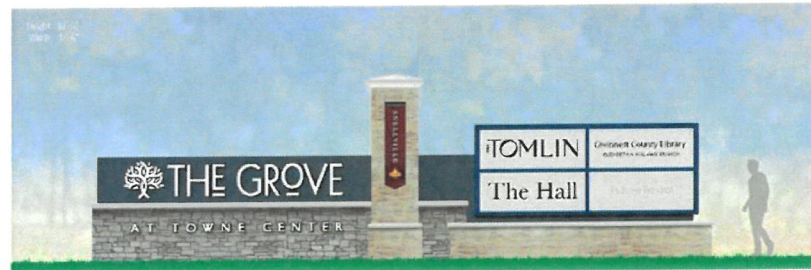
## Primary Main ID Sign (M1)

Basic Description:  
This is the primary arrival point for all residents and visitors.



Location Reference

Primary Main ID Sign



Primary Main ID Sign  
South Arrival Point

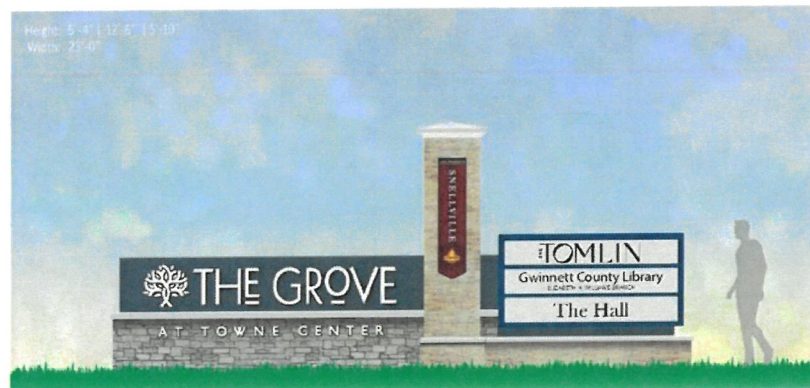
## Secondary Main ID Sign (M2)

Basic Description:  
This is the primary arrival point for all select residents and visitors.



Location Reference

Secondary Main ID Sign



## Illustration Directional #1 and Information Kiosk #2

Series 10 & 20 Signage  
Option B

### Series 10 - Directional Signs

Key wayfinding signs that help visitors navigate to a destination within a space.

### Series 20 - Information Kiosks

Wayfinding signs that help a visitor view an overall space and locate key features of interest within the space. Often times will contain map artwork and in some instances may utilize an interactive touchscreen.



#### Location Specifications

- |   |   |
|---|---|
| <span style="color: orange;">●</span> Kiosk     | <span style="color: blue;">●</span> 1 Directional |
| <span style="color: blue;">●</span> Directional | <span style="color: blue;">●</span> 2 Directional |
| <span style="color: blue;">●</span> Directional | <span style="color: orange;">●</span> Kiosk       |
| <span style="color: blue;">●</span> Directional | <span style="color: blue;">●</span> 6 Directional |





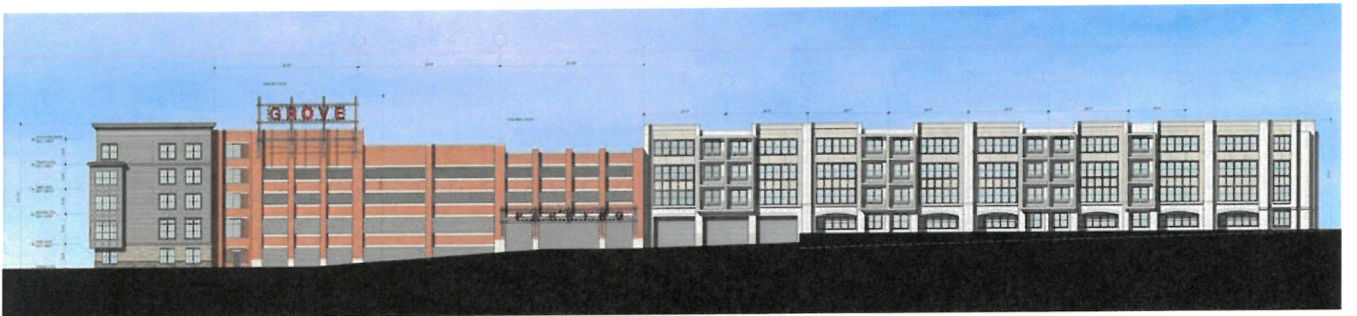
## Illustration T – Exterior Signage



EAST ELEVATION  
(WISTERIA DRIVE)



SOUTH ELEVATION  
(STREET "A")



NORTH ELEVATION  
(NORTH ROAD)



WEST ELEVATION  
(OAK ROAD)



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## **Agenda Item Summary**

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**TO:** The Mayor and Council

**FROM:** Jason Thompson, Director  
Department of Planning and Development

**DATE:** November 28, 2022

**RE:** #SUP 22-05 – Dairy Queen Drive-Thru  
1.71± Acres at 2340 Scenic Hwy., Snellville

**STATUS:** Public Hearing (2<sup>nd</sup> Reading)

---

Application requesting a Special Use Permit for a Restaurant with Drive-Thru and variances from the Snellville Unified Development Ordinance for a proposed Dairy Queen restaurant with drive-thru on a 1.71± acre parcel, zoned BG (General Business) District and located in the Towne Center Overlay District, 2340 Scenic Highway, 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:** October 25, 2022 (Approval with Conditions)

**Mayor and Council Meetings:** November 14, 2022 (1<sup>st</sup> Reading)  
November 28, 2022 (2<sup>nd</sup> Reading and Public Hearing)

**Action Requested:** Consideration and Waive the 1<sup>st</sup> Reading

**Draft Ordinance:** Attached

**Case Documents (website link):**

- [Letter of Intent \(9-13-2022\)](#)
- [#SUP 22-05 Special Use Permit Application \(9-13-2022\)](#)
- [Application Supplemental \(Use Standards\) \(9-13-2022\)](#)
- [8-16-2022 Property Boundary Survey \(9-13-2022\)](#)

1.71± Acre Property at 2340 Scenic Hwy., Snellville, Georgia  
Case #SUP 22-05  
November 28, 2022  
Page... 2

- 9-13-2022 Building Elevations (9-13-2022)
- 8-15-2022 Conceptual Site Plan (9-13-2022)
- 10-25-2022 Planning Department Case Summary & Analysis (10-12-2022)
- October 25 2022 Planning Commission Case Report (10-26-2022)
- *Official* October 25, 2022 Planning Commission Regular Meeting Minutes (11-01-2022)
- 11-14-2022 Planning Department Case Summary & Analysis with Planning Commission Report (11-01-2022)
- 11-8-2022 Revised Building Elevations (11-14-2022)
- 11-28-2022 Planning Department Case Summary & Analysis with Planning Commission Report (11-15-2022)

**STATE OF GEORGIA**

**CITY OF SNELLVILLE**

**ORDINANCE NO. 2022-19**

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SNELLVILLE, GEORGIA, AS AMENDED, FOR A 1.17± ACRE TRACT OF LAND LOCATED IN LAND LOT 26 OF THE 5<sup>TH</sup> LAND DISTRICT, GWINNETT COUNTY, GEORGIA, 2340 SCENIC HIGHWAY, SNELLVILLE, GEORGIA; TO GRANT A SPECIAL USE PERMIT; TO GRANT VARIANCES; TO ADD CONDITIONS AFFECTING THE PROPERTY; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

<b>CASE NUMBER:</b>	#SUP 22-05
<b>PROPERTY OWNER:</b>	2338 Scenic Highway, LLC Atlanta, Georgia 30318
<b>LOCATION:</b>	2340 Scenic Highway, Snellville, Georgia (the “Property”)
<b>TAX PARCEL:</b>	R5026 316
<b>DEVELOPMENT/PROJECT:</b>	Diary Queen Grill & Chill Restaurant with Drive-Thru
<b>APPLICANT/CONTACT:</b>	Art Brannen, Member 2338 Scenic Highway, LLC Atlanta, Georgia 30318 404-355-9500 or <a href="mailto:bdc9500@gmail.com">bdc9500@gmail.com</a>

**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 1.17± acre tract of land located at 2340 Scenic Highway, Snellville, Georgia (Tax Parcel R5026 316) and grant the requested special use permit for a drive-thru lane and window; 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.** For reasons stated in the public hearing and recommendations of the Planning Department and Planning Commission, a special use permit is hereby granted for the development and use of a drive-thru lane and window for a Dairy Queen Grill & Chill Restaurant on the 1.17± acre tract of land located at 2340 Scenic Highway, Snellville, Georgia (Tax Parcel R5026 316), described and shown on the site plan entitled “Site Development Plans for dairy Queen, 2340 Scenic Highway, Snellville, GA 30078”, sealed and dated 8-15-2022 (stamped received 9-13-2022) in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference, subject to the following enumerated variances and conditions:

**VARIANCES:**

- (a) Approval of variance from UDO Sec. 205-1.6.B.6. (Space Limit Standards) to increase the 10-foot maximum front yard building setback to ±35-feet.
- (b) Approval of variance from UDO Sec. 201.10.B. (Shopfront Specific Standards) to allow parking between the building and local street.

**CONDITIONS:**

- 1. The property shall be developed in accordance with the submitted site plan entitled “Site Development Plans for Dairy Queen, 2340 Scenic Highway, Snellville, GA 30078”, sealed and dated 8-15-2022 (stamped received 9-13-2022) and exterior building elevations entitled “DQ Grill & Chill”, sealed and dated 11-8-2022 (stamped received 11-14-2022), with modifications permitted to meet conditions of zoning or State, County, and City regulations. Substantial variation from the site plan, as determined by the Director of Planning and Development will require Mayor and Council approval, after receiving recommendations by the Planning Department and Planning Commission.

2. Signage shall require an approved Sign Permit. Upper or second-story windows shall not contain any graphics or signage and shall adhere to the window tinting/film guidelines of the Sign Ordinance. All other windows and glass doors shall be allowed signage and/or tinting/film in accordance with the Sign Ordinance.
3. The development shall abide by all applicable standards and regulations of the Unified Development Ordinance, unless otherwise specified in these conditions or through approval of a variance by the Zoning Board of Appeals, or where allowed by the UDO as an administrative variance for approval by the Director of Planning and Development.
4. Uses involving adult entertainment, including the sale or display of adult magazines, books, videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited.
5. New signs higher than 15 feet or larger than 225 sq. ft. in area are prohibited.
6. All conditions of zoning attached to the subject property, approved by the Mayor and Council on 1-28-2008 for case #RZ 07-19, and approved on 8-25-2008 for case #RZ 08-05 are hereby repealed.

**Section 2.** The special use permit shall expire after twelve (12) months from date of approval unless a certificate of occupancy or occupational tax license has been approved for the special use. The Director of Planning and Development may extend authorization for an additional period of six (6) months for reasons such as health, financial, or administrative problems incurred by the applicant during the permit period. The director must make a finding that the delay is justified by circumstances beyond the applicant's control, and that the six-month extension can reasonably be expected to remedy the circumstances.

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

**Section 4.** The changes in zoning classification is 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 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.** All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

**Section 7.** This Ordinance was adopted on \_\_\_\_\_, 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 \_\_\_\_\_, 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”







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## **Agenda Item Summary**

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**TO:** The Mayor and Council

**FROM:** Jason Thompson, Director  
Department of Planning and Development

**DATE:** November 28, 2022

**RE:** #RZ 22-09 SUP 22-06 – Indoor Self-Storage Facility  
1.82± Acres at 1915 Pharrs Road, Snellville

**STATUS:** Public Hearing (2<sup>nd</sup> Reading)

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Applications requesting to amend the Official Zoning Map from BG (General Business) District to HSB (Highway Service Business) District and request for a Special Use Permit for a 3-story, 100,149 sq. ft. Climate Controlled Self-Storage Facility on a 1.82± acre site located in the Park Place commercial retail development, 1915 Pharrs 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:** October 25, 2022 (Approval with Conditions)

**Mayor and Council Meetings:** November 14, 2022 (1<sup>st</sup> Reading)  
November 28, 2022 (2<sup>nd</sup> Reading and Public Hearing)

**Action Requested:** Consideration, Public Hearing and Action

**Draft Ordinance:** Attached

**Case Documents (website link):**

- [Letter of Intent \(9-13-2022\)](#)
- [#RZ 22-09 Rezoning Application \(9-13-2022\)](#)
- [#SUP 22-06 Special Use Permit Application \(9-13-2022\)](#)
- [Conceptual Building Renderings \(9-13-2022\)](#)

1.82± Acre Property at 1915 Pharrs Road, Snellville, Georgia  
Case #RZ 22-09 SUP 22-06  
November 28, 2022  
Page... 2

- 5-11-2017 Property Boundary Survey (9-13-2022)
- 9-12-2022 Conceptual Site Plan (9-13-2022)
- 10-25-2022 Planning Department Case Summary & Analysis (10-12-2022)
- October 25 2022 Planning Commission Case Report (10-26-2022)
- *Official* October 25 2022 Planning Commission Regular Meeting Minutes (11-01-2022)
- 10-26-2022 Revised Building Renderings & Site Plan (10-26-2022)
- Conditions *Only* Recommendations (11-01-2022)
- 11-14-2022 Planning Department Case Summary & Analysis with Planning Commission Report (11-01-2022)
- 11-28-2022 Planning Department Case Summary & Analysis with Planning Commission Report (11-15-2022)

**\_STATE OF GEORGIA**

**CITY OF SNELLVILLE**

**ORDINANCE NO. 2022-20**

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SNELLVILLE, GEORGIA, AS AMENDED, FOR A 1.82± ACRE TRACT OF LAND LOCATED IN LAND LOT 56 OF THE 5<sup>TH</sup> LAND DISTRICT, GWINNETT COUNTY, GEORGIA, 1915 PHARRS 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.

<b>CASE NUMBER:</b>	#RZ 22-09
<b>APPLICANT/PROPERTY OWNER:</b>	Park Place Snellville, LLC Lawrenceville, Georgia 30043
<b>LOCATION:</b>	1915 Pharrs Road, Snellville, Georgia (the “Property”)
<b>TAX PARCEL:</b>	R5056 362
<b>DEVELOPMENT/PROJECT:</b>	3-Story 100,149 Sq. Ft. Climate Controlled Self-Storage Facility
<b>CONTACT:</b>	Jack Wilson, Esq. Robert Jack Wilson, P.C. 770-962-9780 or <a href="mailto:jwilson@rjwpclaw.com">jwilson@rjwpclaw.com</a>

**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 1.82± acre tract of undeveloped land located at 1915 Pharrs Road, Snellville, Georgia (Tax Parcel 5056 362) for a climate controlled self-storage facility; and,



**WHEREAS**, the 1.82± acre tract of land is designated as Commercial Retail on the Snellville 2040 Comprehensive Plan Future Land Use Map; and,

**WHEREAS**, the Commercial Retail future land use category is the appropriate land use category for the HSB (Highway Service Business) 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 Official Zoning Map for the City of Snellville, Georgia for the 1.82± acre tract of land described and shown on the final plat entitled “Park Place Snellville, LLC”, dated 5-11-2017 (stamped received 9-13-2022) in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference is hereby amended and changed from BG (General Business) District to HSB (Highway Service Business) District, subject to the following enumerated conditions:

**CONDITIONS:**

1. All variances and conditions applicable to the subject property and previously approved on 7-10-2017 by the Mayor and Council for case #RZ 17-06 LUP 17-04 are hereby repealed.
2. The property shall be developed in general accordance with the rezoning site plan entitled “Proposed Storage Climate Controlled, Snellville, Georgia”, dated 9-12-2022 (stamped received 10-26-2022) 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 conceptual rezoning site plan, as determined by the Director of Planning and Development will require Mayor and Council approval, after receiving recommendations by the Planning Department and Planning Commission.
3. Uses involving adult entertainment, including the sale or display of adult magazines, books, videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited.

4. Signs higher than 15 feet or larger than 225 square feet are prohibited.

**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 \_\_\_\_\_, 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 \_\_\_\_\_, 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

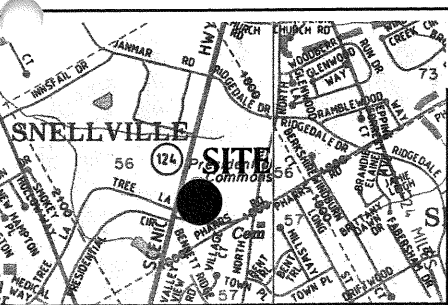
\_\_\_\_\_  
Tod Warner, Council Member

EXHIBIT “A”

13/04/2014 12:19:10 SURVEY 2014219V SCHEME 2014219V MANLEY, 19-Apr-17 3:48:23 PM

Plat  
Recorded 5/12/2017 8:50 AM  
RICHARD T ALEXANDER JR  
Clerk of Superior Court  
Gwinnett County, GA  
Book 139 Page 150  
Participant IDs: 2854823208

RESERVED FOR CLERK OF COURT



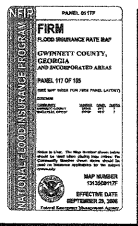
VICINITY MAP

SCALE: NTS

SITE

FIRM PANEL MAP

SCALE: NTS



ABBREVIATION LEGEND

AC	ACRES
ASPH	ASPHALT
BSL	BUILDING SETBACK LINE
CONC	CONCRETE
CIP	CRIMP TOP PIPE
DB	DEED BOOK
EST	ESTABLISHES
LLC	LAND LOT CORNER
LLL	LAND LOT LINE
LSS	LANDSCAPE STRIP
N/A	NOT AVAILABLE OR ACCESSIBLE
N/F	NOW OR FORMERLY
OTF	OPEN TOP PIPE
PB	PLAT BOOK
PG	PAGE
PID	PARCEL IDENTIFICATION NUMBER
PK	PK NAIL
PGB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
REB	REBAR W/ CAP
RB	REBAR
R/W	RIGHT OF WAY
RWM	RIGHT OF WAY MONUMENT
SPGC	STATE PLANE GRID COORDINATE
SSMH	SANITARY SEWER MANHOLE

LINE LEGEND

—	CENTERLINE-ROAD
—	CENTERLINE-STREAM
- - -	FENCE
- - -	PROPERTY LINE-ADJACENT
- - -	PROPERTY LINE-EXTERIOR
- - -	PROPERTY LINE-INTERIOR
- - -	RIGHT-OF-WAY
- - -	STORM SEWER
- - -	UTILITY-CABLE
- - -	UTILITY-FIBER OPTIC
- - -	UTILITY-GAS
- - -	UTILITY-POWER OVERHEAD
- - -	UTILITY-POWER UNDERGROUND
- - -	UTILITY-SANITARY SEWER
- - -	UTILITY-TELEPHONE
- - -	UTILITY-WATER

SYMBOL LEGEND

(100')	RECORD DIMENSION
□	BOX (P-POWER, C-CABLE)
△	COMPUTED POINT (NOT MONUMENTED)
⊗	FIRE HYDRANT
—	GUY WIRE
⊗	LIGHT POLE
⊗	MANHOLE (P-POWER, S-SANITARY SEWER)
⊗	METER (P-POWER, W-WATER, G-GAS)
□	MONUMENT FOUND
■	MONUMENT SET
○	POWER POLE
○	PROPERTY CORNER FOUND
○	PROPERTY CORNER SET (NO. 4 RBC)
⊕	STREET SIGN
⊕	TEST HOLE
⊕	TRAFFIC CONTROL BOX
⊕	TRAFFIC SIGNAL POLE
⊕	TRAFFIC WIRE PULLBOX
⊕	TRAFFIC SIGNAL POLE
⊕	VALVE (G-GAS, W-WATER)

GEORGIA HIGHWAY 124  
4.4 ACENIC HIGHWAY  
SURFACE WIDTH VARIES VARIABLE R/W

OWNER/DEVELOPER:  
PARK PLACE SNELLVILLE, LLC  
1505 LAKES PARKWAY SUITE 190  
LAWRENCEVILLE, GA 30043

CONTACT PERSON:  
MARK NOERNBERG  
PHONE: 678.584.9373

Curve	Length	Radius	Chord Bearing	Chord Length
C1	311.01	22795.31'	N15° 09' 10"E	311.01'
C2	170.04	22795.31'	N15° 45' 26"E	170.04'
C3	211.80	22795.31'	N16° 14' 13"E	211.80'
C4	20.67	22795.31'	N16° 31' 45"E	20.67'
C5	184.57	23041.32'	N16° 19' 33"E	184.57'
C6	268.82	23041.32'	N15° 45' 43"E	268.82'
C7	59.96	790.00'	S54° 25' 11"W	59.94'
C8	25.82	125.00'	S36° 04' 37"E	25.78'
C9	70.28	125.00'	S58° 06' 01"E	69.36'

LINE	BEARING	DISTANCE
L1	S60° 20' 13"W	23.87'
L2	S25° 41' 43"E	6.92'
L3	S60° 19' 43"W	26.47'
L4	S29° 41' 42"E	1.10'
L5	N67° 00' 08"W	22.19'
L6	N25° 44' 30"W	32.51'
L7	N15° 47' 39"E	21.09'
L8	N67° 00' 08"W	50.52'
L9	N75° 27' 57"W	50.87'

PHARRS ROAD  
(24' ASPHALT VARIABLE R/W)

MUNICIPAL/JURISDICTIONAL CERTIFICATIONS

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING.

THE DIRECTOR OF THE DEPARTMENT OF PLANNING & DEVELOPMENT CERTIFIES THAT THIS PLAT COMPLIES WITH THE ZONING RESOLUTION AND THE DEVELOPMENT REGULATIONS, AND THAT IT HAS BEEN APPROVED BY ALL OTHER OPERATIONAL COUNTY DEPARTMENTS, AS APPROPRIATE. THIS PLAT IS APPROVED SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND GWINNETT COUNTY.

DATED THIS 5 DAY OF 2 2017  
DIRECTOR-DEPARTMENT OF PLANNING & DEVELOPMENT

OWNERS ACKNOWLEDGEMENT AND DECLARATION

STATE OF GEORGIA, COUNTY OF GWINNETT

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS ACKNOWLEDGEMENT AND DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

SIGNATURE OF SUBDIVIDER DATE SIGNED

PRINTED OR TYPED NAME OF SUBDIVIDER

Park Place Snellville, LLC

SIGNATURE OF OWNER

Richard D. Swager, Managing Member

PRINTED OR TYPED NAME OF SUBDIVIDER

SURVEYORS NOTES

- DATUM  
STATE PLANE GRID (GEORGIA WEST ZONE) AS DEFINED BY NAD83 (HARN) IS ESTABLISHED BY GPS OBSERVATIONS (EGPS NETWORK)  
VERTICAL NAVD 88 ESTABLISHED BY GPS OBSERVATIONS (EGPS NETWORK)  
U.S. SURVEY FEET
- CLOSURE STATEMENT  
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 97,820 FEET AND AN ANGULAR ERROR OF 01 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMBASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND THE PARCELS HAVE AN ACCURACY OF 1 FOOT IN:  
• OUTLOT-1: 81,525  
• OUTLOT-2: 75,470  
• OUTLOT-3: 72,174  
• OUTLOT-4: 59,991  
• OUTLOT-5: 102,996  
• OUTLOT-6: 105,707  
• OUTLOT-7: 295,105  
• OUTLOT-8: 130,232  
• OUTLOT-9: 130,232
- EQUIPMENT STATEMENT  
LINEAR AND ANGULAR MEASUREMENTS OBTAINED USING TRIMBLE S6 ROBOTIC TOTAL STATION AND A TRIMBLE R8 GPS RECEIVER.
- FLOOD ZONE  
BASED ON GRAPHICAL INTERPRETATION THIS PROPERTY IS SITUATED IN UNSHADED "ZONE X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS DEPICTED ON THE NFIP FLOOD INSURANCE RATE MAP NO. 13135C-0117E, HAVING AN EFFECTIVE DATE OF 29 SEPTEMBER 2006. USER OF THIS INFORMATION IS CAUTIONED THAT A MORE PRECISE FLOOD DELINEATION MAY BE NECESSARY. REFERENCE INFORMATION NOT SHOWN  
A. GEORGIA DOT PLANS, PROJECT F-4709-1(14), P.1. NO. 120585, SHEETS 3-5, DATED 04 FEBRUARY 1988, SHEET 3 LAST REVISED 11 MAY 1992, SHEETS 4-5 LAST REVISED 19 OCTOBER 1990.  
B. PB 134 PG 186  
C. PB 135 PG 244
- CERTIFICATION  
THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE FOR THE CLIENT NAMED HEREON AND REPRESENTS A SPECIFIC SCOPE OF SERVICES. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
- COUNTY NOTES  
• GWINNETT COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT. GWINNETT COUNTY DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE COUNTY RIGHT-OF-WAY.  
• STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.  
• STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION, EXCEPT AS ALLOWED BY VARIANCE.  
• THE OWNER/DEVELOPER IS RESPONSIBLE FOR INSTALLING SIDEWALKS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.  
• PER ARTICLE 8, SECTION 8.2.6.b OF THE DEVELOPMENT REGULATIONS, IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN ANY DETENTION FACILITY AND STORM SEWER CONSTRUCTED ON THEIR PROPERTY AND TO ENSURE THE FACILITY IS FREE OF OBSTRUCTION, SILT, OR DEBRIS.  
• WATER AND SANITARY SEWER SERVICE PROVIDED BY GWINNETT COUNTY.
- SITE NOTES  
• PROPERTY IS ZONED BG  
• TOTAL AREA: 12.93 ACRES  
• TOTAL NUMBER OF LOTS: 8  
• SETBACKS, BUFFERS, AND LANDSCAPE STRIPS ARE AS SHOWN  
• SITE IS UNDER CONSTRUCTION  
• DECLARATION OF PROTECTIVE COVENANTS RECORDED IN DB 54167, PGS 401-432.

SURVEYORS CERTIFICATIONS

- AS REQUIRED BY SUBSECTION (c) OF OCGA SECTION 15-6-67, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT, OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY AND ALL APPLICABLE MUNICIPAL, COUNTY, OR MUNICIPAL-COUNTY PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNMENT AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.
- SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER AS TO INTENDED USE OF ANY PARCEL. THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERK'S COOPERATIVE AUTHORITY. THE APPROVAL SIGNATURES CONTAINED HEREON WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.
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KRISTOPHER P. MANLEY - REG. NO. GA PLS 3301 - EXPIR. 12.31.18

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PAULSON MITCHELL, INC. LSI 000797

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APR 25 2017

CITY OF SNELLVILLE  
PLANNING & DEVELOPMENT

REVISIONS

- |             |   |
|-------------|---|
| 01/02.09.17 | COMBINED LOTS 5-6, RECONFIGURED LOTS 1-2, & UPDATED NOTES |
| 02/04.19.17 | RECONFIGURED LOTS 1-2                                     |

PROJECT NUMBER: 2014219

DATE: 20 APRIL 2016

FIELD DATE: 15 MARCH 2016

DRAWN BY: K.MANLEY

CHECKED BY: D.RAINES

FILE NAME: 2014219V.DWG

SHEET

1 OF 2

FINAL PLAT FOR

PARK PLACE  
SNELLVILLE, LLC

LAND LOT 56--5TH DISTRICT  
CITY OF SNELLVILLE--GWINNETT COUNTY, GEORGIA

SEP 13 2022

CITY OF SNELLVILLE  
PLANNING & DEVELOPMENT

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85-A MILL STREET  
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VOICE 770.650.7685  
FAX 770.650.7684  
www.paulsonmitchell.com

PAULSON MITCHELL  
INCORPORATED  
RECEIVED

EXHIBIT “B”

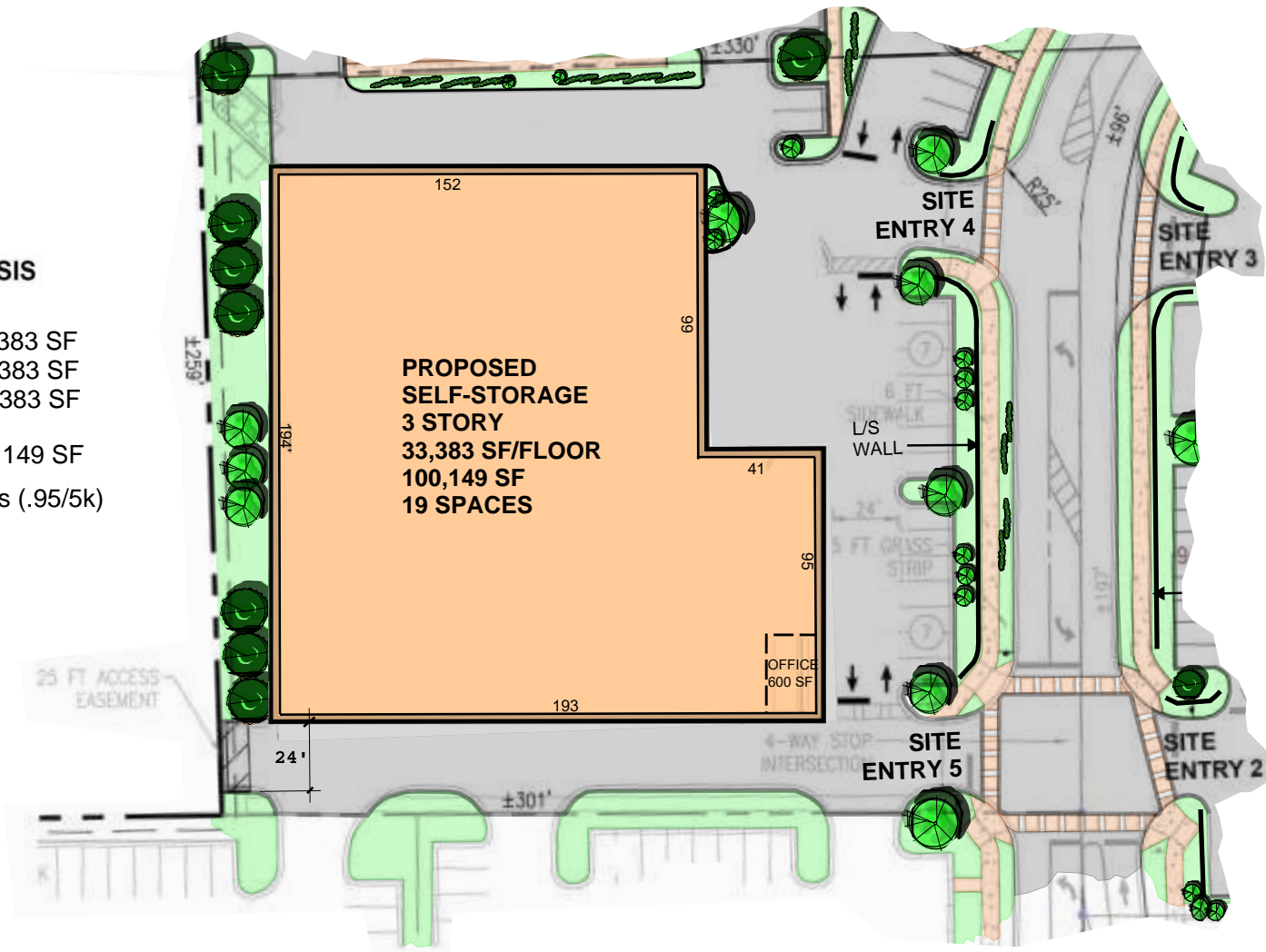
## PARKING ANALYSIS

Storage.....

**Building:** 1st Floor 33,383 SF  
2nd Floor 33,383 SF  
3rd Floor 33,383 SF

**TOTAL BUILDING:** 100,149 SF

**Parking Provided:** 19 cars (.95/5k)



**STORAGE SITE PLAN**





**STATE OF GEORGIA**

**CITY OF SNELLVILLE**

**ORDINANCE NO. 2022-21**

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SNELLVILLE, GEORGIA, AS AMENDED, FOR A 1.82± ACRE TRACT OF LAND LOCATED IN LAND LOT 56 OF THE 5<sup>TH</sup> LAND DISTRICT, GWINNETT COUNTY, GEORGIA, 1915 PHARRS ROAD, SNELLVILLE, GEORGIA; TO GRANT A SPECIAL USE PERMIT; 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:** #SUP 22-06

**APPLICANT/PROPERTY OWNER:** Park Place Snellville, LLC  
Lawrenceville, Georgia 30043

**LOCATION:** 1915 Pharrs Road, Snellville, Georgia  
(the “Property”)

**TAX PARCEL:** R5056 362

**DEVELOPMENT/PROJECT:** 3-Story 100,149 Sq. Ft. Climate Controlled  
Self-Storage Facility

**CONTACT:** Jack Wilson, Esq.  
Robert Jack Wilson, P.C.  
770-962-9780 or [jwilson@rjwpclaw.com](mailto:jwilson@rjwpclaw.com)

**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 1.82± acre tract of land located at 1915 Pharrs Road, Snellville, Georgia (Tax Parcel R5056 362) and grant the requested special use permit for an Indoor Multi-Story Self-Storage Facility; 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.** For reasons stated in the public hearing and recommendations of the Planning Department and Planning Commission, a special use permit is hereby granted for the development and use of a indoor multi-story self-storage facility on the 1.82± acre tract of land located at 1915 Pharrs Road, Snellville, Georgia (Tax Parcel R5056 362), described and shown on the final plat entitled “Park Place Snellville, LLC”, dated 5-11-2017 (stamped received 9-13-2022) in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference, subject to the following enumerated conditions:

**CONDITIONS:**

1. All variances and conditions applicable to the subject property and previously approved on 7-10-2017 by the Mayor and Council for case #RZ 17-06 LUP 17-04 are hereby repealed.
2. The property shall be developed in general accordance with the rezoning site plan entitled “Proposed Storage Climate Controlled, Snellville, Georgia”, dated 9-12-2022 (stamped received 10-26-2022) 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 conceptual rezoning site plan, as determined by the Director of Planning and Development will require Mayor and Council approval, after receiving recommendations by the Planning Department and Planning Commission.
3. Uses involving adult entertainment, including the sale or display of adult magazines, books, videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited.
4. Signs higher than 15 feet or larger than 225 square feet are prohibited.

**Section 2.** The special use permit shall expire after twelve (12) months from date of approval unless a certificate of occupancy or occupational tax license has been approved for the special use. The Director of Planning and Development may extend authorization for an additional period of six (6) months for reasons such as health, financial, or administrative problems incurred by the applicant during the permit period. The director must make a finding that the delay is justified by circumstances beyond the applicant's control, and that the six-month extension can reasonably be expected to remedy the circumstances.

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

**Section 4.** The changes in zoning classification is 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 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.** All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

**Section 7.** This Ordinance was adopted on \_\_\_\_\_, 2022. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

**ORDAINED** this \_\_\_\_ day of \_\_\_\_\_, 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

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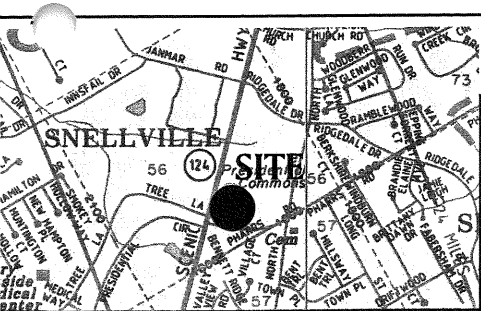
Tod Warner, Council Member

EXHIBIT “A”

13/014/2014219V SURVEY/2014219V SCHEME PLAN/ST/RODOPHER MANLEY, 19-Apr-17 3:48:23 PM

Plat  
Recorded 5/12/2017 8:50 AM  
RICHARD T ALEXANDER JR  
Clerk of Superior Court  
Gwinnett County, GA  
Book 139 Page 150  
Participant IDs: 2854823208

RESERVED FOR CLERK OF COURT



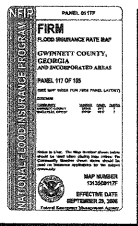
VICINITY MAP

SCALE: NTS

SITE

FIRM PANEL MAP

SCALE: NTS



ABBREVIATION LEGEND

AC	ACRES
ASPH	ASPHALT
BSL	BUILDING SETBACK LINE
CONC	CONCRETE
CIP	CRIMP TOP PIPE
DB	DEED BOOK
EST	ESTABLISHES
LLC	LAND LOT CORNER
LLL	LAND LOT LINE
LSS	LANDSCAPE STRIP
N/A	NOT AVAILABLE OR ACCESSIBLE
N/F	NOW OR FORMERLY
OTF	OPEN TOP PIPE
PB	PLAT BOOK
PG	PAGE
PID	PARCEL IDENTIFICATION NUMBER
PK	PK NAIL
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
REAR	REAR W/ CAP
REAR	REAR
R/W	RIGHT OF WAY
R/W	RIGHT OF WAY MONUMENT
SPGC	STATE PLANE GRID COORDINATE
SSMH	SANITARY SEWER MANHOLE

LINE LEGEND

—	CENTERLINE-ROAD
—	CENTERLINE-STREAM
- - -	FENCE
- - -	PROPERTY LINE-ADJACENT
- - -	PROPERTY LINE-EXTERIOR
- - -	PROPERTY LINE-INTERIOR
- - -	RIGHT-OF-WAY
- - -	STORM SEWER
- - -	UTILITY-CABLE
- - -	UTILITY-FIBER OPTIC
- - -	UTILITY-GAS
- - -	UTILITY-POWER OVERHEAD
- - -	UTILITY-POWER UNDERGROUND
- - -	UTILITY-SANITARY SEWER
- - -	UTILITY-TELEPHONE
- - -	UTILITY-WATER

SYMBOL LEGEND

(100')	RECORD DIMENSION
□	BOX (P-POWER, C-CABLE)
△	COMPUTED POINT (NOT MONUMENTED)
⊗	FIRE HYDRANT
—	GUY WIRE
⊗	LIGHT POLE
⊗	MANHOLE (P-POWER, S-SANITARY SEWER)
⊗	METER (P-POWER, W-WATER, G-GAS)
□	MONUMENT FOUND
■	MONUMENT SET
○	POWER POLE
○	PROPERTY CORNER FOUND
○	PROPERTY CORNER SET (NO. 4 RBC)
⊕	STREET SIGN
⊕	TEST HOLE
⊕	TRAFFIC CONTROL BOX
⊕	TRAFFIC SIGNAL POLE
⊕	TRAFFIC WIRE PULLBOX
⊕	TRAFFIC SIGNAL POLE
⊕	VALVE (G-GAS, W-WATER)

GEORGIA HIGHWAY 124  
4.4 AC SCENIC HIGHWAY  
SURFACE WIDTH VARIES VARIABLE R/W

OWNER/DEVELOPER:  
PARK PLACE SNELLVILLE, LLC  
1505 LAKES PARKWAY SUITE 190  
LAWRENCEVILLE, GA 30043

CONTACT PERSON:  
MARK NOERNBERG  
PHONE: 678.584.9373

Curve	Length	Radius	Chord Bearing	Chord Length
C1	311.01	22795.31'	N15° 09' 10"E	311.01'
C2	170.04	22795.31'	N15° 45' 26"E	170.04'
C3	211.80	22795.31'	N16° 14' 13"E	211.80'
C4	20.67	22795.31'	N16° 31' 45"E	20.67'
C5	184.57	23041.32'	N16° 19' 33"E	184.57'
C6	268.82	23041.32'	N15° 45' 43"E	268.82'
C7	59.96	790.00'	S54° 25' 11"W	59.94'
C8	25.82	125.00'	S36° 04' 37"E	25.78'
C9	70.28	125.00'	S58° 06' 01"E	69.36'

LINE	BEARING	DISTANCE
L1	S60° 20' 13"W	23.87'
L2	S25° 41' 43"E	6.92'
L3	S60° 19' 43"W	26.47'
L4	S29° 41' 42"E	1.10'
L5	N67° 08' 08"W	22.19'
L6	N25° 44' 30"W	32.51'
L7	N15° 47' 39"E	21.09'
L8	N67° 08' 08"W	50.52'
L9	N75° 27' 57"W	50.87'

PHARRS ROAD  
(24' ASPHALT VARIABLE R/W)

MUNICIPAL/JURISDICTIONAL CERTIFICATIONS

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING.

THE DIRECTOR OF THE DEPARTMENT OF PLANNING & DEVELOPMENT CERTIFIES THAT THIS PLAT COMPLIES WITH THE ZONING RESOLUTION AND THE DEVELOPMENT REGULATIONS, AND THAT IT HAS BEEN APPROVED BY ALL OTHER OPERATIONAL COUNTY DEPARTMENTS, AS APPROPRIATE. THIS PLAT IS APPROVED SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND GWINNETT COUNTY.

DATED THIS 5 DAY OF 2 2017  
DIRECTOR-DEPARTMENT OF PLANNING & DEVELOPMENT

OWNERS ACKNOWLEDGEMENT AND DECLARATION

STATE OF GEORGIA, COUNTY OF GWINNETT

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS ACKNOWLEDGEMENT AND DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

SIGNATURE OF SUBDIVIDER DATE SIGNED

PRINTED OR TYPED NAME OF SUBDIVIDER

Park Place Snellville, LLC

SIGNATURE OF OWNER

Richard D. Swager, Managing Member

PRINTED OR TYPED NAME OF SUBDIVIDER

SURVEYORS NOTES

- DATUM  
STATE PLANE GRID (GEORGIA WEST ZONE) AS DEFINED BY NAD83 (HARN) IS ESTABLISHED BY GPS OBSERVATIONS (EGPS NETWORK)  
VERTICAL NAVD 88 ESTABLISHED BY GPS OBSERVATIONS (EGPS NETWORK)  
U.S. SURVEY FEET
- CLOSURE STATEMENT  
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 97,820 FEET AND AN ANGULAR ERROR OF 01 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMBASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND THE PARCELS HAVE AN ACCURACY OF 1 FOOT IN:  
• OUTLOT-1: 81,525  
• OUTLOT-2: 75,470  
• OUTLOT-3: 72,174  
• OUTLOT-4: 59,991  
• OUTLOT-5: 102,996  
• OUTLOT-6: 105,707  
• OUTLOT-7: 295,105  
• OUTLOT-8: 130,232  
• OUTLOT-9: 130,232
- EQUIPMENT STATEMENT  
LINEAR AND ANGULAR MEASUREMENTS OBTAINED USING TRIMBLE S6 ROBOTIC TOTAL STATION AND A TRIMBLE R8 GPS RECEIVER.
- FLOOD ZONE  
BASED ON GRAPHICAL INTERPRETATION THIS PROPERTY IS SITUATED IN UNSHADED "ZONE X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS DEPICTED ON THE NFIP FLOOD INSURANCE RATE MAP NO. 13135C-0117E, HAVING AN EFFECTIVE DATE OF 29 SEPTEMBER 2006. USER OF THIS INFORMATION IS CAUTIONED THAT A MORE PRECISE FLOOD DELINEATION MAY BE NECESSARY. REFERENCE INFORMATION NOT SHOWN  
A. GEORGIA DOT PLANS, PROJECT F-4708-1(14), P.1. NO. 120585, SHEETS 3-5, DATED 04 FEBRUARY 1988, SHEET 3 LAST REVISED 11 MAY 1992, SHEETS 4-5 LAST REVISED 19 OCTOBER 1990.  
B. PB 134 PG 186  
C. PB 135 PG 244
- CERTIFICATION  
THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE FOR THE CLIENT NAMED HEREON AND REPRESENTS A SPECIFIC SCOPE OF SERVICES. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
- COUNTY NOTES  
• GWINNETT COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT. GWINNETT COUNTY DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE COUNTY RIGHT-OF-WAY.  
• STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.  
• STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION, EXCEPT AS ALLOWED BY VARIANCE.  
• THE OWNER/DEVELOPER IS RESPONSIBLE FOR INSTALLING SIDEWALKS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.  
• PER ARTICLE 8, SECTION 8.2.6.b OF THE DEVELOPMENT REGULATIONS, IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN ANY DETENTION FACILITY AND STORM SEWER CONSTRUCTED ON THEIR PROPERTY AND TO ENSURE THE FACILITY IS FREE OF OBSTRUCTION, SILT, OR DEBRIS.  
• WATER AND SANITARY SEWER SERVICE PROVIDED BY GWINNETT COUNTY.
- SITE NOTES  
• PROPERTY IS ZONED BG  
• TOTAL AREA: 12.93 ACRES  
• TOTAL NUMBER OF LOTS: 8  
• SETBACKS, BUFFERS, AND LANDSCAPE STRIPS ARE AS SHOWN  
• SITE IS UNDER CONSTRUCTION  
• DECLARATION OF PROTECTIVE COVENANTS RECORDED IN DB 54167, PGS 401-432.

SURVEYORS CERTIFICATIONS

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KRISTOPHER P. MANLEY - REG. NO. GA PLS 3301 - EXPIR. 12.31.18

11 MAY 2017 DATE



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TRANSPORTATION  
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VOICE 770.650.7685  
FAX 770.650.7684  
www.paulsonmitchell.com

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INCORPORATED  
RECEIVED

SEP 13 2022

CITY OF SNELLVILLE  
PLANNING & DEVELOPMENT

PARK PLACE  
SNELLVILLE, LLC

LAND LOT 56--5TH DISTRICT  
CITY OF SNELLVILLE--GWINNETT COUNTY, GEORGIA

NOT VALID WITHOUT SEAL AND SIGNATURE FOR THE FIRM  
PAULSON MITCHELL, INC. LSI 000797

RECEIVED

APR 25 2017

CITY OF SNELLVILLE

PLANNING & DEVELOPMENT

REVISIONS

- |             |   |
|-------------|---|
| 01/02.09.17 | COMBINED LOTS 5-6, RECONFIGURED LOTS 1-2, & UPDATED NOTES |
| 02/04.19.17 | RECONFIGURED LOTS 1-2                                     |

PROJECT NUMBER: 2014219

DATE: 20 APRIL 2016

FIELD DATE: 15 MARCH 2016

DRAWN BY: K.MANLEY

CHECKED BY: D.RAINES

FILE NAME: 2014219V.DWG

SHEET

1 OF 2

EXHIBIT “B”



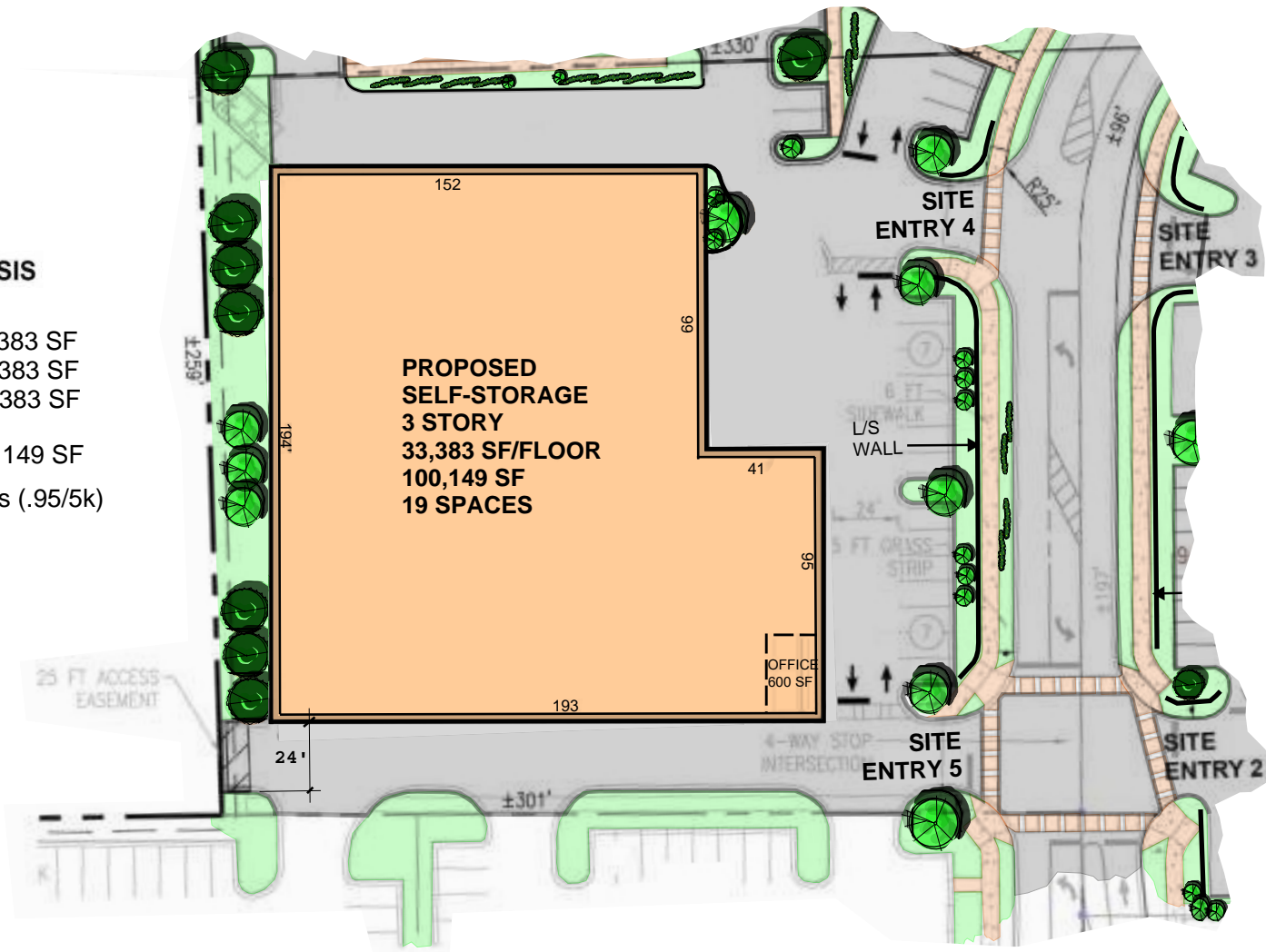
## PARKING ANALYSIS

Storage.....

**Building:** 1st Floor 33,383 SF  
2nd Floor 33,383 SF  
3rd Floor 33,383 SF

**TOTAL BUILDING:** 100,149 SF

**Parking Provided:** 19 cars (.95/5k)



STORAGE SITE PLAN



---

## **Agenda Item Summary**

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**TO:** The Mayor and Council

**FROM:** Jason Thompson, Director  
Department of Planning and Development

**DATE:** November 28, 2022

**RE:** #SUP 22-07 – Bubble Tea & Restaurant Drive-Thru  
0.77± Acres at 2484 E. Main Street, Snellville

**STATUS:** 1<sup>st</sup> Reading

---

Application requesting a Special Use Permit approval for a drive-thru lane and window for a proposed Banh Mi Bubble Tea & Restaurant on a 0.77± acre parcel (former Krystal restaurant location), zoned BG (General Business) District and located in the Towne Center Overlay District, 2484 E. Main Street, Snellville.

**Financial Impact:** Building Permit Fees and Occupational Tax License Fees

**Planning Department Recommendation:** Approval with Conditions

**Planning Commission Meeting Date and Recommendation:** November 15, 2022 (Approval with Conditions)

**Mayor and Council Meetings:** November 28, 2022 (1<sup>st</sup> Reading)  
December 12, 2022 (2<sup>nd</sup> Reading and Public Hearing)

**Action Requested:** Consideration and Waive the 1<sup>st</sup> Reading

**Draft Ordinance:** Attached

**Case Documents (website link):**

- [Letter of Intent \(10-11-2022\)](#)
- [#SUP 22-07 Special Use Permit Application \(10-11-2022\)](#)
- [1-10-2013 Property Survey \(10-11-2022\)](#)
- [10-10-2022 Site Plan \(10-11-2022\)](#)

0.77± Acre Property at 2484 E. Main Street, Snellville, Georgia

Case #SUP 22-07

November 28, 2022

Page... 2

- 11-15-2022 Planning Department Case Summary & Analysis (10-21-2022)
- *Unofficial* November 15, 2022 Planning Commission Specially Called Meeting Minutes (11-18-2022)
- November 15 2022 Planning Commission Case Report (11-16-2022)
- 11-28-2022 Planning Department Case Summary & Analysis with Planning Commission Report (11-16-2022)

**STATE OF GEORGIA**

**CITY OF SNELLVILLE**

**ORDINANCE NO. 2022-22**

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SNELLVILLE, GEORGIA, AS AMENDED, FOR A 0.77± ACRE TRACT OF LAND LOCATED IN LAND LOT 26 OF THE 5<sup>TH</sup> LAND DISTRICT, GWINNETT COUNTY, GEORGIA, 2484 E. MAIN STREET, SNELLVILLE, GEORGIA; TO GRANT A SPECIAL USE PERMIT; 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:** #SUP 22-07

**APPLICANT/PROPERTY OWNER:** Brian Vu, Member  
ABN Investment Group, LLC  
Snellville, Georgia 30078

**LOCATION:** 2484 E. Main Street, Snellville, Georgia  
(the “Property”)

**TAX PARCEL:** R5026 240

**DEVELOPMENT/PROJECT:** Banh Mi Bubble Tea & Restaurant with  
Drive-Thru

**CONTACT:** Maya Radovic  
Radovic Permits, LLC  
404-717-4795 or [radovicpermits@gmail.com](mailto:radovicpermits@gmail.com)

**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 0.77± acre tract of land located at 2484 E. Main Street, Snellville, Georgia (Tax Parcel R5026 240) and grant the requested special use permit for a drive-thru lane and window; 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.** For reasons stated in the public hearing and recommendations of the Planning Department and Planning Commission, a special use permit is hereby granted for the use of a drive-thru lane and window for a Banh Mi Bubble Tea & Restaurant on the 0.77± acre tract of land located at 2484 E. Main Street, Snellville, Georgia (Tax Parcel R5026 240), described and shown on the ALTA survey entitled “Krystal, 2484 Highway 78, Gwinnett County, Snellville, Georgia”, sealed and dated 1-10-2013 (stamped received 10-11-2022) in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference, subject to the following enumerated conditions:

**CONDITIONS:**

1. The existing nonconforming pylon sign located between the entry and exit drives on U.S. Highway 78, shall be removed before issuance of any Certificate of Occupancy or Occupational Tax Certificate (Business License). New signage shall comply with the requirements of Sec. 207-6 (Signs) of Chapter 200 of the Snellville Unified development Ordinance.
2. New signs higher than 15 feet or larger than 225 sq. ft. in area are prohibited.
3. All exterior building and parking lot lighting, whether existing or new, shall comply with Sec. 207-5 (Lighting) of Chapter 200 of the Unified Development Ordinance.
4. All new and existing roof top mechanical units (RTU, exhaust fan, etc.) shall be screened from public view.
5. Uses involving adult entertainment, including the sale or display of adult magazines, books, videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited.

6. All exterior and/or interior remodel/renovation work shall require an approved building permit.

**Section 2.** The special use permit shall expire after twelve (12) months from date of approval unless a certificate of occupancy or occupational tax license has been approved for the special use. The Director of Planning and Development may extend authorization for an additional period of six (6) months for reasons such as health, financial, or administrative problems incurred by the applicant during the permit period. The director must make a finding that the delay is justified by circumstances beyond the applicant's control, and that the six-month extension can reasonably be expected to remedy the circumstances.

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

**Section 4.** The changes in zoning classification is 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 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.** All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

**Section 7.** This Ordinance was adopted on \_\_\_\_\_, 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 \_\_\_\_\_, 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

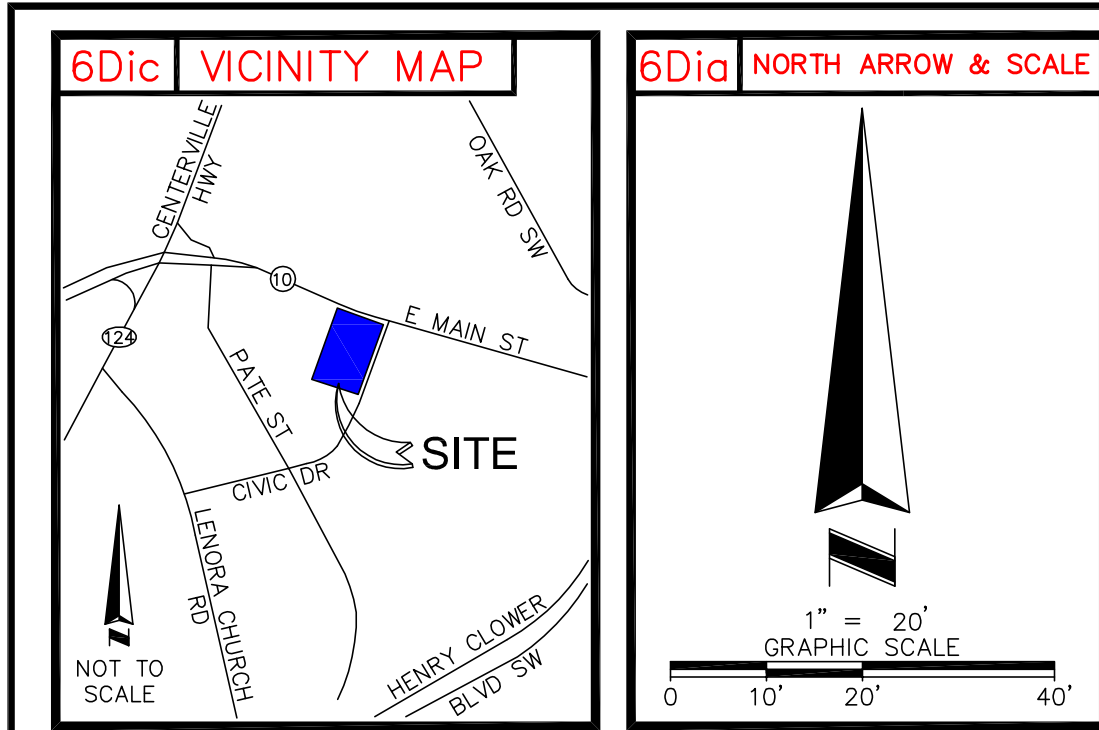
\_\_\_\_\_  
W. Charles Ross, City Attorney  
Powell & Edwards, P.C.

\_\_\_\_\_  
Gretchen Schulz, Council Member

\_\_\_\_\_  
Tod Warner, Council Member

EXHIBIT “A”





5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS

CONCRETE SIDEWALK ENCROACHES ONTO PROPERTY BY NO MORE THAN 2.6'

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 130102 0129 F (MAP NO. 13135C0129F), WHICH BEARS AN EFFECTIVE DATE OF 09/29/2006, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6DiB LEGEND & ABBREVIATIONS

SQ.FT.	SQUARE FEET	LSA	LANDSCAPE AREA
CONC.	CONCRETE SURFACE (CONC.)	SM	SANITARY MANHOLE
NO PARKING AREA		GM	GREASE MANHOLE
HANDICAP PARKING SPACE		UP	UTILITY POLE
PS	PARKING SPACE(S)	GA	GUY ANCHOR
WM	WATER METER	LP	LIGHT POLE
CO	CLEAN OUT	SG	SIGN
L	ARC LENGTH	BOL	BOLLARD
R	RADIUS	DGR	DRAIN GRATE
CB	CHORD BEARING		
C	CHORD LENGTH		
OH	OVERHANG		
BW	BRICK WALL		
OHU	OVERHEAD UTILITY LINE		
POB	POINT OF BEGINNING		
(C)	CALCULATED DATA		
(D)	DEED DATA		

22 ZONING INFORMATION

ITEM	REQUIRED	OBSERVED	PRELIMINARY ZONING INFORMATION SHOWN HEREON WAS PROVIDED BY INSURED. INFORMATION WAS NOT OBTAINED BY ASM, INC. CONTACT: MASSEY CONSULTING GROUP SITE # 15840 DATE OF REPORT: 08/23/12 PHONE/FAX (866) 786-7153 (866) 786-7154
PERMITTED USE	BG	COMMERCIAL	
MINIMUM LOT AREA (SQ.FT.)	NONE	37,746	
MINIMUM FRONTAGE	NONE	150.0'	
MINIMUM LOT WIDTH	NONE	150.0'	
MAX BUILDING COVERAGE	90%	5%	
MAX BUILDING HEIGHT	80'	12.4'	
MINIMUM SETBACKS			
FRONT	25'	47.8'	
SIDE/SIDE ON STREET	10'/35'	46.6'	
REAR	15'	103.5'	
PARKING REQUIREMENTS	1 SPACE/3 SEATS, PLUS 1/FULLTIME EMPLOYEE		
NOTES: ZONED BG, GENERAL BUSINESS DISTRICT			

6B RECORDED SETBACKS/RESTRICTIONS

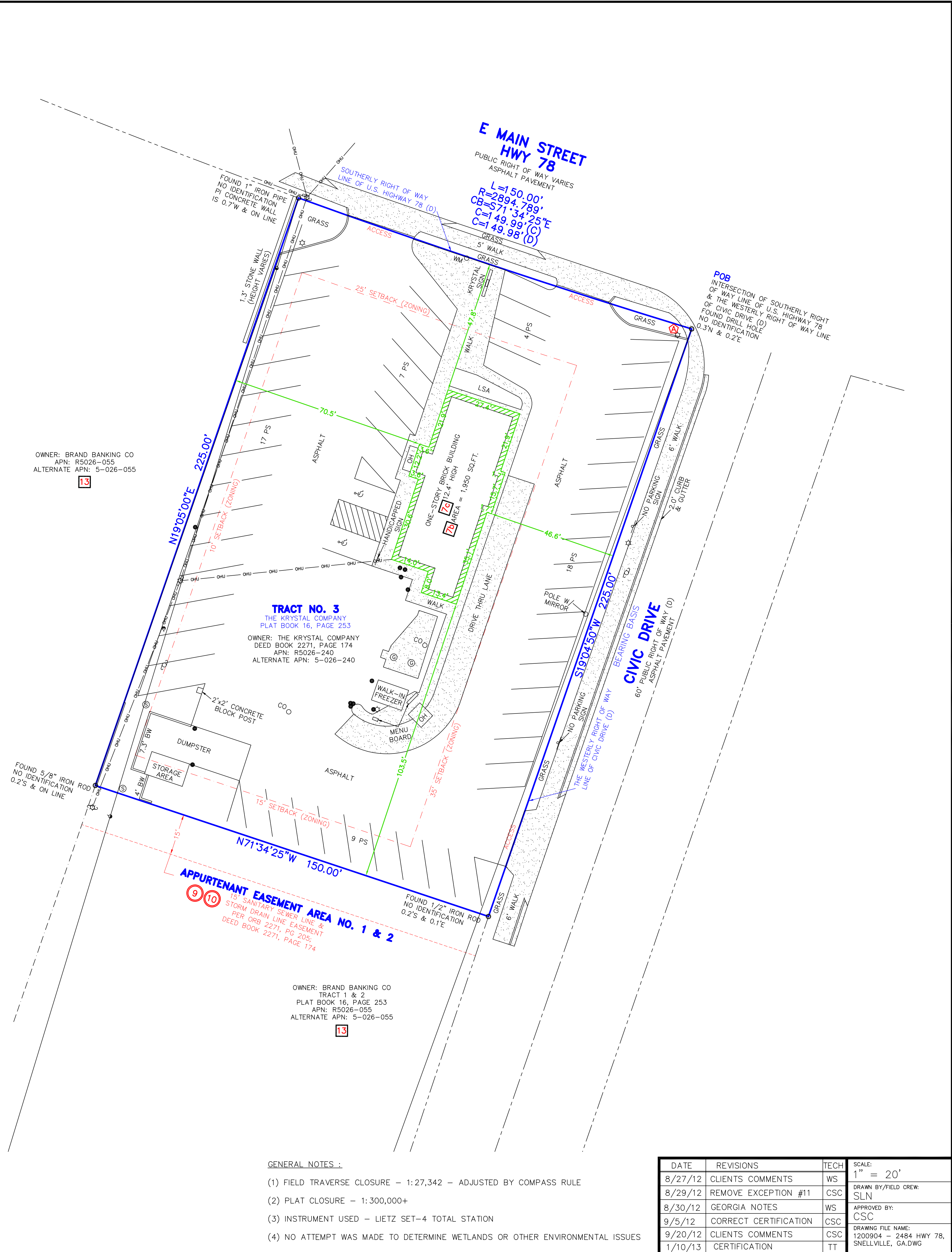
NONE PROVIDED TO THIS SURVEYOR

- 5Ei SCHEDULE "B" ITEMS
- 9 TERMS AND CONDITIONS OF EASEMENT CONTAINED IN THAT CERTAIN WARRANTY DEED FROM TERRA 22 LTD., TO THE KRystal COMPANY, A TENNESSEE CORPORATION, DATED OCTOBER 21, 1981, FILED OCTOBER 21, 1981 AND RECORDED IN DEED BOOK 2271, PAGE 174, GWINNETT COUNTY, GEORGIA RECORDS. (ADJACENT TO SUBJECT PROPERTY, AS SHOWN)
- 10 TERMS AND CONDITIONS OF THAT EASEMENT BETWEEN TERRA 22 LTD. AND THE BRAND BANKING COMPANY, DATED OCTOBER 21, 1981, FILED ON OCTOBER 21, 1981 AND RECORDED AT DEED BOOK 2271, PAGE 205, GWINNETT COUNTY, GEORGIA RECORDS. (ADJACENT TO SUBJECT PROPERTY, AS SHOWN)
- 11 DRIVES CROSSING SUBJECT PROPERTY AND SUBJECT PROPERTY BOUNDARIES POSSIBLY GIVING RISE TO RIGHTS, OR CLAIMS OF RIGHTS, OR OTHERS AS DISCLOSED BY THAT CERTAIN PLAT OF SURVEY ENTITLED "SURVEY FOR DOUGLAS L. WILKINSON", PREPARED BY HANNON, MEES & BAGWELL, SURVEYORS & ENGINEERS, INC., DATED JULY 22, 1977, RECORDED AT PLAT BOOK 6, PAGE 157 B, GWINNETT COUNTY, GEORGIA RECORDS. (DOES NOT AFFECT)



ALTA/ACSM LAND TITLE SURVEY IDENTIFICATION TABLE

2 "TABLE A" PROPERTY ADDRESS	6Bvii CONTIGUITY STATEMENT	7b "TABLE A" BUILDING AREA
3 "TABLE A" FLOOD INFORMATION	6Bx TITLE INFORMATION	7c "TABLE A" BUILDING HEIGHT
4 "TABLE A" LAND AREA	6Bi TITLE DESCRIPTION	8 SURVEYOR'S NOTES
5Biii ACCESS TO PROPERTY	6Biv BEARING BASIS	9 "TABLE A" PARKING SPACES
5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENT	6Dia NORTH ARROW & SCALE	13 "TABLE A" ADJOINING OWNERS
5Ei SCHEDULE "B" ITEMS	6DiB LEGEND & ABBREVIATIONS	14 "TABLE A" INTERSECTING STREET
5F CEMETERY NOTE	6Dic VICINITY MAP	16 "TABLE A" EARTH MOVING NOTE
6B RECORDED SETBACKS/RESTRICTIONS PROVIDED BY INSURED	6Dvi TYPE OF SURVEY	18 "TABLE A" DUMP, SUMP OR LANDFILL NOTE
	7 SURVEYOR'S CERTIFICATE	22 "TABLE A" ZONING INFORMATION



6Bx TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM:  
CHICAGO TITLE INSURANCE COMPANY NBU# 14120419 (15-23), HAVING AN EFFECTIVE DATE OF JULY 26, 2012.

6Bi TITLE DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 26 OF THE 5TH DISTRICT, CITY OF SNELLVILLE, GWINNETT COUNTY, GEORGIA, CONTAINING 0.7725 ACRES AS SHOWN ON TOPOGRAPHIC SURVEY FOR THE KRystal COMPANY BY HANNON, MEES & BAGWELL, SURVEYORS & ENGINEERS, INC., DATED AUGUST 20, 1981 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 78 AND THE WESTERLY RIGHT-OF-WAY LINE OF CIVIC DRIVE (BEING A 60-FOOT RIGHT-OF-WAY) AND RUNNING THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF CIVIC DRIVE SOUTH 19 DEGREES 04 MINUTES 50 SECONDS WEST A DISTANCE OF 225.00 FEET TO A POINT; THENCE NORTH 71 DEGREES 34 MINUTES 25 SECONDS EAST A DISTANCE OF 150.00 FEET TO A POINT; THENCE NORTH 19 DEGREES 05 MINUTES 00 SECONDS WEST A DISTANCE OF 225.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 78; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 78 AND FOLLOWING A CURVE TO THE LEFT, HAVING A RADIUS OF 2894.789 FEET AND A CHORD OF SOUTH 71 DEGREES 34 MINUTES 25 SECONDS EAST 149.98 FEET, AN ARC DISTANCE OF 150.00 FEET TO A POINT, BEING THE PLACE OR POINT OF BEGINNING.

APPURTENANT EASEMENT AREA NO. 1:

TOGETHER WITH ALL RIGHT, TITLE AND INTEREST IN REAL ESTATE CREATED BY VIRTUE OF EASEMENT CONTAINED IN THAT CERTAIN WARRANTY DEED FROM TERRA 22 LTD., TO THE KRystal COMPANY, A TENNESSEE CORPORATION, DATED OCTOBER 21, 1981, FILED OCTOBER 21, 1981 AND RECORDED IN DEED BOOK 2271, PAGE 174, GWINNETT COUNTY, GEORGIA RECORDS.

APPURTENANT EASEMENT AREA NO. 2:

TOGETHER WITH ALL RIGHT, TITLE AND INTEREST IN REAL ESTATE CREATED BY VIRTUE OF EASEMENT CONTAINED IN THAT CERTAIN WARRANTY DEED FROM TERRA 22 LTD., TO THE KRystal COMPANY, A TENNESSEE CORPORATION, DATED OCTOBER 21, 1981, FILED OCTOBER 21, 1981 AND RECORDED IN DEED BOOK 2271, PAGE 205, GWINNETT COUNTY, GEORGIA RECORDS.

8 SURVEYOR'S NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.  
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.  
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2011 ALTA/ACSM SURVEY REQUIREMENTS.

4 LAND AREA

34,746± SQUARE FEET 0.775± ACRES

6Biv BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON WESTERLY RIGHT OF WAY LINE OF CIVIC ROAD BEING S19°04'50"W PER PLAT BOOK 16, PAGE 253.

5F CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

REGULAR=55 HANDICAP=2

5Biii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO E MAIN STREET (U.S. HIGHWAY 78 AND CIVIC DRIVE, DEDICATED PUBLIC STREETS OR HIGHWAYS.

16 EARTH MOVING NOTE

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

18 DUMP, SUMP OR LANDFILL NOTE

THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

6Bvii CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE

TO: AR CAPITAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ARC KLSNVGA001, LLC, A DELAWARE LIMITED LIABILITY COMPANY, CHICAGO TITLE INSURANCE COMPANY, WELLS FARGO BANK, N.A., ITS SUCCESSORS AND ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(b), 11(c), 12, 13, 14, 16, 18, 21 AND 22 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 08/16/2012. DATE OF PLAT OR MAP: 18/18/2012.

Carl S. Courson 1/10/13

REGISTERED SURVEYOR: CARL S. COURSON DATE  
PROFESSIONAL LAND SURVEYOR NO.: 2272  
STATE OF GEORGIA  
PROJECT NO.: 1200904  
SURVEY PREPARED BY:  
AMERICAN SURVEYING AND MAPPING, INC.  
3191 MACURE BLVD., SUITE 200  
ORLANDO, FL 32803  
PHONE: (407) 426-7979  
FAX: (407) 426-9741

AMERICAN SURVEYING & MAPPING INC.  
3191 MACURE BLVD., SUITE 200  
ORLANDO, FL 32803  
PHONE (407) 426-7979  
WWW.ASMCORPORATELCO.COM



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## Agenda Item Summary

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**Date:** November 22, 2022

**Prepared by:** Matthew Pepper

**Agenda item:** Consideration and Action on the civil, infrastructure, and interior build-out work for the new maintenance building at Briscoe Park.

**Background:** During the summer, the Mayor and Council approved the proposal from Champion Buildings, Inc. for the new maintenance building. The proposal also includes freight and erecting the building. The total price was \$254,500.

We bid the site grading, interior finishes, and asphalt and concrete work separately. We will complete the project in three (3) phases:

**Phase One** – The civil and infrastructure work will be performed, including all underground utilities, paving and grading, building concrete pad, and all required plumbing stub outs.

**Phase Two** – The pre-engineered metal building will be erected by the manufacturer (already approved).

**Phase Three** – The interior build-out will be performed, including all interior partitions, windows, interior and exterior doors, MEP work, millwork, and the storage mezzanine.

**Financial Impact:** \$1,569,918 – we will pay this amount from the 2017 SPLOST funds for the Phase One and Phase Three work.

**Recommendation:** Approval and award of the contract to Diversified Construction of Georgia in the above amount.

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

**Attachments:** Bid Tabulation; Mezzanine Build-out Total

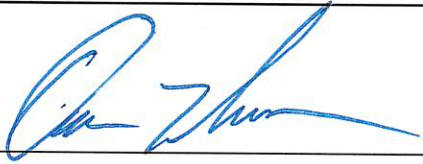
# Briscoe Park Maintenance Building Bid Tabulation

Monday, August 22, 2022

Snellville City Hall

	Contractor	5% Bid Bond	Bid Amount
1	Everlast Construction Group	Yes	Phase 1: \$849,306 Total: 1,640,380 Phase 3: \$791,074
2	Diversified Construction of Georgia	Yes	Phase 2: \$735,742 Total: 1,487,621 Phase 3: \$751,879
3	Smith Built Construction Group	Yes	Phase 1: \$1,189,547 Total: 1,857,000 Phase 3: \$667,453
4			
5			

Opened By: \_\_\_\_\_



Witnessed By: \_\_\_\_\_



# DIVERSIFIED CONSTRUCTION OF GEORGIA

11/18/2022

ADD MEZZANINE					
Supervision	Months	0.5	8500	4250	
W/C		0.5	510	255	
Travel/Fuel	Months	0.5	1250	625	
Daily Clean	Ea	0.5	20	10	
Porta John	EA	0.5	210	105	
Phone/Int	Months	0.5	110	55	
Disposal	Ea	0.5	425	213	
Welded Deck	SF	800	10	8000	
Increase Footing Size	SF	120	45	5400	
6" 16 Ga Cold Rolled Framing	LS	1	50700	50700	
Engineered Shop Drawings	LS	1	5250	5250	
Deduct Material 6" Metal Framing 24Gauge	Ea	1	-5045	-5045	
<b>SUBTOTAL</b>					<b>69818</b>
OH & FEE					10473
<b>SUBTOTAL</b>					<b>80290</b>
BOND					2007
<b>TOTAL</b>					<b>82297</b>