



AGENDA

WORK SESSION
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, AUGUST 25, 2025

Publication Date: August 21, 2025

TIME: 6:30 p.m.
DATE: August 25, 2025
PLACE: City Hall Conference Room 145

I. CALL TO ORDER

II. REVIEW REGULAR BUSINESS MEETING AND PUBLIC HEARING AGENDA ITEMS

III. REVIEW CORRESPONDENCE

IV. CITY ATTORNEY'S REPORT

V. DISCUSSION ITEMS

- a) Discussion about Roof Repairs for City Hall [Bender]
- b) Discussion about EV Chargers for New Residential and Commercial Projects [Warner]
- c) Discussion about Updates on Snellville Youth Commission Change Proposals [Lenski]
- d) Discussion about Unified Development Ordinance Updates [Warner]
- e) Discussion about the Closure of Harbour Oaks Drive [Warner]
- f) Discussion about the Town Green Lawn [Lenski]
- g) Update of Ongoing Projects [Bender]

VI. EXECUTIVE SESSION

An Executive Session may be called:

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

VII. ADJOURNMENT



AGENDA

PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, AUGUST 25, 2025

Publication Date: August 21, 2025

TIME: 7:30 p.m.

DATE: August 25, 2025

PLACE: Council Chambers

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE TO THE FLAG

IV. CEREMONIAL MATTERS

PRO 2025-14 – 50th Anniversary of Scouting America Troop 506

V. MINUTES

Approve the Minutes of the August 11, 2025 Meetings

VI. INVITED GUESTS

VII. COMMITTEE / DEPARTMENT REPORTS

VIII. APPROVAL OF THE AGENDA

IX. PUBLIC HEARING

- a) 2nd Reading - RZ 25-05 – Consideration and Action on application by DeThomas Investments, LLC (applicant) and Tree Lane Development, LLC (property owner) requesting to amend the Official Zoning Map from BG (General Business) District to R-TH (Townhouse Residential) District and variances from the Snellville Unified Development Ordinance for a 108-unit single-family (attached) townhome development on a 15.0137± acre site with a gross density of 7.19 units per acre located on Tree Ln at 1719 Scenic Highway (SR 124 N), Snellville, Georgia (Tax Parcel 5056 003).

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
MONDAY, AUGUST 25, 2025
PAGE TWO

X. CONSENT AGENDA (Please see *Note)

XI. OLD BUSINESS

XII. NEW BUSINESS

- a) Consideration and Action on Approval of RES 2025-12 -- Adoption of the 2025 Millage Rate [Bender]
- b) Consideration and Action on Surplus of Miscellaneous Police Equipment [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
AUGUST 25, 2025**

August 25

Public Hearing on the 2025 Millage Rate

Monday, August 25, 2025

11:30 a.m. - Council Chambers, City Hall

August 25

Public Hearing on the 2025 Millage Rate

Monday, August 25, 2025

6:00 p.m. - Council Chambers, City Hall

August 25

Council Meeting

Monday, August 25, 2025

6:30 p.m. Work Session – Conference Room 145, City Hall

7:30 pm Meeting - Council Chambers, City Hall

August 26

Planning Commission Meeting

Tuesday, August 26, 2025

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

7:30 pm Meeting - Council Chambers, City Hall

August 31

Broadcast of August 25, 2025 Council Meeting

Sunday, August 31, 2025

Watch the broadcast on Comcast Channel 25 at 6:30 pm

September 1

Holiday – Labor Day

**All City Offices Closed with the exception of
Emergency Services**

September 5

Food Truck Friday

Friday, September 5, 2025

4:00 pm to 8:00 pm

Towne Green



CITY OF SNELLVILLE

Proclamation

PRO 2025-14

50TH ANNIVERSARY OF SCOUTING AMERICA TROOP 506

- WHEREAS,** Scouting America was founded on February 8, 1910 by William D. Boyce and chartered by Congress in 1916; and
- WHEREAS,** the mission of Scouting America is to prepare young people to make ethical and moral choices over their lifetimes by instilling in them the value of the Scout Oath and Law; and
- WHEREAS,** the success of Scouting has been a culmination of numerous hours of selfless volunteerism by many leaders and community organizations whose ideas and generosity help shape the lives of many youths; and
- WHEREAS,** Troop 506 was chartered April 1975 at Cannon United Methodist Church, as part of the Sweetwater District of the Northeast Georgia Council. Countless Scouts have participated in Troop 506 since its inception; and
- WHEREAS,** Troop 506 has guided over 113 Scouts in achieving the rank of Eagle Scout, the highest award in Scouting, and contributed over 3000 service hours to our community.

THEREFORE, I, Barbara Bender, Mayor of the City of Snellville, Georgia, Where Everybody is PROUD to be Somebody, do hereby join with City Council and the Citizens of Snellville to hereby recognize and celebrate the:

50th Anniversary of Scouting America Troop 506

The City Council expresses its gratitude for 50 years of service, leadership and dedication to the highest ideals of citizenship and extends its best wishes for continued success in the years to come.

Proclaimed this 25th day of August 2025.



ATTEST:

Barbara Bender, Mayor

Tod Warner, Mayor Pro Tem

Norman A. Carter Jr., Council Member

Kerry Hetherington, Council Member

Cristy Lenski, Council Member

Melisa Arnold, City Clerk

Gretchen Schulz, Council Member



WORK SESSION
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, AUGUST 11, 2025

Present: Mayor Barbara Bender, Mayor Pro Tem Tod Warner, Council Members Norman A. Carter Jr., Kerry Hetherington, Cristy Lenski, and Gretchen Schulz. Also present City Manager Matthew Pepper, Assistant City Manager Mercy Montgomery, City Attorney Tony Powell with Powell and Crowley, Captain Zach Spahr, Planning and Development Director Jason Thompson, Downtown Development Manager Jan Harris, Public Information Officer Brian Arrington and City Clerk Melisa Arnold.

CALL TO ORDER

Mayor Bender called the meeting to order at 6:30 p.m.

REVIEW REGULAR BUSINESS MEETING AND PUBLIC HEARING AGENDA ITEMS

Planning Director Thompson gave an overview of RZ 25-05 and answered questions of the Mayor and Council. City Manager Pepper explained that the CDBG Subrecipient agreement is on the agenda because the City is being allocated extra funds from the Federal Fiscal Year (FFY) 2024 budget for the Community Center.

REVIEW CORRESPONDENCE

None

CITY ATTORNEY'S REPORT

None

DISCUSSION ITEMS

Updates to the Snellville Youth Commission (SYC) [Lenski]

Council Member Lenski reviewed a draft resolution that included multiple proposed changes to the SYC including renaming it to Snellville Youth Council, creating new titles, and proposing a six-member adult board. Discussion followed about the changes and possibly adding a section regarding volunteers.

Update of Ongoing Projects [Bender]

City Manager Pepper gave an update on The Grove restaurants and branding as well as several other projects around the City.

EXECUTIVE SESSION

None

City of Snellville Administration Department

2342 Oak Road Snellville, GA 30078 770-985-3500 770-985-3525 Fax www.snellville.org

WORK SESSION OF MAYOR AND COUNCIL
MONDAY, AUGUST 11, 2025
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ADJOURNMENT

Council Member Hetherington made a motion to adjourn, 2nd by Council Member Carter; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 7:30 p.m.

Barbara Bender, Mayor

Melisa Arnold



PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, AUGUST 11, 2025

Present: Mayor Barbara Bender, Mayor Pro Tem Tod Warner, Council Members Norman A. Carter Jr., Kerry Hetherington, Cristy Lenski, and Gretchen Schulz. Also present City Manager Matthew Pepper, Assistant City Manager Mercy Montgomery, City Attorney Tony Powell with Powell and Crowley, Captain Zach Spahr, Public Information Officer Brian Arrington, IT Administrator Erika Fleeman and City Clerk Melisa Arnold.

CALL TO ORDER

Mayor Bender called the meeting to order at 7:36 p.m.

INVOCATION

City Attorney Powell gave the invocation.

PLEDGE TO THE FLAG

Mayor Bender led the Pledge of Allegiance.

CEREMONIAL MATTERS

None

MINUTES

Approve the Minutes of the July 28, 2025 Meetings

Mayor Pro Tem Warner made a motion to approve the minutes of the July 28, 2025 meetings, 2nd by Council Member Hetherington; voted 6 in favor and 0 opposed, motion approved.

INVITED GUESTS

None

COMMITTEE / DEPARTMENT REPORTS

None

APPROVAL OF THE AGENDA

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

PUBLIC HEARING

Provide Citizens the Opportunity to Submit Written and Oral Comments on the Proposed 2025 Millage Rate

City of Snellville Administration Department

2342 Oak Road Snellville, GA 30078 770-985-3500 770-985-3525 Fax www.snellville.org

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
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Mayor Bender explained that there is only a 1.83% increase in the property tax digest this year and the City intends to maintain its current millage rate of 4.0 mills.

Mayor Bender opened the floor to public comment and no one came forward so she closed public comment. She announced the next two public hearings will be on August 25th at 11:30 a.m. and 6 p.m.

1st Reading - RZ 25-05 - Consideration and Action on Application by DeThomas Investments, LLC (Applicant) and Tree Lane Development, LLC (Property Owner) Requesting to Amend the Official Zoning Map from BG (General Business) District to R-TH (Townhouse Residential) District and Variances from the Snellville Unified Development Ordinance for a 108-Unit Single-Family (Attached) Townhome Development on a 15.0137± Acre Site with a Gross Density Of 7.19 Units Per Acre Located on Tree Ln at 1719 Scenic Highway (SR 124 N), Snellville, Georgia (Tax Parcel 5056 003)

Council Member Schulz made a motion to waive the first reading and place on the August 25, 2025 meeting for the second reading and public hearing, 2nd by Council Member Carter; voted 6 in favor and 0 opposed, motion approved.

CONSENT AGENDA

Approval of Opioid Settlement Agreement

Council Member Hetherington made a motion to approve the Consent Agenda, 2nd by Council Member Carter; voted 6 in favor and 0 opposed, the Consent Agenda is approved.

OLD BUSINESS

None

NEW BUSINESS

Consideration and Action on Approval of Community Development Block Grant (CDBG) Subrecipient Agreement for the Federal Fiscal Year 2024 Community Center Funds [Bender]

City Manager Pepper explained that the City has been allocated remaining funds from the FFY 2024 grant.

Council Member Lenski made a motion to approve the Community Development Block Grant (CDBG) Subrecipient Agreement for the Federal Fiscal Year 2024 Community Center Funds and authorize the Mayor and City Manager to sign, 2nd by Mayor Pro Tem Warner; voted 6 in favor and 0 opposed, motion approved.

COUNCIL REPORTS

Council Members Carter, Hetherington, Lenski, Schulz and Mayor Pro Tem Warner each gave a report.

MAYOR'S REPORT

Mayor Bender gave a report.

PUBLIC COMMENTS

Pagna Donlevy, 2955 Emerson Lake Drive, Snellville.

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
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EXECUTIVE SESSION

None

ADJOURNMENT

Mayor Pro Tem Warner made a motion to adjourn, 2nd by Council Member Hetherington; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 8:10 p.m.

Barbara Bender, Mayor

Melisa Arnold, City Clerk

Agenda Item Summary



TO: The Mayor and Council

FROM: Jason Thompson, Director
Department of Planning and Development

DATE: August 25, 2025

CASE: #RZ 25-05 – 108-Unit Townhome Development at Tree Ln., Snellville

STATUS: 2nd Reading (Public Hearing)

Application by DeThomas Investments, LLC to amend the Official Zoning Map from BG (General Business) District to R-TH (Townhouse Residential) District and variances from the UDO for a 15.01± acre site located on Tree Ln, behind 12 Stone Church for a 108-unit single-family (attached) townhouse development with a gross density of 7.20 units per acre.

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

Planning Department Recommendation: Approval with Conditions

**Planning Commission Meeting
And Recommendation:** July 22, 2025 (Denial)

Mayor and Council Meetings: August 11, 2025 (1st Reading)
August 25, 2025 (2nd Reading & Public Hearing)

Action Requested: Consideration and Waive the 1st Reading

Draft Ordinance: Attached

Case Documents (website link):

- [Letter of Intent \(6-10-2025\)](#)
- [#RZ 25-05 Rezoning Application \(6-10-2025\)](#)
- [9-20-2005 Boundary Survey \(6-10-2025\)](#)
- [Sample Elevations and Floorplan \(6-10-2025\)](#)
- [Sample 6-Unit Front & Rear Elevation \(6-10-2025\)](#)
- [Sample Colored Front Elevation \(6-10-2025\)](#)
- [6-5-2025 Colored Conceptual Site Plan \(Layout A\) \(6-10-2025\)](#)

- 3-25-2025 Conceptual Site Plan (Layout A) (6-10-2025)
- 6-17-2025 Boundary Survey (6-18-2025)
- Jul 22 2025 Planning Department Case Summary & Analysis (7-16-2025)
- *Unofficial* July 22 2025 Planning Commission Regular Meeting Minutes (7-24-2025)
- Jul 22 2025 Planning Commission Case Report (7-23-2025)
- Jul 23 2025 Planning Department Case Summary & Analysis with Planning Commission Report (7-24-2025)

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE 2025-17

AN ORDINANCE TO GRANT THE APPLICATION AMEND THE OFFICIAL ZONING MAP FROM BG (GENERAL BUSINESS) DISTRICT TO R-TH (TOWNHOUSE RESIDENTIAL) DISTRICT FOR A 108-UNIT SINGLE-FAMILY (ATTACHED) TOWNHOUSE DEVELOPMENT WITH A GROSS DENSITY OF 7.20 UNITS PER ACRE ON 15.01± ACRES SITUATED ALONG TREE LANE AND ADDITIONAL RELATED VARIANCES.

CASE NUMBER:

#RZ 25-05

APPLICANT/PROPERTY OWNER:

DeThomas Investments, LLC (Applicant)

Tree Lane Development, LLC (Owner)

LOCATION:

Tree Lane behind 12 Stone Church

TAX PARCEL:

R5056 003

VARIANCES REQUESTED:

- 1.Variance from Sec. 401
3.4.B. (Vehicular Access): to eliminate the vehicular access requirement to the undeveloped 15± acre adjoining parcel to the north (Parcel 5056 004).
- 2.Variance from Sec. 401-
5.3.C. (Local Streets and Minor Arterials or Collectors): to allow a hammerhead street termination in lieu of a cul-de-sac turnaround for “deadend” Street “B”.
- 3.Variance from Sec. 202 6.6. (Dimensional Standards – Site Setback): to waive the minimum 50-feet site setback (along streets) and waive the minimum 40-feet site setback (not along streets).
- 4.Variance from Sec. 201-2.6. (Townhome Building Type): to allow front-entry townhomes for units 73-92.

5.Variance from Sec. 202-6.9.F. (R-TH Design Standards): to allow front-entry townhomes for units 73-92.

6.Variance from Sec. 201-1.6.D.1. (Driveways): to increase the 35% maximum front yard area for driveways or authorized onsite parking to 67%.

7.Variance from Sec. 401-5.11.C. (Horizontal Street Alignment): to reduce the minimum horizontal street curve radius for a local street from 81-feet to 50-feet.

DEVELOPMENT/PROJECT:

Tree Lane Townhomes

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

WHEREAS, a public hearing was held before the Mayor and Council on August 25, 2025.

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, the council hereby grants the application to amend the Official Zoning Map for Tax Parcel 5056 003 from BG to R-TH with the following conditions:

1. The property shall be developed in accordance with the rezoning site plan entitled “Conceptual Site Layout 1719 Scenic Hwy Snellville GA”, dated 3-25-2025 (stamped received JUN 10 2025), with modifications permitted to meet conditions of zoning or State, County, and City regulations. Substantial variation from the rezoning site plan, as determined by the Director of Planning and Development will require Mayor and Council approval.

2. A mandatory Homeowner's Association shall be formed and incorporated within the State of Georgia for all single family (detached) and (attached) lots in the development and common areas. A rental cap of ten-percent (10%) of the total number of lots at any given time for rentals greater than thirty (30) consecutive days shall be placed on the development with such language being included in the Homeowner's Association Declaration of Covenants, Conditions and Restrictions.
3. There shall be a 25-foot undisturbed buffer adjacent to Parcels 5056 070; 5041 055; 5041 054; 5041 053; 5041 105; and portion of 5056 002 as shown on the site plan entitled "Conceptual Site Layout 1719 Scenic Hwy Snellville GA", dated 3-25-2025 (stamped received JUN 10 2025). A Landscaping Plan shall be provided for areas within the 25-foot undisturbed buffer that are sparsely vegetated and/or disturbed, to be approved by the Director of Planning and Development.
4. In lieu of sidewalks required by the code on both sides of Street "A" and Street "B", a minimum 4-foot wide sidewalk with minimum 5-foot wide planter strip shall be installed as shown on the site plan for Street "B", with continuation of sidewalk and planter strip along Street "B" between Unit 72 and Unit 108, with sidewalk connection to the existing sidewalk at Tree Ln, with continuation of the Tree Ln sidewalk 150± feet to the west. To allow for the 22-foot minimum driveway length measured from garage door to Street "B" back-of-curb for front-entry Units 73-92, no sidewalk is required.
5. The Applicant/Developer shall comply with the Georgia Blasting Standards Act, including pre-blast and post blast surveys for any structure within 750 feet of the blast site or directly adjacent to subject property with advanced notice to any affected property owner. The applicant will provide advanced notice of any blasting to the following H.O.A. #RZ 25-05 – DeThomas Investments, LLC 15.01± Acres at Tree Ln (Behind 12 Stone Church) 1719 Scenic Highway, Snellville, Georgia Page 12 of 12 Boards: Waterford Township and Shadowbrook Crossing. Before blasting work begins, a blasting notification plan must be reviewed and approved by the Planning and Development Department. Said plan shall include signage, email notification, and any other notification deemed necessary.
6. 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.
7. Signs higher than 15 feet and larger than 225 sq. ft. in area are prohibited.

Section 2. In addition, the following variances are hereby approved or denied as follows:

1. Approval of variance from Sec. 401-3.4.B. (Vehicular Access): to eliminate the inter-parcel access requirement to the undeveloped 15± acre adjoining parcel to the north (Parcel 5056 004).
2. Denial of variance from Sec. 401-5.3.C. (Local Streets and Arterials or Collectors): to allow a hammerhead street termination in lieu of a cul-de-sac turnaround for “deadend” Street “B”.
3. Approval of variance from Sec. 202-6.6. (Dimensional Standards – Site Setback): to waive the minimum 50-foot site setback (along streets) and waive the minimum 40-foot site setback (not along streets).
4. Approval of variance from Sec. 202-6.9.F. (R-TH Design Standards): to allow front-entry townhomes for units 73-92. Applicant requested a similar variance per Sec. 202-6.3. (Building Types), no building type requirements apply in the R-TH District. Therefore, the requested variance under Sec. 202-6.3 is not applicable to the requested zoning.
5. Approval of variance from Sec. 201-1.6.D.1. (Driveways): to increase the 35% maximum front yard area for driveways or authorized onsite parking to 67%.
6. Approval of variance from Sec. 401-5.11.C. (Horizontal Street Alignment): to reduce the minimum horizontal street curve radius for a local street from 81-feet to 50-feet.

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 _____, 2025. 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 _____, 2025.

Barbara Bender, Mayor

ATTEST:

Tod Warner, Mayor Pro Tem

Melisa Arnold, City Clerk

Cristy Lenski, Council Member

APPROVED AS TO FORM:

Gretchen Schulz, Council Member

John J. Crowley, City Attorney
Powell & Crowley, LLP

Kerry Hetherington, Council Member

Norman Carter, Council Member

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE 2025-17

AN ORDINANCE TO DENY THE APPLICATION AMEND THE OFFICIAL ZONING MAP FROM BG (GENERAL BUSINESS) DISTRICT TO R-TH (TOWNHOUSE RESIDENTIAL) DISTRICT FOR A 108-UNIT SINGLE-FAMILY (ATTACHED) TOWNHOUSE DEVELOPMENT WITH A GROSS DENSITY OF 7.20 UNITS PER ACRE ON 15.01± ACRES SITUATED ALONG TREE LANE AND ADDITIONAL RELATED VARIANCES.

CASE NUMBER:

#RZ 25-05

APPLICANT/PROPERTY OWNER:

DeThomas Investments, LLC (Applicant)

Tree Lane Development, LLC (Owner)

LOCATION:

Tree Lane behind 12 Stone Church

TAX PARCEL:

R5056 003

VARIANCES REQUESTED:

- 1.Variance from Sec. 401
3.4.B. (Vehicular Access): to eliminate the vehicular access requirement to the undeveloped 15± acre adjoining parcel to the north (Parcel 5056 004).
- 2.Variance from Sec. 401-
5.3.C. (Local Streets and Minor Arterials or Collectors): to allow a hammerhead street termination in lieu of a cul-de-sac turnaround for “deadend” Street “B”.
- 3.Variance from Sec. 202 6.6. (Dimensional Standards – Site Setback): to waive the minimum 50-feet site setback (along streets) and waive the minimum 40-feet site setback (not along streets).
- 4.Variance from Sec. 201-2.6. (Townhome Building Type): to allow front-entry townhomes for units 73-92.

5.Variance from Sec. 202-6.9.F. (R-TH Design Standards): to allow front-entry townhomes for units 73-92.

6.Variance from Sec. 201-1.6.D.1. (Driveways): to increase the 35% maximum front yard area for driveways or authorized onsite parking to 67%.

7.Variance from Sec. 401-5.11.C. (Horizontal Street Alignment): to reduce the minimum horizontal street curve radius for a local street from 81-feet to 50-feet.

DEVELOPMENT/PROJECT:

Tree Lane Townhomes

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

WHEREAS, a public hearing was held before the Mayor and Council on August 25, 2025.

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, the council has made the following decision to deny the zoning amendment and the accompanying variances requested stated herein.

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 _____, 2025. 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 _____, 2025.

Barbara Bender, Mayor

ATTEST:

Tod Warner, Mayor Pro Tem

Melisa Arnold, City Clerk

Cristy Lenski, Council Member

APPROVED AS TO FORM:

Gretchen Schulz, Council Member

John J. Crowley, City Attorney
Powell & Crowley, LLP

Kerry Hetherington, Council Member

Norman Carter, Council Member



CITY OF SNELLVILLE

Resolution

RES 2025-12

Adoption of the 2025 Millage Rate

- WHEREAS,** Georgia law and the City Code of Ordinances require the City to adopt a balanced budget for its operations; and
- WHEREAS,** through public hearings, the City staff, Mayor and City Council have drafted such a budget to comply with the requirements of State law; and
- WHEREAS,** the adoption of that budget required the passage of a millage rate sufficient to allow for the collection of taxes necessary to cover the cost of operating the City government according to the budget; and
- WHEREAS,** the Mayor and Council find it necessary and desirable to establish certain millage rates for properties in Gwinnett County in fairness to the taxpayers of the City and in compliance with State law; and
- WHEREAS,** the tax rate of 4.00 per \$1,000 of assessed valuation for City of Snellville taxpayers in Gwinnett County is required for the raising of sufficient revenues to support municipal operations and meeting the requirements of State law for establishing rates; and
- WHEREAS,** notices required by law have been published in the legal organ of the City of Snellville; and
- WHEREAS,** the City has conducted public hearings to receive comments from citizens on the proposed budget and rates.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF SNELLVILLE hereby ordains and resolves that the millage rate of 4.00 per \$1,000 of assessed valuation for City of Snellville taxpayers in Gwinnett County enumerated above is approved and ordained for fiscal year 2025-2026.

RESOLVED this 25th day of August 2025.



ATTEST:

Barbara Bender, Mayor

Tod Warner, Mayor Pro Tem

Norman A. Carter, Council Member

Kerry Hetherington, Council Member

Cristy Lenski, Council Member

Melisa Arnold, City Clerk

APPROVED AS TO FORM:

Gretchen Schulz, Council Member

John J. Crowley, City Attorney
Powell & Crowley, P.C

CITY OF SNELLVILLE
2025 TAX DIGEST & MILLAGE RATE
COMPUTATIONS

Current Estimated 40% Digest = \$1,595,000,000

One Mill = \$1,595,000

(NOTE: 2024 Mill = \$1,578,000)

Current Millage = 4.00

Potential Income = \$6,380,000*

Roll Back Millage = 3.93

Estimated Income = \$6,265,160

Budgeted Income = \$6,100,000

Staff Recommendation = Maintain 4.00 Mills

***Income will be affected by the passage of HB 581, and after all appeals and County adjustments are subtracted.**

(8-7-2025)

Agenda Item Summary



Date: August 25, 2025

Prepared by: Lt. J. McKinney

Agenda item:

Consideration and Action on Surplus of Police Equipment

1. 3 - Pro-lite Binocular Laser
2. 7 - VidMIC - Video Radio Microphones
3. 35 - x26 Tasers with Holsters and Batteries
4. 30 - x2 Tasers with Holsters and Batteries
5. ½ box of Live x26 Cartridges
6. ½ Box x2 Training Cartridges
7. 12 - Used Shotgun Stocks and Foregrips
8. 1 - Kustom Hawk in car radar
9. Box of VieVue body cameras, moldy and discolored -non-working (destroy)

Background:

These Items were purchased between 30 and 5 years ago and are no longer needed, maintained or in current use by the Department.

Financial Impact:

There is no cost to list the items on GovDeals, the buyer pays the commission.

Recommendation:

Approve the surplus of the equipment for disposal.

Action requested:

Motion and affirmative vote to approve the listed equipment for surplus.

Attachments:

- List of Items with serial Numbers