

AGENDA



WORK SESSION
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, AUGUST 8, 2022

Publication Date: August 4, 2022

TIME: 6:30 p.m.

DATE: August 8, 2022

PLACE: City Hall Conference Room 145

I. CALL TO ORDER

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

III. REVIEW CORRESPONDENCE

IV. CITY ATTORNEY'S REPORT

V. DISCUSSION ITEMS

- a) Update of Ongoing Projects [Bender]
- b) Discussion About Mayor and Council Georgia Municipal Association Training Opportunities [Destang]

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 8, 2022

Publication Date: August 4, 2022

TIME: 7:30 p.m.

DATE: August 8, 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 July 25, 2022 Regular and Special Called Meetings
- VI. INVITED GUESTS
Kenya Bland - Guiding Young Minds, Corp
- VII. COMMITTEE / DEPARTMENT REPORTS
- VIII. APPROVAL OF THE AGENDA
- IX. PUBLIC HEARING
None
- IX. CONSENT AGENDA (Please see *Note)
 - a) Approval of Substantial Changes to Manor Lake Assisted Living Facility Site Plan - RZ 22-03 LUP 22-03 SUP 22-04 - Applications from Manor Lake Development, LLC (applicant) and Ridgecliff, LLC (property owner)

XI. OLD BUSINESS

XII. NEW BUSINESS

- a) Consideration and Action on Approval of RES 2022-08 - Resolution Calling for a Referendum to Submit to the Electors of the City of Snellville, Georgia, the Question of Whether the City of Snellville, Georgia, Shall be Authorized to Permit and Regulate the Package Sale of Distilled Spirits Within the City, Pursuant to O.C.G.A. § 3-4-41 [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 8, 2022

August 8

Council Meeting

Monday, August 8, 2022

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

7:30 pm Meeting - Council Chambers, City Hall

August 9

Board of Appeals Meeting - Canceled

Tuesday, August 9, 2022

7:30 pm Meeting - Council Chambers, City Hall

August 13

Snellville Farmers' Market

Saturday, August 13, 2022

8:30 am to 12:30 pm

Towne Green

August 14

Broadcast of 08/08/22 Council Meeting

Sunday, August 14, 2022

Watch the broadcast of the 08/08/2022 Council Meeting on Comcast Channel 25 at 6:30 pm

August 17

DDA Meeting

Wednesday, August 17, 2022

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

August 18

DAS & URA Joint Meeting

Thursday, August 18, 2022

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

August 19

Pool Party @ Briscoe Park Pool

Friday, August 19, 2022

6:00 pm to 8:00 pm

Briscoe Park Pool

August 20

Snellville Farmers' Market

Saturday, August 20, 2022

8:30 am to 12:30 pm

Towne Green

August 20

Live on the Lawn Concert – Departure – Journey Tribute

Saturday, August 20, 2022

6:00 pm to 9:00 pm

Towne Green

August 22

Council Meeting

Monday, August 22 2022

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

7:30 pm Meeting - Council Chambers, City Hall



SPECIAL CALLED MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, JULY 25, 2022

Present: Mayor Barbara Bender, Mayor Pro Tem Dave Emanuel and Council Members Cristy Lenski and Gretchen Schulz. (Council Members Solange Destang and Tod Warner were absent. Also present City Manager Butch Sanders, Public Information Officer Brian Arrington, and City Clerk Melisa Arnold.

Call To Order

Mayor Bender called the meeting to order at 11:30 a.m.

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

Mayor Bender explained the purpose of the meeting was to allow people to comment on the proposed 2022 millage rate and opened the floor to public comment. No one came forward so Mayor Bender closed public comment.

Adjournment

Mayor Pro Tem Emanuel made a motion to adjourn, 2nd by Council Member Schulz; voted 4 in favor and 0 opposed, motion approved. The meeting adjourned at 11:31 a.m.

Barbara Bender, Mayor

Melisa Arnold, City Clerk



SPECIAL CALLED MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, JULY 25, 2022

Present: Mayor Barbara Bender, Mayor Pro Tem Dave Emanuel, Council Members Solange Destang, Cristy Lenski, Gretchen Schulz, and Tod Warner. Also present: City Manager Butch Sanders, City Attorney Chuck Ross and Jay Crowley with Powell and Edwards Attorneys at Law, Captain Zach Spahr, Public Information Officer Brian Arrington and City Clerk Melisa Arnold. (Assistant City Manager Matthew Pepper and Chief Greg Perry were absent.)

Call To Order

Mayor Bender called the meeting to order at 7:01 p.m.

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

Mayor Bender explained the purpose of the meeting was to allow people to comment on the proposed 2022 millage rate and opened the floor to public comment.

No one came forward so Mayor Bender closed public comment.

Adjournment

Mayor Pro Tem Emanuel made a motion to adjourn, 2nd by Council Member Schulz; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 7:03 p.m.

Barbara Bender, Mayor

Melisa Arnold, City Clerk



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

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

CALL TO ORDER

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

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

The agendas were discussed. Mayor Bender advised that the applicant for RZ 22-06 LUP 22-06 has requested the item be tabled until August 22, 2022 and after discussion the consensus was to approve the request.

REVIEW CORRESPONDENCE

None

CITY ATTORNEY'S REPORT

None

DISCUSSION ITEMS

Update of Ongoing Projects [Bender]

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

Discussion of a Special Called Meeting [Bender]

Mayor and Council discussed a date to hold a meeting to discuss in more detail several pending issues. Consensus was to hold the meeting on Tuesday, August 2, 2022 at 6 p.m.

Discussion About Single Family Rentals by the Room [Warner]

Council Member Warner brought up the issue of single-family homes being turned into boarding houses. Discussion was held about options and enforcement and final consensus was to place on the August 2, 2022 agenda for further discussion.

WORK SESSION OF MAYOR AND COUNCIL
MONDAY, JULY 25, 2022
PAGE TWO

Discussion of the Intersection at Williams Place and Mack Place [Lenski]

Council Member Lenski advised the issue has been resolved and no discussion is needed.

Council Members Lenski and Warner asked about three-way stops on Rockdale Circle and discussion followed about what part would be City and what would fall under Gwinnett County.

EXECUTIVE SESSION

None

Mayor Bender announced that since there is no further business to discuss the meeting will adjourn to the special called meeting for the millage rate.

ADJOURNMENT

Mayor Pro Tem Emanuel made a motion to adjourn, 2nd by Council Member Schulz; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 6:55 p.m.

Barbara Bender, Mayor

Melisa Arnold, City Clerk



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

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

CALL TO ORDER

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

INVOCATION

Mr. Jomy George gave the invocation.

PLEDGE TO THE FLAG

Public Works Director Gaye Johnson led the Pledge of Allegiance.

CEREMONIAL MATTERS

PRO 2022-12 – Recognition of Gaye Johnson

Mayor Bender read the proclamation recognizing Gaye Johnson for her 29 years of service into the record and presented it to her.

MINUTES

Approve the Minutes of the July 11, 2022 Meetings

Mayor Pro Tem Emanuel made a motion to approve the minutes of the July 11, 2022 meetings, 2nd by Council Member Lenski; voted 6 in favor and 0 opposed, motion approved.

INVITED GUESTS

Jomy George –Snellville Community Meets

Mr. George spoke about the Snellville Community Meets organization.

COMMITTEE / DEPARTMENT REPORTS

None

APPROVAL OF THE AGENDA

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

City of Snellville Administration Department

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
MONDAY, JULY 25, 2022
PAGE TWO

PUBLIC HEARING

2nd Reading – CIC 22-02 – Consideration and Recommendation on Application by TOMCO2 Systems Company Requesting a Change in Conditions and Variances from the Snellville Unified Development Ordinance to Allow Certain Nonconformities to Remain ‘as-is’ While also Allowing for a 2,400 sq. ft. Expansion of an Existing Nonconforming Metal Building. The Property Consists of: a) Tract 1, 2.699± Acres, Zoned OP (Office Professional) District, 3320 Brushy Fork Road, Loganville (Tax Parcel R5099 003); b) Tract 2A, 6.90± Acres, Zoned LM (Light Manufacturing) District, 3340 Rosebud Road, Loganville (Tax Parcel 5099 005); and c) Tract 2B, 8.32± Acres, Zoned LM (Light Manufacturing) District, 3330 Rosebud Road, Loganville (Tax Parcel 5099 027)

Planning Director Thompson gave an overview of the application.

Tyler Lasser, Alliance Engineer and Planning, 299 S. Main Street, Ste. A, Alpharetta spoke representing the applicant TOMCO2 Systems. He stated they want to expand an existing non-conforming building and advised that any non-conformities would be brought into compliance when phase two of the project commences gets scheduled and started.

Mayor and Council asked questions of the Mr. Lasser.

Mayor Bender opened the floor to public comment for anyone in favor or opposed.

No one came forward to speak.

Mayor Bender closed public comment.

Mayor Pro Tem Emanuel made a motion to approve CIC 22-02, 2nd by Council Member Warner; voted 6 in favor and 0 opposed, motion approved. (Reference ORD 2022-13, which is attached to and made a part of these minutes.)

2nd Reading - RZ 22-05 – Consideration and Recommendation on Application by Lazaro Mota (applicant) and Britt and Camp, LLC (property owner) requesting to amend the Official Zoning Map from RS-30 (Single-family Residential) District to RS-5 (Single-family Residential) District for an 11-lot single-family (detached) residential subdivision on a 2.765± acre site having a gross density of 3.978 units per acre, located at 2706 Lenora Church Road, Snellville, Georgia (Tax Parcel 5028 001)

Planning Director Thompson gave an overview of the application and advised the Planning Department and Planning Commission recommended approval with conditions. Mayor and Council asked questions about the development.

Tyler Lasser, Alliance Engineer and Planning, 299 S. Main Street, Ste. A, Alpharetta spoke representing the applicants Lazaro Mota and Britt and Camp and answered questions of the Mayor and Council.

Mayor Bender opened the floor to public comment and the following people came forward: Betty Ann Kumin – 2155 Woodberry Run Drive, Snellville asked about the retention pond.

Barry Wiggs, 2210 Stockton Walk Lane, spoke about the width of the roads and retention pond.

No one else came forward so Mayor Bender closed public comment.

Tyler Lasser, Alliance Engineer and Planning came forward and spoke. He advised that the plan will go through the City’s review process and all standards and codes will be met.

Council Member Lenski made a motion to deny RZ 22-05, 2nd by Council Member Warner.

A discussion about recusal was held and Attorney Ross advised there is no conflict.

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
MONDAY, JULY 25, 2022
PAGE THREE

Mayor Bender asked Tyler Lasser if he would like to withdraw the application and he agreed and asked that the application be withdrawn.

Council Member Lenski withdrew her motion to deny and made a motion to approve the request for withdrawal, 2nd by Council Member Warner; voted 5 in favor and 1 abstention with Council Member Destang abstaining. (Per Article II, Division 1, Section 2-47 of the Code of Ordinances, an abstention shall be counted as an affirmative vote.) Motion approved.

2nd Reading – RZ 22-07 LUP 22-06 – Consideration and Recommendation on applications by Century Communities of Georgia, LLC (applicant) and Hazel L. Lee and Brenda G. Lee (property owners) requesting: a) to amend the 2040 Comprehensive Plan Future Land Use Map from Medium-Density Residential to Low-Density Residential; b) to amend the Official Zoning Map from RS-15 (Single-family Residential) District to RS-5 (Single-family Residential) District for a 98-lot single-family (detached) residential subdivision on a 25.052± acre site having a gross density of 3.91 units per acre, located at 1689 and 1725 Rockdale Circle, Snellville, Georgia (Tax Parcels 5060 008 and 5060 023)

Mayor Bender advised that the applicant asked for the item to be tabled.

Council Member Schulz made a motion to table until August 22, 2022, 2nd by Mayor Pro Tem Emanuel; voted 6 in favor and 0 opposed, motion approved.

CONSENT AGENDA

None

OLD BUSINESS

None

NEW BUSINESS

Consideration and Action on RES 2022-07 – Adoption of the 2022 Millage Rate [Bender]

City Manager Sanders advised that a millage rate of 4.00 mills is recommended to balance the Fiscal Year 2023 budget.

Mayor Pro Tem Emanuel made a motion to approve RES 2022-07, 2nd by Council Member Lenski; voted 6 in favor and 0 opposed, motion approved.

Consideration and Action on the Approval of the Contractor and Budget for the Construction of The Hall at the Grove [Bender]

Mayor Bender explained that there is not information from the developer to make a decision.

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

COUNCIL REPORTS

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

MAYOR'S REPORT

Mayor Bender gave a report.

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
MONDAY, JULY 25, 2022
PAGE FOUR

PUBLIC COMMENTS

The following citizens spoke:

Kelly McAloon, 2916 Overwood Lane, Snellville.
Norman Carter, 2777 Nathaniel Way, Grayson.
Deborah Jones, 1657 Ramblewood Way, Snellville.
Melvin Everson, 1725 Winding Creek Circle, Snellville.
Bobby Howard, 2240 Pinehurst Road, Snellville.
Preston Wren, 3680 Pine Bloom Place, Loganville.
Tricia Rawlins, 2088 Harbour Oaks Drive, Snellville.
Barry Wiggs, 2210 Stockton Walk Lane, Snellville.

EXECUTIVE SESSION

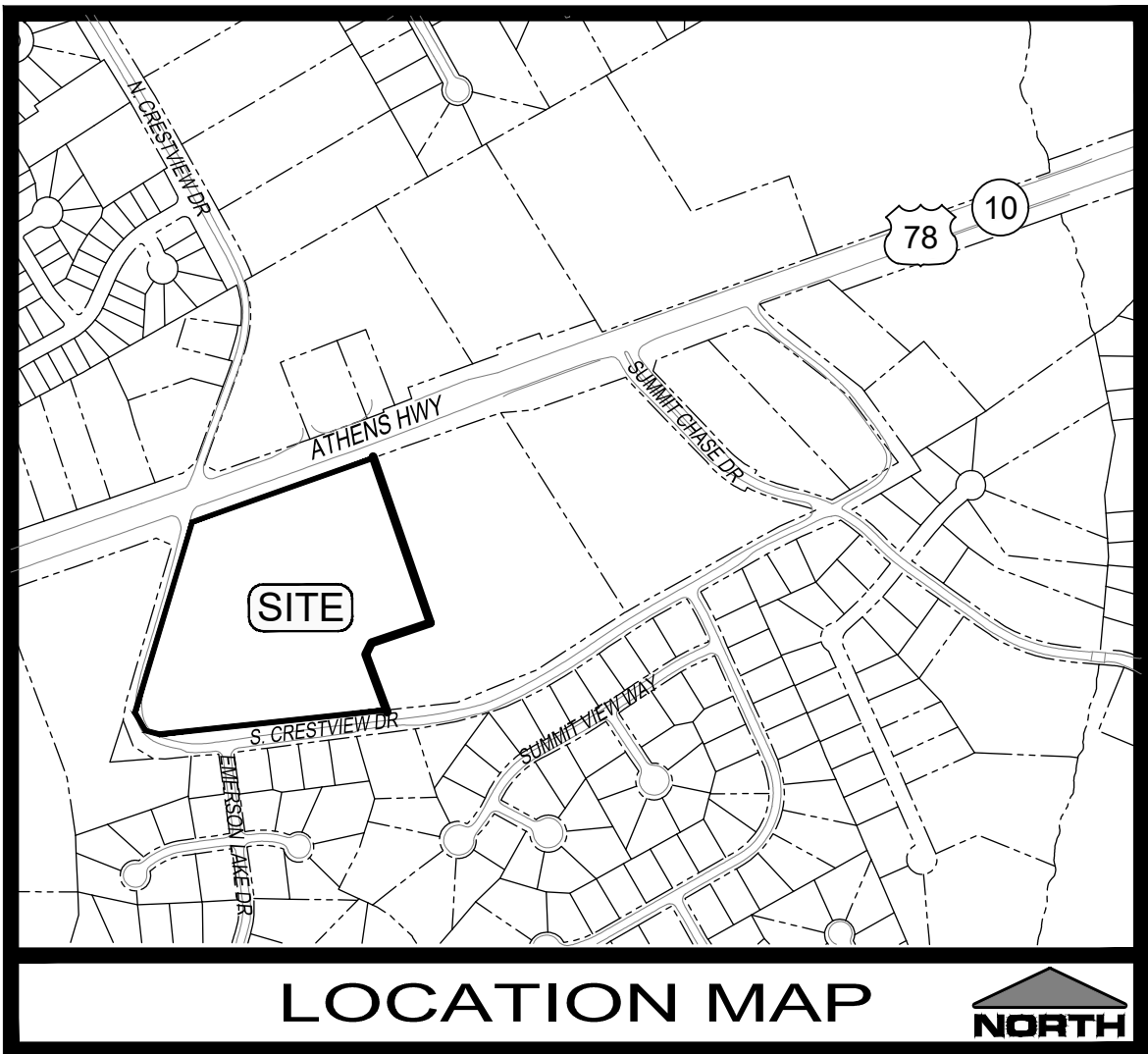
None

ADJOURNMENT

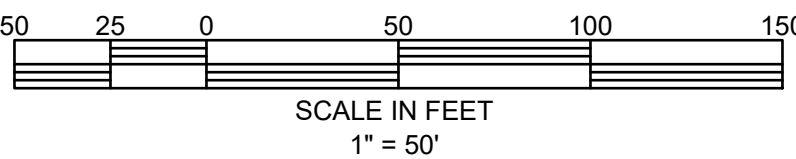
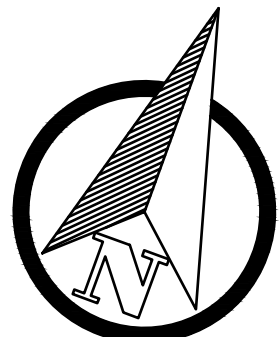
Mayor Pro Tem Emanuel made a motion to adjourn, 2nd by Council Member Schulz; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 9:21 p.m.

Barbara Bender, Mayor

Melisa Arnold, City Clerk



ASSISTED LIVING (CONTINUING CARE FACILITY)
REQUIRED: 1 SPACE/.5 BEDROOMS OR BEDS
87 UNITS/BEDS = 44 SPACES
PROPOSED:
95 PARKING SPACES



LEVEL II CERTIFIED DESIGN PROFESSIONAL



CERTIFICATION NUMBER: 0000039604

PREPARED BY



P.O. Box 187
Tiger, GA 30576
(o) 678.725.4631
(e) landsolutionassociates@gmail.com
CONTACT: ROBERT "BO" CONE

OWNER/DEVELOPER:
MANOR LAKE
DEVELOPMENT, LLC
316 HILLSIDE DR., #1354
WALESKA, GA 30183
24-HR CONTACT:
WILL CREEKMORE @ 678-618-1899
will@manorlakedev.com

CRESTVIEW VILLAGE

LAND LOT 69 - 5th DISTRICT
PARCEL ID: 5069 011 & 5069 017
CITY OF SNELLVILLE (GWINNETT CO.), GEORGIA

REZONING EXHIBIT

SIGNED / SEALED

[illegible]

DESIGNED BY: RAC	SCALE: AS SHOWN
------------------	-----------------

DRAWN BY: JAM

CHECKED BY: RAC

21-001

2-Aug-22

RES 2022-08

A RESOLUTION CALLING FOR A REFERENDUM TO SUBMIT TO THE ELECTORS OF THE CITY OF SNELLVILLE, GEORGIA, THE QUESTION OF WHETHER THE CITY OF SNELLVILLE, GEORGIA, SHALL BE AUTHORIZED TO PERMIT AND REGULATE THE PACKAGE SALE OF DISTILLED SPIRITS WITHIN THE CITY, PURSUANT TO O.C.G.A. § 3-4-41.

WHEREAS, the General Assembly of the State of Georgia has enacted legislation, codified at O.C.G.A. § 3-4-41 and signed into law on May 4, 2021, authorizing counties and cities to issue licenses for the package sale of distilled spirits, if such sales are approved in a referendum by the electors of the City of Snellville in an election called and in the manner set forth in the legislation; and

WHEREAS, the Mayor and Council of the City of Snellville, Georgia, desire to approve this resolution in conformity with the provisions of O.C.G.A. § 3-4-41 which requires approval by referendum in the manner described above; and

WHEREAS, the municipal election superintendent of the City of Snellville shall call and conduct an election concerning the question posed on November 8, 2022 in conformity with the election laws of the Georgia Election Code;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF SNELLVILLE, A GEORGIA MUNICIPAL CORPORATION, AND BY THE AUTHORITY OF THE SAME, IT IS HEREBY RESOLVED AS FOLLOWS:

Section 1. That under and by virtue of the Charter of the City of Snellville, Constitution, laws of this State including O.C.G.A. 3-4-41 (as amended) the Mayor and Council of the City of Snellville direct the election superintendent to call the referendum for the November 8, 2022 election, at which election there shall be submitted to the qualified voters of said City the following question:

“[YES] 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?”

[NO]

Section 2. That the referendum question be placed on the same ballot as the other elections taking place on the November 8, 2022.

Section 3. That a notice of the special municipal election be advertised at least once a week for two (2) weeks immediately preceding the date of the election in the legal organ of the City of Snellville,

APPROVED AND ADOPTED THIS 8th DAY OF AUGUST, 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