

AGENDA



WORK SESSION
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, FEBRUARY 22, 2021

Publication Date: February 18, 2021

TIME: 6:30 p.m.

DATE: February 22, 2021

PLACE: City Hall Community Room

I. CALL TO ORDER

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

III. REVIEW CORRESPONDENCE

IV. CITY ATTORNEY'S REPORT

V. DISCUSSION ITEMS

- a) Update of Ongoing Projects [Bender]

VI. EXECUTIVE SESSION

An Executive Session may be called:

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

VII. ADJOURNMENT



AGENDA

PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, FEBRUARY 22, 2021

Publication Date: February 18, 2021

TIME: 7:30 p.m.

DATE: February 22, 2021

PLACE: Council Chambers

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE TO THE FLAG

IV. CEREMONIAL MATTERS

a) Administer Oath of Office to of Antonio Jones for Planning Commission Post 2

V. MINUTES

Approve the Minutes of the February 5, 2021 Meeting and February 8, 2021 Meetings

VI. INVITED GUESTS

None

VII. COMMITTEE / DEPARTMENT REPORTS

VIII. APPROVAL OF THE AGENDA

IX. PUBLIC HEARING

a) 2nd Reading - RZ 20-03 LUP 20-02 SUP 20-02 – Consideration and Recommendation on applications by Khalid Javed & Rita Shah to amend the Snellville 2040 Comprehensive Plan Future Land Use Map from Office-Professional to Commercial Retail; Official Zoning Map amendment from OP (Office Professional) District to BG (General Business) District; and request for a Special Use Permit for a 95 room hotel development on a 5.08± acre property located at 2752 W. Main Street, Snellville, Georgia (Tax Parcel 5007 018)

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- b) 2nd Reading - RZ 20-04 LUP 20-03 – Consideration and Recommendation on applications by Meritage Homes of Georgia (applicant) and Crawford F. Juhan, Jr. (property owner) and Edjen Finance, LLC (property owner) requesting to amend the Snellville 2040 Comprehensive Plan Future Land Use Map from Office-Professional and Low-Density Residential to Medium-Density Residential; Official Zoning Map amendment from OP (Office Professional) District and BG (General Business) District to R-TH (Single-family Residential Townhome) District and request for variance from the front-load garage setback requirement for a 101-unit townhome development on a 14.724± acre site having a density of 6.859 units per acre, located at 2465 Scenic Highway S, Snellville, Georgia (Tax Parcels 5006 002 and 5006 003)
- c) 2nd Reading - SUP 20-03 – Consideration and Recommendation on application by Melvin Lee Harris (applicant for the Love Center Family Ministry) and MCRE Management Partners, LLC (property owner) requesting a Special Use Permit for a Place of Worship located in Suites 2124-2130 of the Fountain Square Shopping Center, zoned BG (General Business) District, 2110 McGee Road, Snellville, Georgia (Tax Parcel 5007 230)

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

XI. **OLD BUSINESS**

XII. **NEW BUSINESS**

- a) Consideration and Action on Mayor and Council Review and Approval of Initial Development Plan and Budget for City Market Development [Bender]
- b) Consideration and Action on Approval of RES 2021-02 Amendments to the Snellville Youth Commission Enabling Resolution [Lenski]
- c) Mayors Nomination and Council Confirmation of Marcus Huff to Snellville Youth Commission Advisory Board [Lenski]

XIII. **COUNCIL REPORTS**

XIV. **MAYOR'S REPORT**

XV. **PUBLIC COMMENTS**

- Section 2-53

Each member of the public who wishes to address the Mayor and City Council in public session must submit their name, address and the topic (be as specific as possible) of their comments to the City Clerk prior to making such comments. Individuals will be allotted five minutes to make their comments and such comments must be limited to the chosen topic. Members of the public shall not make inappropriate or offensive comments at a City Council meeting and are expected to comply with our adopted rules of decorum.

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- Decorum

You must conduct yourself in a professional and respectful manner. All remarks should be directed to the Chairman and not to individual Council Members, staff or citizens in attendance. Personal remarks are inappropriate.

XVI. EXECUTIVE SESSION

An Executive Session may be called:

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

XVII. ADJOURNMENT

***Note:** Items on the Consent Agenda may be read by title only. Upon the request of any Council Member, any item may be removed from the Consent Agenda and placed on the Regular Agenda prior to the adoption of the Regular Agenda. The Consent Agenda, or the remainder thereof omitting the challenged items, shall be adopted by unanimous consent.

CITY OF SNELLVILLE
MEETINGS AND LOCAL EVENTS
FEBRUARY 22, 2021

February 22

Council Meeting

Monday, February 22, 2021

6:30 pm Work Session – Community Room, City Hall

7:30pm Meeting - Council Chambers, City Hall

February 23

Planning Commission Meeting

Tuesday, February 23, 2021

7:00pm

City Hall Community Room

February 23

Snellville Youth Commission Meeting

Tuesday, February 23, 2021

6:00pm

Virtual GoTo Meeting

February 28

Broadcast of 02/22/21 Council Meeting

Sunday, February 28, 2021

Watch the broadcast of the 02/22/21 Council Meeting on Comcast Channel 25 at 6:30pm

March 1

Snellville Youth Commission Application Period Opens

Monday, March 1, 2021

Snellville.org

March 5

Red Cross Blood Drive

Friday, March 5, 2021

1:30 pm to 6:30 pm

City Hall Community Room

March 6

Extended Farmers' Market – Farm Products

Saturday, March 6 2021

9:00am-12:00pm

City Hall Parking Lot

March 8

Council Meeting

Monday, March 8, 2021

6:30pm Work Session – Community Room, City Hall

7:30pm Meeting - Council Chambers, City Hall



SPECIAL CALLED WORK SESSION
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
FRIDAY, FEBRUARY 5, 2021

Present: Mayor Barbara Bender, Mayor Pro Tem Dave Emanuel, Council Members Cristy Lenski, Gretchen Schulz and Tod Warner. (Council Member Solange Destang was absent.) Also present City Manager Butch Sanders, Assistant City Attorney Chuck Ross and Jay Crowley with Powell and Edwards Attorneys at Law, Economic Development Manager Eric Van Otteren and City Clerk Melisa Arnold. Blake Sharpton with Butler Snow LLP was present via teleconference.

CALL TO ORDER

Mayor Bender called the meeting to order at 4:46 p.m.

Discussion of Towne Center Documents [Bender]

City Manager Sanders advised there were five documents that needed to be reviewed and discussed.

City Manager Sanders and Mr. Sharpton reviewed the following documents with the Mayor and Council and answered questions from them.

Drainage Easement Agreements. Discussion was held on the right of ways that would be needed such as the one to access the drainage area on Wisteria Drive and the one for the multi-purpose trail.

The Easement Agreements were discussed. City Manager Sanders pointed out that the parking requirement on parcel 13 was changed from exclusive to non-exclusive and said they could revisit it in the future if a development is built.

The Joint Development Agreement red lined changes were reviewed and discussed. Items such as the Market Center, duties of the Master Developer, and the City agreeing to pay interest on the construction loan were talked about in detail.

The Parking Deck Declaration was reviewed with a highlight on the insurance section.

The Master Declaration was reviewed and some of the topics discussed in more detail were the Development period, clarifying that private streets were changed to Towne Center streets, the use restrictions listed in Section 7.4 in the Towne Center and whether or not they wanted to leave the list as is or change, and the fact that the parcel count is 10 and the City will own 5 of the parcels when all the project is complete.

Further discussion was held on MidCast's request to start demolition on the existing parcels. Mayor and Council consensus was to give them a temporary construction easement to get started but it would be at their risk not the City.

SPECIAL CALLED WORK SESSION OF MAYOR AND COUNCIL
FRIDAY, FEBRUARY 5, 2021
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ADJOURNMENT

Mayor Pro Tem Emanuel made a motion to adjourn, 2nd by Council Member Lenski; voted 5 in favor and 0 opposed, motion approved. The meeting adjourned at 6:39 p.m.

Barbara Bender, Mayor

Melisa Arnold, City Clerk



**WORK SESSION
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, FEBRUARY 8, 2021**

Present: Mayor Barbara Bender, Mayor Pro Tem Dave Emanuel, Council Members Solange Destang, Cristy Lenski, Gretchen Schulz, and Tod Warner. Also present City Manager Butch Sanders, Assistant City Attorney Chuck Ross and Jay Crowley with Powell and Edwards Attorneys at Law, Chief Roy Whitehead, Assistant Chief Greg Perry, Public Information Officer Brian Arrington, Economic Development Manager Eric Van Otteren and City Clerk Melisa Arnold.

CALL TO ORDER

Mayor Bender called the meeting to order at 6:33 p.m.

REVIEW REGULAR BUSINESS MEETINGS AND PUBLIC HEARING AGENDA ITEMS

During review of the agenda items Mayor Bender advised that Blake Sharpton was available via teleconference if anyone had questions regarding the Towne Center documents. The items were reviewed and discussed.

REVIEW CORRESPONDENCE

None

CITY ATTORNEY'S REPORT

Attorney Ross advised an Executive Session will be needed. He also said that going forward they would be doing approval and denial ordinances for all public hearing items.

DISCUSSION ITEMS

Update of Ongoing Projects [Bender]

City Manager Sanders gave an overview of the projects.

Discussion about Amendments to the Snellville Youth Commission Enabling Resolution [Lenski]

Council Member Lenski asked that this item be postponed.

Mayor, Council, and City Manager had a discussion about future transportation projects including Highway 124 and Wisteria Drive.

EXECUTIVE SESSION

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

WORK SESSION OF MAYOR AND COUNCIL
MONDAY, JANUARY 25, 2021
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- 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 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).

Upon a motion by Mayor Pro Tem Emanuel, 2nd by Council Member Lenski, the meeting was closed, with all Council Members and the Mayor present and voting in favor.

The meeting was closed at 7:03 p.m.
The meeting reconvened at 7:25 p.m.

ADJOURNMENT

Council Member Destang made a motion to adjourn, 2nd by Council Member Warner; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 7:25 p.m.

Barbara Bender, Mayor

Melisa Arnold, City Clerk



**PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, FEBRUARY 8, 2021**

Present: Mayor Barbara Bender, Mayor Pro Tem Dave Emanuel, Council Members Solange Destang, Cristy Lenski, Gretchen Schulz, and Tod Warner. Also present City Manager Butch Sanders, Assistant City Attorney Chuck Ross and Jay Crowley with Powell and Edwards Attorneys at Law, Chief Roy Whitehead, Assistant Chief Greg Perry, Public Information Officer Brian Arrington, Economic Development Manager Eric Van Otteren and City Clerk Melisa Arnold.

CALL TO ORDER

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

INVOCATION

Kelly McAloon gave the invocation.

PLEDGE TO THE FLAG

Council Member Destang led the Pledge of Allegiance.

CEREMONIAL MATTERS

None

MINUTES

Approve the Minutes of January 25, 2021 Meetings, January 27, 2021 Meeting, and January 29, 2021 Meeting

Council Member Lenski made a motion to approve the minutes of the January 25, 2021 Meetings, January 27, 2021 Meeting, and January 29, 2021 Meeting, 2nd by Mayor Pro Tem Emanuel; voted 6 in favor and 0 opposed, motion approved.

INVITED GUESTS

None

COMMITTEE / DEPARTMENT REPORTS

None

APPROVAL OF THE AGENDA

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

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
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PUBLIC HEARING

1st Reading - RZ 20-03 LUP 20-02 SUP 20-02 – Consideration and Recommendation on applications by Khalid Javed & Rita Shah to amend the Snellville 2040 Comprehensive Plan Future Land Use Map from Office-Professional to Commercial Retail; Official Zoning Map amendment from OP (Office Professional) District to BG (General Business) District; and request for a Special Use Permit for a 95 room hotel development on a 5.08± acre property located at 2752 W. Main Street, Snellville, Georgia (Tax Parcel 5007 018)

Council Member Lenski made a motion to waive the first reading and place on the February 22nd agenda for 2nd reading and public hearing; 2nd by Council Member Destang; voted 6 in favor and 0 opposed, motion approved.

1st Reading - RZ 20-04 LUP 20-03 – Consideration and Recommendation on applications by Meritage Homes of Georgia (applicant) and Crawford F. Juhan, Jr. (property owner) and Edjen Finance, LLC (property owner) requesting to amend the Snellville 2040 Comprehensive Plan Future Land Use Map from Office-Professional and Low-Density Residential to Medium-Density Residential; Official Zoning Map amendment from OP (Office Professional) District and BG (General Business) District to R-TH (Single-family Residential Townhome) District and request for variance from the front-load garage setback requirement for a 101-unit townhome development on a 14.724± acre site having a density of 6.859 units per acre, located at 2465 Scenic Highway S, Snellville, Georgia (Tax Parcels 5006 002 and 5006 003)

Council Member Schulz made a motion to waive the first reading and place on the February 22nd agenda for 2nd reading and public hearing; 2nd by Mayor Pro Tem Emanuel; voted 6 in favor and 0 opposed, motion approved.

1st Reading - SUP 20-03 – Consideration and Recommendation on application by Melvin Lee Harris (applicant for the Love Center Family Ministry) and MCRE Management Partners, LLC (property owner) requesting a Special Use Permit for a Place of Worship located in Suites 2124-2130 of the Fountain Square Shopping Center, zoned BG (General Business) District, 2110 McGee Road, Snellville, Georgia (Tax Parcel 5007 230)

Council Member Lenski made a motion to waive the first reading and place on the February 22nd agenda for 2nd reading and public hearing; 2nd by Mayor Pro Tem Emanuel; voted 6 in favor and 0 opposed, motion approved.

CONSENT AGENDA

None

OLD BUSINESS

Consideration and Action on Approval of the 2021 Snellville Tourism and Trade Contract [Bender]

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

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
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NEW BUSINESS

Mayors Nomination and Council Confirmation of Antonio Jones to Planning Commission Post 2 with an Expiration Date of June 30, 2022 [Bender]

Mayor Bender nominated Antonio Jones to Post 2 with an expiration date of June 30, 2022, confirmed by Council 6 in favor and 0 opposed, nomination is confirmed.

Mayor Bender explained that the following agreements are for the Towne Center. She advised they are not in their final form but are substantially final. There may be some minor changes because they have to go to the developer's lenders so tonight's vote is to approve in their current form and text.

Consideration and Action on Approval as to Form and Text of the Declaration of Parking Easements, Covenants and Restrictions [Bender]

Mayor Pro Tem Emanuel made a motion to approve the Declaration of Parking Easements, Covenants and Restrictions as to substantially final form subject to future consideration of Exhibit B to the extent it is not available and as presented in the February 8th agenda packet; 2nd by Council Member Warner; voted 6 in favor and 0 opposed, motion approved.

Consideration and Action on Approval as to Form and Text of the Joint Development Agreement [Bender]

Council Member Schulz made a motion to approve the Joint Development Agreement as to substantially final form subject to future consideration of Exhibits B and C to the extent they are not available and as presented in the February 8th agenda packet; 2nd by Council Member Warner; voted 6 in favor and 0 opposed, motion approved.

Consideration and Action on Approval as to Form and Text of the Master Declaration of Covenants, Conditions, Restrictions and Easements [Bender]

Mayor Pro Tem Emanuel made a motion to approve the Master Declaration of Covenants, Conditions, Restrictions and Easements as to substantially final form subject to future consideration of Exhibit E to the extent it is not available and as presented in the February 8th agenda packet; 2nd by Council Member Destang; voted 6 in favor and 0 opposed, motion approved.

Consideration and Action on Approval as to Form and Text of the Drainage Easement Agreement for Parcel 14 [Bender]

Council Member Lenski made a motion to approve the Drainage Easement Agreement for Parcel 14 as to substantially final form and as presented in the February 8th agenda packet, 2nd by Council Member Destang; voted 6 in favor and 0 opposed, motion approved.

Consideration and Action on Approval as to Form and Text of the Easement Agreement for Parcel 13 [Bender]

Council Member Lenski made a motion to approve the Easement Agreement for Parcel 13 as to substantially final form subject to future consideration of Exhibits A and B to the extent they are

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not available and as presented in the February 8th agenda packet, 2nd by Council Member Destang; voted 6 in favor and 0 opposed, motion approved.

Consideration and Action on Authority for Mayor to sign Quit Claim Deeds for Any Potential City interest in Tract 1 – Oak Road, North Road and Wisteria Drive and Tract 2 Oak Road and North Road for Acquisition to or by the DDA – [Bender]

Council Member Schulz made a motion to authorize the Mayor to execute Quit Claim Deeds for any Potential City interest in Tract 1 – Oak Road, North Road and Wisteria Drive and Tract 2 – Oak Road and North Road for Acquisition to or by the DDA on the advice and consent of the City Attorney; 2nd by Mayor Pro Tem Emanuel; voted 6 in favor and 0 opposed, motion approved.

Consideration and Action by the City to accept the Right of Way Dedication on Towne Center Tract 1 – North Road, Tract 2 – Oak Road and Tract 3 – Wisteria Drive from the DDA [Bender]

Council Member Warner made a motion to authorize the Mayor to sign the documents for consideration by the City to accept the Right of Way Dedication on Towne Center Tract 1 – North Road, Tract 2 – Oak Road and Tract 3 – Wisteria Drive from the DDA when they are available; 2nd by Council Member Destang; voted 6 in favor and 0 opposed, motion approved.

COUNCIL REPORTS

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

MAYOR'S REPORT

Mayor Bender gave a report.

PUBLIC COMMENTS

Kelly McAloon, 2960 Overwood Lane, Snellville spoke.

EXECUTIVE SESSION

None

ADJOURNMENT

Mayor Pro Tem Emanuel made a motion to adjourn, 2nd by Council Member Destang; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 8:04 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: February 22, 2021

RE: #RZ 20-03 LUP 20-02 SUP 20-02

DEVELOPMENT: 5-Story AVID Hotel
2752 W. Main Street, Snellville, Georgia

STATUS: Public Hearing (2nd Reading)

Applications to amend the Snellville 2040 Comprehensive Plan Future Land Use Map; Official Zoning Map amendment and request for a Special Use Permit for a 5-story 95-room AVID hotel development on a 5.08± acre property located at 2752 W. Main Street, Snellville, Georgia (Tax Parcel 5007 018).

Financial Impact: Site Development Permit fees; Building Permit fees; Occupational Tax License Fees (annual); Hotel/Motel Tax (monthly); and Real Property Taxes and SPLOST

Planning Commission Meeting: January 26, 2021

Recommendations:

Case No. →	LUP 20-02	RZ 20-03	SUP 20-02
Planning Department	Approval	Approval	Denial
Planning Commission	Approval	Approval	Denial

Mayor and Council Meetings: February 8, 2021 (1st Reading)
February 22, 2021 (2nd Reading and Public Hearing)

Action requested: Consideration, Public Hearing and Action

2752 W. Main Street, Snellville, Georgia
Case #RZ 20-03 LUP 20-02 SUP 20-02
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Case Documents (website link):

- Letter of Intent (9-15-2020)
- #RZ 20-02 Application (9-17-2020)
- #LUP 20-02 Application (9-17-2020)
- #SUP 20-02 Application (9-17-2020)
- Property Survey (6-23-2019)
- Existing Zoning Exhibit (8-27-2020)
- Proposed Zoning Exhibit (8-27-2020)
- Rezoning Site Plan (7-10-2020)
- Sample 1st Floor Plan and Exterior Elevation (9-17-2020)
- 10-27-2020 Planning Department Case Summary & Analysis (10-23-2020)
- 10-27-2020 Email Request to Postpone Action Until Nov 24th PC Meeting (10-27-2020)
- *Unofficial* 1-26-2021 Planning Commission Regular Meeting Minutes (2-1-2021)
- 1-26-2021 Planning Commission Case Report (2-1-2021)
- 2-8-2021 Planning Department Case Summary & Analysis with Planning Commission Report (2-2-2021)
- Draft Ordinance(s) (2-4-2021)
- Conditions *Only* Recommendation (2-9-2021)
- 2-22-2021 Planning Department Case Summary & Analysis with Planning Commission Report (2-16-2021)

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE NO. 2021-01

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SNELLVILLE, GEORGIA, AS AMENDED, FOR A 5.08± ACRE TRACT OF LAND LOCATED IN LAND LOT 7 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, 2752 WEST MAIN STREET, SNELLVILLE, GEORGIA; TO ADD CONDITIONS AFFECTING THE PROPERTY; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

CASE NUMBER: #RZ 20-03

SIZE: 5.08 Acres

LOCATION: 2752 W. Main Street, Snellville, Georgia

TAX PARCEL: R5007 018

CURRENT ZONING MAP: OP (Office Professional) District and
BG (General Business) District

**REQUESTED ZONING MAP
AMENDMENT:** OP (Office Professional) District and
BG (General Business) District

DEVELOPMENT/PROJECT: 95-Room 5-Story Avid Hotel

PROPERTY OWNERS: Rita M. Shah and Khalid Javed
Snellville, Georgia 30039

APPLICANT/CONTACT: Khalid Javed
678-770-7068 or kjaved@bellsouth.net

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 5.08± acre tract of land located at 2752 W. Main Street, Snellville, Georgia (Tax Parcel R5007 018) 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 5.08± acre tract of land as shown on the site plan entitled “Proposed Re-Zoning Plan for 2752 West Main Street”, sealed, signed and dated 7-10-2020 (stamped received 9-17-2020) in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference is hereby amended as follows: a) the 2.106± acre tract described by the legal description in Exhibit “B”, a copy of which is attached hereto and incorporated herein by reference, is changed from OP (Office-Professional) District and BG (General Business) District to OP (Office-Professional) District (only); b) the 2.974± acre tract described by the legal description in Exhibit “C”, a copy of which is attached hereto and incorporated herein by reference, is changed from OP (Office Professional) District and BG (General Business) District to BG (General Business) District (only); and c) to match the split-zoning lines as shown in Exhibit “D”, a copy of which is attached hereto and incorporated herein by reference. This action is subject to the attachment of the following conditions (1-4):

CONDITIONS:

1. Prior to the development of any portion of the 5.08± acre property, the applicant/property owner shall submit a Change in Conditions application which includes a development concept plan for review and recommendation by the Planning Department and Planning Commission for final consideration and public hearing with the Mayor and Council.
2. Prior to receiving an approved Site Development Permit by the Director of Planning and Development, the property owner shall obtain an approved and recorded Exemption Plat, approved by the Director of Planning and Development and recorded by the Gwinnett County Superior Court Clerk for the 5.08± acre property subdivided into one 2.974± acre parcel and a second 2.106± acre parcel as shown on the Proposed Rezoning Plan attached hereto as Exhibit “A”.
3. Signs higher than 15 feet or larger than 225 square feet are prohibited.
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.

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 the Zoning Ordinance of the City of Snellville at the time of the effective date of this Ordinance shall be and are hereby made applicable to this Ordinance and shall remain in full force and effect.

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

Section 7. This Ordinance was adopted on _____, 2021. 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 February, 2021.

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

Anthony O. L. Powell, City Attorney
Powell & Edwards, Attorneys at Law, P.C.

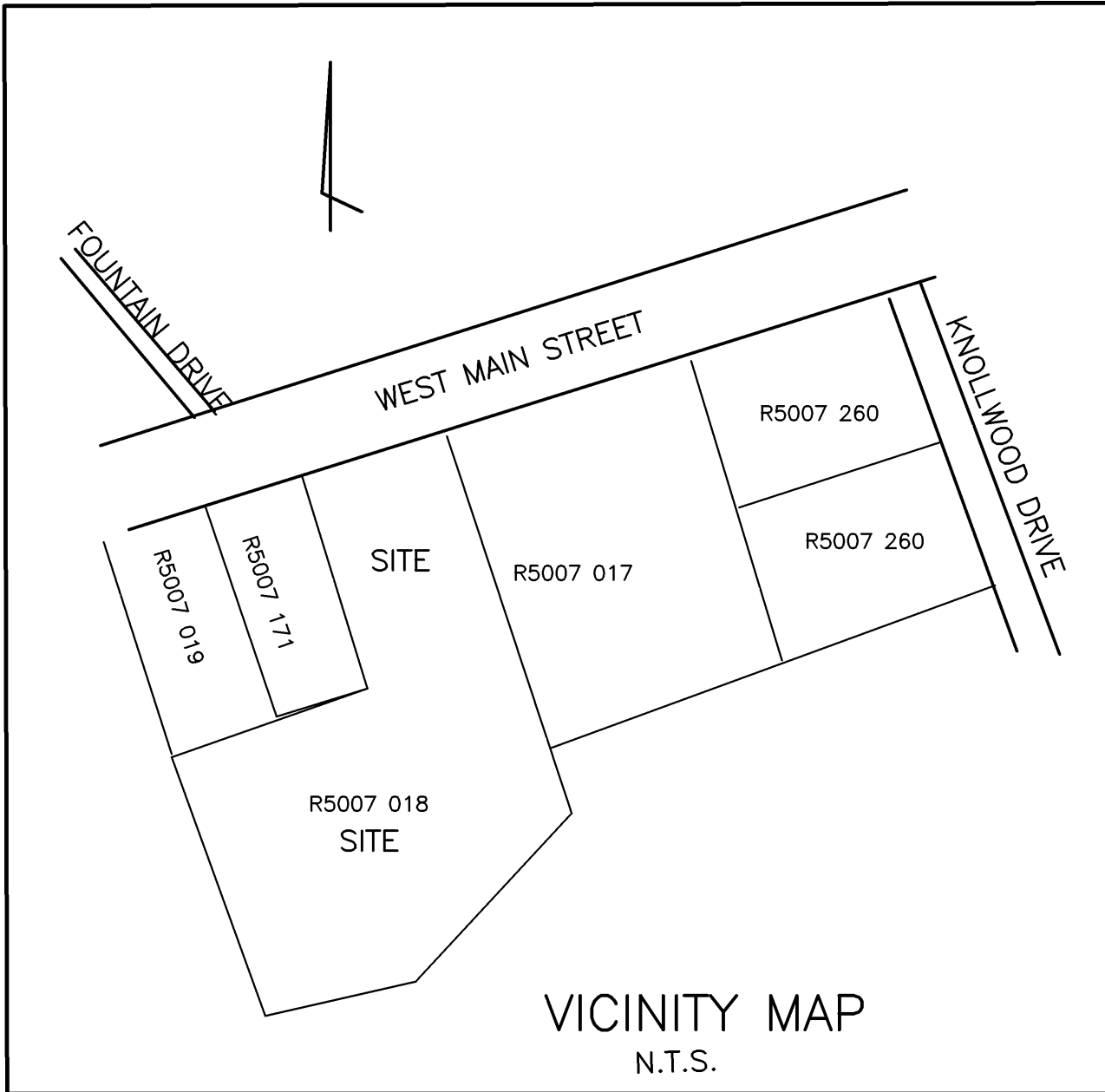
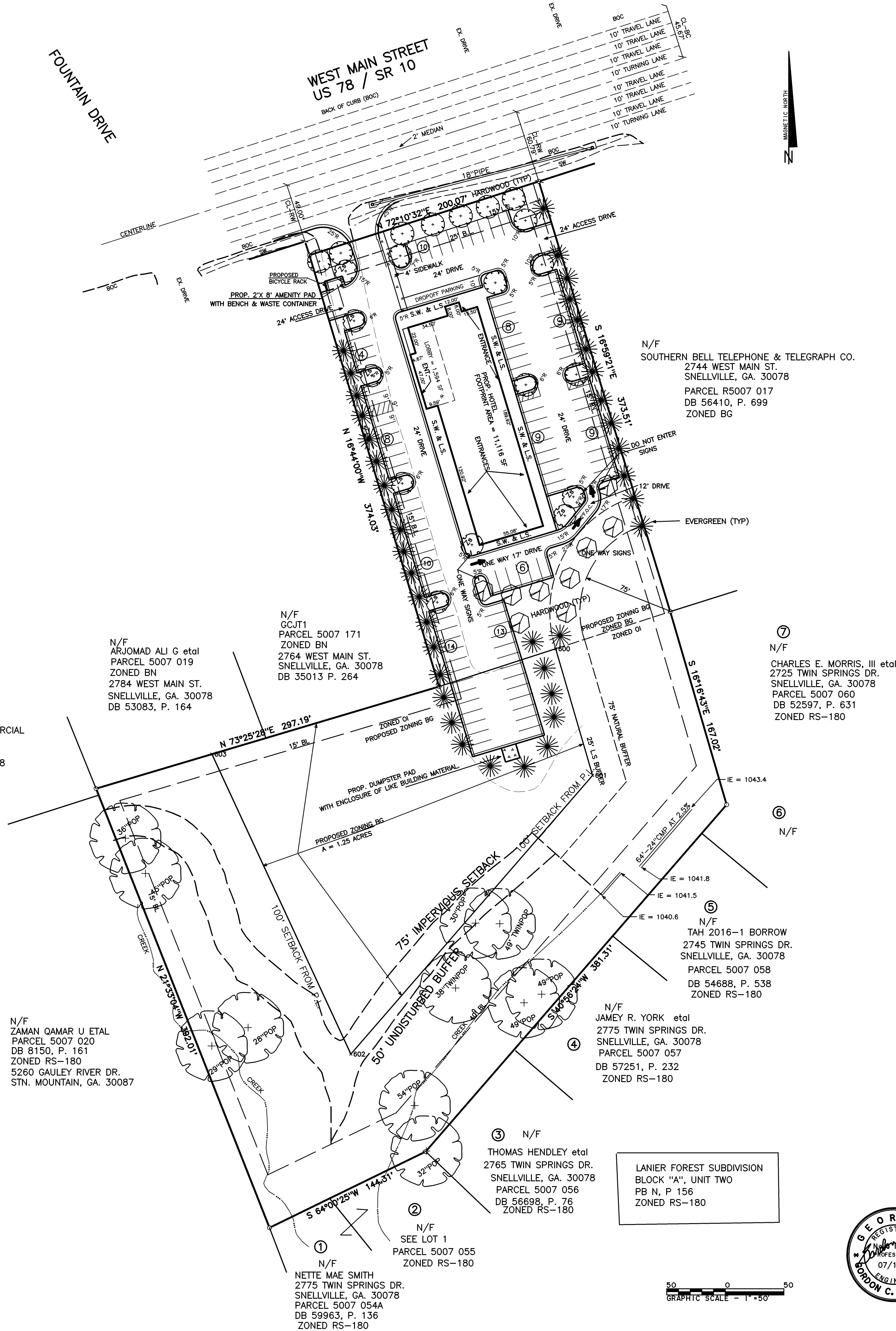
Gretchen Schulz, Council Member

Tod Warner, Council Member

EXHIBIT “A”

DRAFT

In my opinion this property is not in a flood hazard area as per F.I.R.M Flood Hazard Map of Gwinnett County, Georgia
Community Panel Number 13135C 0128B
Effective Date 09/29/2006
Revision Date

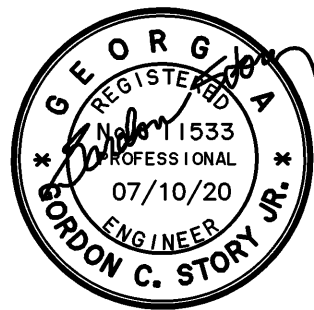


- GENERAL NOTES:
- 1.) REFERENCE BOUNDARY SURVEY: SURVEY FOR MANSUR ENGINEERING, INC. DATED 6/23/2019.
 - * 2.) PROPERTY PRESENTLY SPLIT ZONED BG AND OI.(BG = 1.724 ACS., OI = 3.356 ACS.) SEE NOTE 24
 - 3.) PROPERTY AREA = 5.080 ACRES
 - 4.) PROPOSED LOT COVERAGE = 1.26 ACS IMP / 5.080 ACS X 100 = 24.8% (MAX. = 90%)
 - 5.) PROPOSED USE - HOTEL
 - 6.) THERE ARE STATE WATERS ON THIS PROPERTY.
 - 7.) TAX PARCEL NO. R5007 018
 - 8.) BUILDING DIMENSIONS ARE APPROXIMATE. HEIGHT = 80' MAXIMUM
 - 9.) MINIMUM ROOF PITCH 4:12
 - 10.) ALL PARKING SPACES ARE 9'W X 19'L
 - 11.) PROPOSED 100 PARKING SPACES
 - 12.) SETBACKS: FRONT - 25'
SIDE - 15'
BACK - 15', 40' IF ADJACENT TO RESIDENTIAL
SIDE - 5'
REAR - 40'
 - 13.) LANDSCAPE BUFFERS: FRONT - 15'
SIDE - 5'
REAR - 40'
 - 14.) THERE ARE PROPOSED 95 DWELLING UNITS.
 - * 15.) PROPOSED ZONING BG
 - 16.) MINIMUM ROOM SIZE IS 300 SF.
 - 17.) DECORATIVE STREET LIGHTS WILL BE PROVIDED
 - 18.) DECORATIVE PEDESTRIAN LIGHTS WILL BE PROVIDED
 - 19.) PARKING LOT LIGHTING USING DECORATIVE LIGHT POLES AND FIXTURES WILL BE PROVIDED.
 - 20.) THE EXTERIOR BUILDING MATERIAL SHALL MEET CITY CODES.
 - 21.) THE COLOR OF THE EXTERIOR BUILDING SHALL MEET CITY CODES.
 - 22.) THE BUILDING SHALL COMPLY WITH ART. VII, MOTELS, HOTELS, AND EXTENDED-STAY HOTELS.
 - 23.) THE EXISTING PYLON SIGN AT THE ENTRANCE SHALL BE REMOVED.
 - 24.) AN ADDITIONAL 1.25 ACRES OF OI TO BE REZONED BG.



IF YOU DIG IN GEORGIA ...
CALL US FIRST 1-800-282-7411

CAUTION:
The utilities shown are shown for the contractors convenience only. There may be other utilities not shown on these plans. The engineer assumes no responsibility for the locations of underground utilities, and it shall be the contractors responsibility to verify the locations of all utilities shown as well as those not shown within the work limits. All damage made to existing utilities by the contractor shall be the responsibility of the contractor.



GORDON STORY, PE, RLS
CIVIL ENGINEER * LAND SURVEYOR
LEVEL II CERTIFIED DESIGN PROFESSIONAL
2608 RICKETSON ROAD
WARRENTON, GA. 30808
MOBILE PHONE: 678-656-3832
EMAIL: gtruestory@aol.com

LAND LOT 7
DISTRICT 5
GWINNETT COUNTY
DATE: 08/27/20
JOB: 1914ZON5
DISK: # 19GSA

PROPOSED RE-ZONING PLAN FOR :
2752 WEST MAIN STREET
SNELLVILLE, GA.
PARCEL R5007 018

REVISIONS:

SHEET
OF
1

EXHIBIT “B”

DRAFT

TOTAL TRACT ZONED OP

PROPERTY LINE DESCRIPTION - TOTAL TRACT
2752 Main Street NW, Snellville Georgia, 30078 Gwinnett
County, tax parcel number R5007 018

All that tract or parcel lying and being in Land Lot 5
of the 7th Land District, Gwinnett County Georgia, Cates G.M.D.
Georgia Malitia, District 408 being more particularly described
as follows;

To find the "TRUE POINT OF BEGINNING", commence from the
intersection if extended of the easterly Right of Way of Valley Drive
a 50 foot Right Of Way with the southerly Right Of Way
U.S.Hwy 78 aka Georgia State Route S.R. 10 a variable Right-Of-Way;
Thence 874.74 feet(869.72 feet per Deed Book 56410 Page 0071)
along the southerly Right Of Way U.S. 78 aka S.R. 10 to a Point.
said Point being point SVXG480 (Parcel 1 Required R/W KC2001)
State of Georgia Department Of Transportation Project Number
CSSTP-0006-00(439) sheet 693 of 704, RIGHT OF WAY PLANS
Sheet 24 Page 32 (station 11+63.56 49.00 feet right) per centerline
stationing as shown on State of Georgia Department Of Transportation
Project Number CSSTP-0006-00(439) sheet 46 of 704, Mainline Plan
SR10/US 78 Drawing Number 13-001; Thence South 16 degrees 44
minutes 00 seconds East for a distance of 12.00 feet along the
westerly property line said tax parcel R5007 018 to a point on the south
right of way of U.S. Hwy. 78;
THENCE South 16 degrees 44 minutes 00 seconds East for a
distance of 374.03 feet to a point;
THENCE South 73 degrees 25 minutes 28 seconds West for a
distance of 196.81 feet to the "TRUE POINT OF BEGINNING";
THENCE South 73 degrees 25 minutes 28 seconds for a
distance of 297.19 feet to a point;
THENCE South 21 degrees 33 minutes 04 seconds East for a
distance of 392.01 feet to a point;
Thence North 64 degrees 00 minutes 25 seconds East for a
distance of 144.31 feet to a point;
THENCE North 40 degrees 56 minutes 24 seconds East for a
distance of 381.31 feet to a point;
THENCE North 16 degrees 16 minutes 43 seconds West for a
distance of 167.02 feet to a point;
THENCE South 72 degrees 02 minutes 09 seconds West for a
distance of 199.00 feet to a point;
THENCE South 16 degrees 15 minutes 22 seconds East for a
distance of 109.54 feet to a point;
THENCE South 40 degrees 56 minutes 24 seconds West for a
distance of 306.36 feet to a point;
THENCE North 24 degrees 50 minutes 55 seconds West for a
distance of 274.46 feet to a point;
THENCE North 73 degrees 25 minutes 28 seconds East for a
distance of 196.81 feet to the "TRUE POINT OF BEGINNING."

Said tract contains 2.106 acres more or less.

EXHIBIT “C”

DRAFT

TOTAL TRACT ZONED BG

PROPERTY LINE DESCRIPTION — TOTAL TRACT
2752 Main Street NW, Snellville Georgia, 30078 Gwinnett
County, tax parcel number R5007 018

All that tract or parcel lying and being in Land Lot 5
of the 7th Land District, Gwinnett County Georgia, Cates G.M.D.
Georgia Malitia District 408 being more particularly described
as follows;

To find the "TRUE POINT OF BEGINNING", commence from the
intersection if extended of the easterly Right of Way of Valley Drive
a 50 foot Right Of Way with the southerly Right Of Way
U.S.Hwy 78 aka Georgia State Route S.R. 10 a variable Right-Of-Way;
Thence 874.74 feet(869.72 feet per Deed Book 56410 Page 0071)
along the southerly Right Of Way U.S. 78 aka S.R. 10 to a Point.
said Point being point SVXG480 (Parcel 1 Required R/W KC2001)
State of Georgia Department Of Transportation Project Number
CSSTP-0006-00(439) sheet 693 of 704, RIGHT OF WAY PLANS
Sheet 24 Page 32 (station 11+63.56 49.00 feet right) per centerline
stationing as shown on State of Georgia Department Of Transportation
Project Number CSSTP-0006-00(439) sheet 46 of 704, Mainline Plan
SR10/US 78 Drawing Number 13-001; Thence South 16 degrees 44
minutes 00 seconds East for a distance of 12.00 feet along the
westerly property line said tax parcel R5007 018 to the
"TRUE POINT OF BEGINNING";

Said point being on the south right of way of U.S.78;

THENCE South 73 degrees 25 minutes 28 seconds West for a
distance of 196.81 feet to a point;

THENCE South 24 degrees 50 minutes 55 seconds East for a
distance of 274.46 feet to a point;

THENCE North 40 degrees 56 minutes 24 seconds East for a
distance of 306.36 feet to a point;

THENCE North 16 degrees 15 minutes 22 seconds West for a
distance of 109.54 feet to a point;

THENCE North 72 degrees 02 minutes 09 seconds East for a
distance of 100.00 feet to a point;

THENCE North 16 degrees 59 minutes 21 seconds West for a
distance of 373.51 feet to a point on the south right of way
of U.S.Hwy. 78;

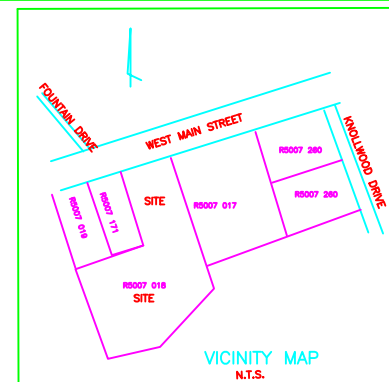
Thence along said right of way South 72 degrees 10 minutes
32 seconds West for a distance of 200.07 feet to the "TRUE
POINT OF BEGINNING."

Said property contains 2.974 acres more or less.

EXHIBIT “D”

DRAFT

An aerial photograph of a rural area. A road labeled "FOUNTAIN DRIVE" runs diagonally from the bottom left towards the top right. Another road, "WEST MAIN STREET / US 78 / SR 10", runs horizontally across the middle of the image. To the right of the horizontal road, there are several buildings, including one labeled "SCHOOL" and another labeled "CHURCH". The landscape is mostly open fields with some scattered trees. A small inset map in the bottom right corner shows the location of the main map area within a larger regional context.



THENCE South 73 degrees 28 minutes 38 seconds West for a distance of 104.81 feet to a point;
 THENCE North 72 degrees 02 minutes 05 seconds East for a distance of 274.46 feet to a pole;
 THENCE North 40 degrees 58 minutes 24 seconds East for a distance of 305.26 feet to a point;
 THENCE North 72 degrees 02 minutes 22 seconds West for a distance of 108.54 feet to a point;
 THENCE North 72 degrees 02 minutes 08 seconds East for a distance of 100.00 feet to a point;
 THENCE North 72 degrees 29 minutes 21 seconds West for a distance of 273.51 feet to a point on the south right of way of U.S.Hwy. 76;
 Thence along said right of way South 72 degrees 10 minutes 32 seconds West for a distance of 200.07 feet to the TRUE POINT OF BEGINNING.

Field records contain 2,874 acres more or less.

PROPERTY LINE DESCRIPTION -- TOTAL TRACT
2782 14th Street NW, Nashville Georgia, 30078 Gwinnett
County, tax parcel number R8007 018

All that tract or parcel lying and being in Lot
of the 7th Land District, Gwinnett County Georgia, Canton
Georgia Middle District 408 being more particularly
as follows:

[illegible]

TNGC South 18 degrees 64 minutes 00 seconds East for a distance of 29.642 ft to a point
 TNGC North 42 degrees 08 minutes 20 seconds West for a distance of 19.681 ft to the "TRUE POINT OF BEGINNING",
 TNGC South 73 degrees 23 minutes 30 seconds for a distance of 30.621 ft to a point
 TNGC North 21 degrees 35 minutes 04 seconds East for a distance of 30.621 ft to a point
 TNGC North 44 degrees 04 minutes 20 seconds East for a distance of 14.621 ft to a point
 TNGC North 43 degrees 08 minutes 34 seconds East for a distance of 16.722 ft to a point
 TNGC North 18 degrees 16 minutes 43 seconds West for a distance of 16.722 ft to a point
 TNGC North 43 degrees 08 minutes 34 seconds East for a distance of 19.682 ft to a point
 TNGC South 18 degrees 16 minutes 32 seconds East for a distance of 20.629 ft to a point
 TNGC North 40 degrees 08 minutes 20 seconds West for a distance of 27.642 ft to a point
 TNGC North 73 degrees 23 minutes 30 seconds East for a distance of 30.621 ft to a point

Sold property containing 2,974 acres more or less.

N/F
BFS RETAIL & COMMERCIAL
PARCEL 5007 167
2780 WEST MAIN ST.
SNELLVILLE, GA. 30078
ZONED BN
DB 25395, P. 242


N/F
ARJOMAD ALI G etal
PARCEL 5007 019
ZONED BN
2784 WEST MAIN ST.
SNELLVILLE, GA 30078
DB 53083 P. 144

N/F
SOUTHERN BELL TELEPHONE & TELEGRAPH CO.
2744 WEST MAIN ST.
SNELLVILLE, GA. 30078
PARCEL R5007 017
DB 56410, P. 699
ZONED BG

7
N/F
CHARLES E. MORRIS, III et al
2725 TWIN SPRINGS DR.
SNELLVILLE, GA. 30078
PARCEL 5007 080
DB 52597, P. 631
ZONED RS-180

N/F
TAH 2016-1 BORROW
2745 TWIN SPRINGS DR.
SNELLVILLE, GA. 30078
PARCEL 5007 058
DB 54688, P. 538
ZONED RS-180

N/F
JAMEY R. YORK et al
2775 TWIN SPRINGS DR
SNELLVILLE, GA. 30078
PARCEL 5007 057
DB 57251, P. 232
ZONED RS-180

 N/F
THOMAS HENDLEY et al
2765 TWIN SPRINGS DR.
SNELLVILLE, GA. 30078
PARCEL 5007 056
DB 56698, P. 78
ZONED RS-180

LANIER FOREST SUBDIVISION
BLOCK "A", UNIT TWO
PB N, P 156
ZONED RS-180

N/F
ZAMAN QAMAR U ETAL
PARCEL 5007 020
DB 8150, P. 161
ZONED RS-180
5260 GAULEY RIVER DR.
STN MOUNTAIN, CA 90087

PROPOSED ZONING O&P




























































[illegible]

IF YOU DIG IN GEORGIA ...
CALL US FIRST 1-800-282-7411

CAUTION:

The utilities shown are shown for the contractor's convenience only. There may be other utilities not shown on these plans. The engineer assumes no responsibility for the location of underground utilities, and it shall be the contractor's responsibility to verify the location of all utilities shown as well as those not shown within the work limits. All damage made to existing utilities by the contractor shall be the responsibility of the contractor.

GORDON STORY, PE, RLS
CIVIL ENGINEER * LAND SURVEYOR
LEVEL II CERTIFIED DESIGN PROFESSIONAL

2608 RICKETSON ROAD
WARRENTON, GA. 30808

MOBILE PHONE: 678-656-3832
EMAIL: gtruestory@aol.com

LAND LOT: 7
DISTRICT: 8
CITY: COUNTY
DATE: 09/27/20
JOB: 10142085
DISK: 1008A

**PROPOSED ZONING
FOR HOTEL**
2752 WEST MAIN STREET
SNELLVILLE, GEORGIA
PARCEL R5007 018

REVISIONS:	SHEET OF

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE NO. 2021-01

AN ORDINANCE TO DENY THE REQUEST TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SNELLVILLE, GEORGIA, AS AMENDED, FOR A 5.08± ACRE TRACT OF LAND LOCATED IN LAND LOT 7 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, 2752 WEST MAIN STREET, SNELLVILLE, GEORGIA; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

CASE NUMBER: #RZ 20-03

SIZE: 5.08 Acres

LOCATION: 2752 W. Main Street, Snellville, Georgia

TAX PARCEL: R5007 018

CURRENT ZONING MAP: OP (Office Professional) District and
BG (General Business) District

**REQUESTED ZONING MAP
AMENDMENT:** OP (Office Professional) District and
BG (General Business) District

DEVELOPMENT/PROJECT: 95-Room 5-Story Avid Hotel

PROPERTY OWNERS: Rita M. Shah and Khalid Javed
Snellville, Georgia 30039

APPLICANT/CONTACT: Khalid Javed
678-770-7068 or kjaved@bellsouth.net

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 deny the Application to amend its official zoning map as it applies to the 5.08± acre tract

of land located at 2752 W. Main Street, Snellville, Georgia (Tax Parcel R5007 018) for a 95-room 5-story Avid Hotel; 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 upon a review of the application submitted by Applicant, the request for a change to the Official Zoning Map for the City of Snellville, Georgia for the 5.08± acre tract of land as shown on the site plan entitled “Proposed Re-Zoning Plan for 2752 West Main Street”, sealed, signed and dated 7-10-2020 (stamped received 9-17-2020) in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference and the 2.974± acre tract described by the legal description in Exhibit “C”, a copy of which is attached hereto and incorporated herein by reference, is hereby denied.

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

Section 3. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause

or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 4. Penalties in effect for violations of the Zoning Ordinance of the City of Snellville at the time of the effective date of this Ordinance shall be and are hereby made applicable to this Ordinance and shall remain in full force and effect.

Section 5. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed

Section 6. This Ordinance was adopted on _____, 2021. 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 February, 2021.

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

Anthony O. L. Powell, City Attorney
Powell & Edwards, Attorneys at Law, P.C.

Gretchen Schulz, Council Member

Tod Warner, Council Member

EXHIBIT “A”

DRAFT

EXHIBIT “B”

DRAFT

EXHIBIT “C”

DRAFT

EXHIBIT “D”

DRAFT

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE NO. 2021-02

AN ORDINANCE TO AMEND THE 2040 COMPREHENSIVE PLAN FUTURE LAND USE MAP FOR THE CITY OF SNELLVILLE, GEORGIA, FOR A 5.08± ACRE TRACT OF LAND LOCATED IN LAND LOT 7 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, 2752 WEST MAIN STREET, SNELLVILLE, GEORGIA; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

CASE NUMBER: #LUP 20-02

SIZE: 5.08 Acres

LOCATION: 2752 W. Main Street, Snellville, Georgia

TAX PARCEL: R5007 018

**CURRENT FUTURE LAND USE
MAP DESIGNATION:** Office-Professional and Commercial Retail

**REQUESTED FUTURE LAND USE
MAP AMENDMENT:** Office-Professional and Commercial Retail

DEVELOPMENT/PROJECT: 95-Room 5-Story Avid Hotel

PROPERTY OWNERS: Rita M. Shah and Khalid Javed
Snellville, Georgia 30039

APPLICANT/CONTACT: Khalid Javed
678-770-7068 or kjaved@bellsouth.net

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 modify the designated land use as it applies to the 5.08± acre tract of land located at 2752 W. Main Street, Snellville, Georgia (Tax Parcel R5007 018); and,

WHEREAS, the health, safety, and welfare of the citizens of Snellville, Georgia, will be positively impacted by the adoption of this Ordinance; therefore:

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

Section 1. The future land use designation of the 5.08± acre tract of land as shown on the site plan entitled “Proposed Re-Zoning Plan for 2752 West Main Street”, sealed, signed and dated 7-10-2020 (stamped received 9-17-2020) in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference is hereby amended as follows: a) the 2.106± acre tract described by the legal description in Exhibit “B”, a copy of which is attached hereto and incorporated herein by reference, is changed from Office-Professional and Commercial Retail to Office-Professional (only); and b) the 2.974± acre tract described by the legal description in Exhibit “C”, a copy of which is attached hereto and incorporated herein by reference, is changed from Office-Professional and Commercial Retail to Commercial Retail (only); and c) to match the split-zoning lines as shown in Exhibit “D”, a copy of which is attached hereto and incorporated herein by reference.

These changes in future land use are to be noted on the City of Snellville 2040 Comprehensive Plan Future Land Use Map, as previously amended and as approved by the Mayor and Council as soon as reasonably possible following the adoption of this Ordinance. The future land use map shall also be amended with an editorial note specifying the date this Snellville Land Use Plan Amendment was approved by the Mayor and Council

and specifying the parcel affected by this Ordinance. Until the change is indicated on the City of Snellville 2040 Comprehensive Plan Future Land Use Map approved by the Mayor and Council, this Ordinance shall govern over the City of Snellville 2040 Comprehensive Plan Future Land Use Map approved by the Mayor and Council to the extent of any discrepancy between this Ordinance and the City of Snellville 2040 Comprehensive Plan Future Land Use Map approved by the Mayor and Council.

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

Section 3. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity,

unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 4. Penalties in effect for violations of the Zoning Ordinance of the City of Snellville at the time of the effective date of this Ordinance shall be and are hereby made applicable to this Ordinance and shall remain in full force and effect.

Section 5. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 6. This Ordinance was adopted on _____, 2021. 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 February, 2021.

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

Anthony O. L. Powell, City Attorney
Powell & Edwards, Attorneys at Law, P.C.

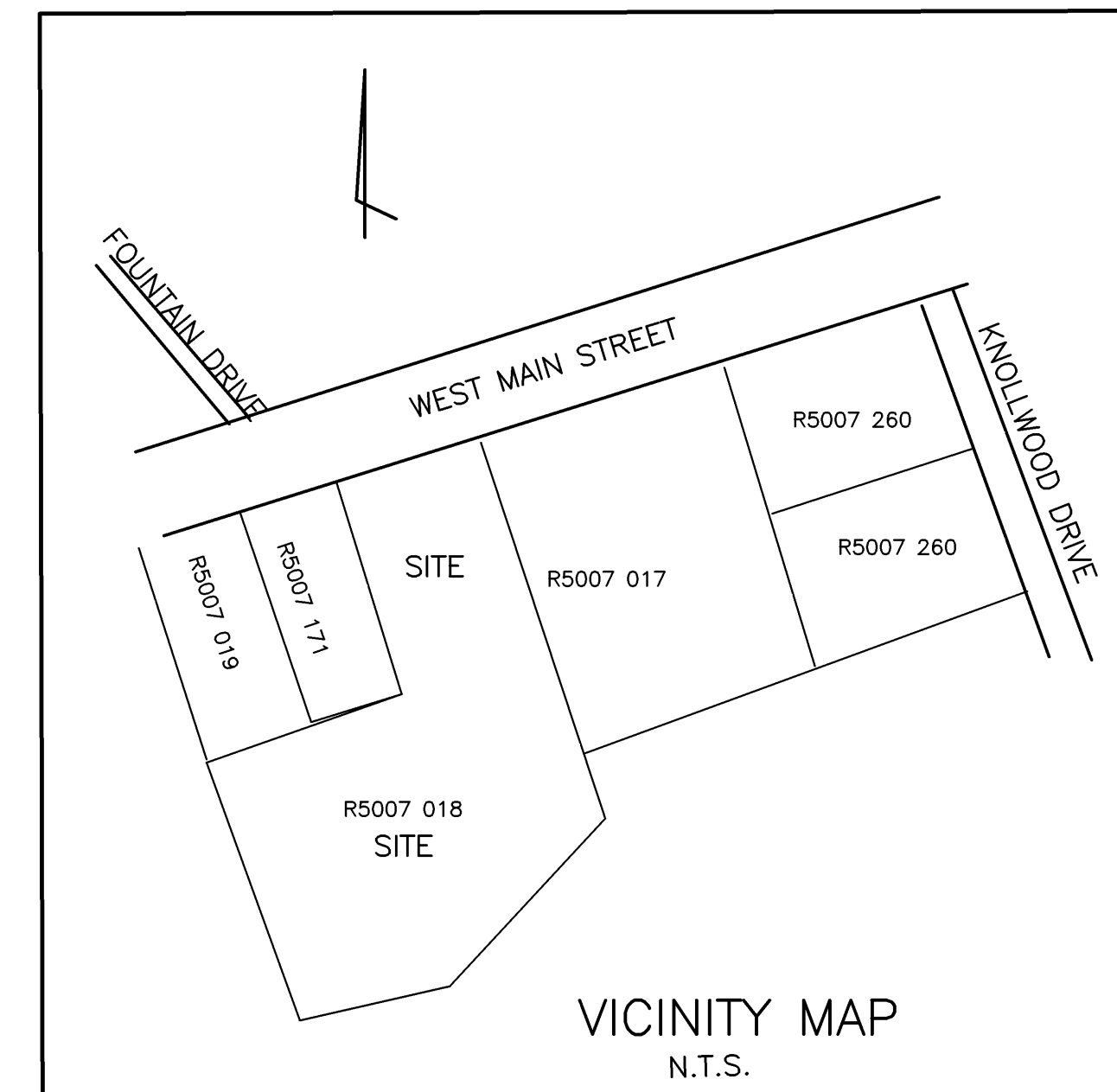
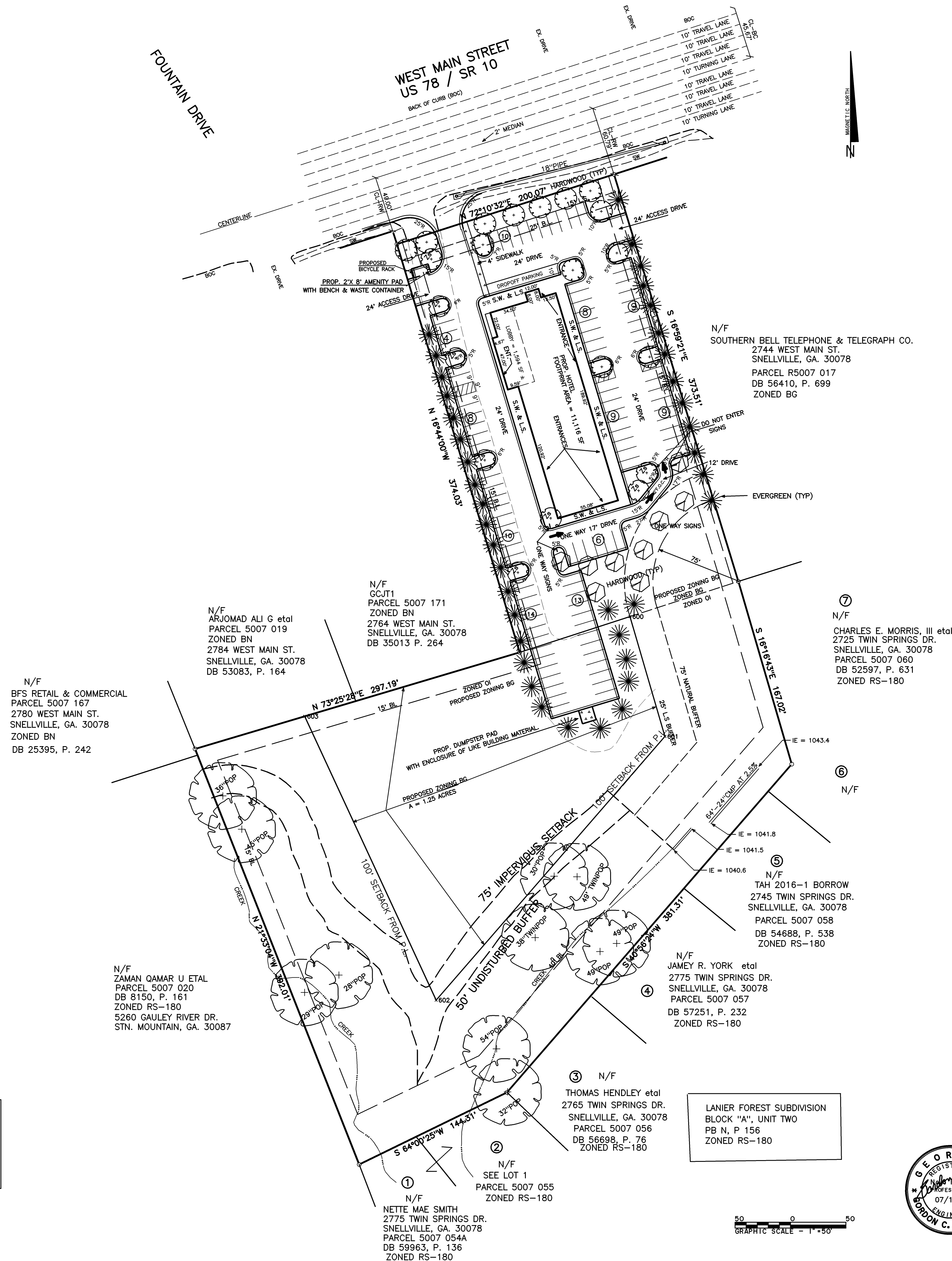
Gretchen Schulz, Council Member

Tod Warner, Council Member

EXHIBIT “A”

DRAFT

In my opinion this property is not in a flood hazard
area as per F.I.R.M Flood Hazard Map of Gwinnett
County, Georgia
Community Panel Number 13135C 0128B
Effective Date 09/29/2006
Revision Date



GENERAL NOTES:

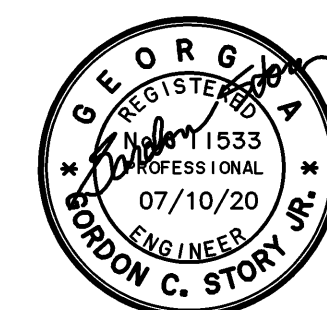
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DATED 6/23/2019.
- * 2.) PROPERTY PRESENTLY SPLIT ZONED BG AND OI.(BG = 1.724 ACS., OI = 3.356 ACS.) SEE NOTE 24.
- 3.) PROPERTY AREA = 5.080 ACRES
- 4.) PROPOSED LOT COVER: $\text{COVER} = 1.26 \text{ ACS IMP} / 5.080 \text{ ACS} \times 100 = 24.8\% \text{ (MAX.} = 90\%)$
- 5.) PROPOSED USE = HOTEL
- 6.) THERE ARE STATE WATERS ON THIS PROPERTY.
- 7.) TAX PARCEL NO. R5007 018
- 8.) BUILDING DIMENSIONS ARE APPROXIMATE. HEIGHT = 80' MAXIMUM
- 9.) MINIMUM ROOF PITCH 4:12
- 10.) ALL PARKING SPACES ARE 9'W X 19'L.
- 11.) PROPOSED 100 PARKING SPACES
- 12.) SETBACKS: FRONT - 25'
SIDE - 15'
BACK - 15', 40' IF ADJACENT TO RESIDENTIAL.
- 13.) LANDSCAPE BUFFERS: FRONT - 15'
SIDE - 5'
REAR - 40'
- 14.) THERE ARE PROPOSED 95 DWELLING UNITS.
- * 15.) PROPOSED ZONING BG
- 16.) MINIMUM ROOM SIZE IS 300 SF.
- 17.) DECORATIVE STREET LIGHTS WILL BE PROVIDED
- 18.) DECORATIVE PEDESTRIAN LIGHTS WILL BE PROVIDED
- 19.) PARKING LOT LIGHTING USING DECORATIVE LIGHT POLES
AND FIXTURES WILL BE PROVIDED.
- 20.) THE EXTERIOR BUILDING MATERIAL SHALL MEET CITY CODES.
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- 22.) THE BUILDING SHALL COMPLY WITH ART. VII, MOTELS, HOTELS,
AND EXTENDED-STAY HOTELS.
- 23.) THE EXISTING PYLON SIGN AT THE ENTRANCE SHALL BE REMOVED.
- 24.) AN ADDITIONAL 1.25 ACRES OF OI TO BE REZONED BG.



IF YOU DIG IN GEORGIA ...
CALL US FIRST 1-800-282-7411

CAUTION:

The utilities shown are shown for the contractors convenience only. There may be other utilities not shown on these plans. The engineer assumes no responsibility for the locations of underground utilities, and it shall be the contractors responsibility to verify the locations of all utilities shown as well as those not shown within the work limits. All damage made to existing utilities by the contractor shall be the responsibility of the contractor.



GORDON STORY, PE, RLS
CIVIL ENGINEER * LAND SURVEYOR
LEVEL II CERTIFIED DESIGN PROFESSIONAL

2608 RICKETSON ROAD
WARRENTON, GA. 30808
MOBILE PHONE: 678-656-3832
EMAIL: gtruestory@aol.com

LAND LOT 7
DISTRICT 5
WINNETT COUNTY
DATE: 08/27/20
JOB: 1914ZON5
DISK: # 19GSA

REVISIONS:

PROPOSED RE-ZONING PLAN FOR :
2752 WEST MAIN STREET
SNELLVILLE, GA.
PARCEL R5007 018

SHEET
OF
1

EXHIBIT “B”

DRAFT

TOTAL TRACT ZONED OP

PROPERTY LINE DESCRIPTION - TOTAL TRACT
2752 Main Street NW, Snellville Georgia, 30078 Gwinnett
County, tax parcel number R5007 018

All that tract or parcel lying and being in Land Lot 5
of the 7th Land District, Gwinnett County Georgia, Cates G.M.D.
Georgia Malitia, District 408 being more particularly described
as follows;

To find the "TRUE POINT OF BEGINNING", commence from the
intersection if extended of the easterly Right of Way of Valley Drive
a 50 foot Right Of Way with the southerly Right Of Way
U.S.Hwy 78 aka Georgia State Route S.R. 10 a variable Right-Of-Way;
Thence 874.74 feet(869.72 feet per Deed Book 56410 Page 0071)
along the southerly Right Of Way U.S. 78 aka S.R. 10 to a Point.
said Point being point SVXG480 (Parcel 1 Required R/W KC2001)
State of Georgia Department Of Transportation Project Number
CSSTP-0006-00(439) sheet 693 of 704, RIGHT OF WAY PLANS
Sheet 24 Page 32 (station 11+63.56 49.00 feet right) per centerline
stationing as shown on State of Georgia Department Of Transportation
Project Number CSSTP-0006-00(439) sheet 46 of 704, Mainline Plan
SR10/US 78 Drawing Number 13-001; Thence South 16 degrees 44
minutes 00 seconds East for a distance of 12.00 feet along the
westerly property line said tax parcel R5007 018 to a point on the south
right of way of U.S. Hwy. 78;
THENCE South 16 degrees 44 minutes 00 seconds East for a
distance of 374.03 feet to a point;
THENCE South 73 degrees 25 minutes 28 seconds West for a
distance of 196.81 feet to the "TRUE POINT OF BEGINNING";
THENCE South 73 degrees 25 minutes 28 seconds for a
distance of 297.19 feet to a point;
THENCE South 21 degrees 33 minutes 04 seconds East for a
distance of 392.01 feet to a point;
Thence North 64 degrees 00 minutes 25 seconds East for a
distance of 144.31 feet to a point;
THENCE North 40 degrees 56 minutes 24 seconds East for a
distance of 381.31 feet to a point;
THENCE North 16 degrees 16 minutes 43 seconds West for a
distance of 167.02 feet to a point;
THENCE South 72 degrees 02 minutes 09 seconds West for a
distance of 199.00 feet to a point;
THENCE South 16 degrees 15 minutes 22 seconds East for a
distance of 109.54 feet to a point;
THENCE South 40 degrees 56 minutes 24 seconds West for a
distance of 306.36 feet to a point;
THENCE North 24 degrees 50 minutes 55 seconds West for a
distance of 274.46 feet to a point;
THENCE North 73 degrees 25 minutes 28 seconds East for a
distance of 196.81 feet to the "TRUE POINT OF BEGINNING."

Said tract contains 2.106 acres more or less.

EXHIBIT “C”

DRAFT

TOTAL TRACT ZONED BG

PROPERTY LINE DESCRIPTION — TOTAL TRACT
2752 Main Street NW, Snellville Georgia, 30078 Gwinnett
County, tax parcel number R5007 018

All that tract or parcel lying and being in Land Lot 5
of the 7th Land District, Gwinnett County Georgia, Cates G.M.D.
Georgia Malitia District 408 being more particularly described
as follows;

To find the "TRUE POINT OF BEGINNING", commence from the
intersection if extended of the easterly Right of Way of Valley Drive
a 50 foot Right Of Way with the southerly Right Of Way
U.S.Hwy 78 aka Georgia State Route S.R. 10 a variable Right-Of-Way;
Thence 874.74 feet(869.72 feet per Deed Book 56410 Page 0071)
along the southerly Right Of Way U.S. 78 aka S.R. 10 to a Point.
said Point being point SVXG480 (Parcel 1 Required R/W KC2001)
State of Georgia Department Of Transportation Project Number
CSSTP-0006-00(439) sheet 693 of 704, RIGHT OF WAY PLANS
Sheet 24 Page 32 (station 11+63.56 49.00 feet right) per centerline
stationing as shown on State of Georgia Department Of Transportation
Project Number CSSTP-0006-00(439) sheet 46 of 704, Mainline Plan
SR10/US 78 Drawing Number 13-001; Thence South 16 degrees 44
minutes 00 seconds East for a distance of 12.00 feet along the
westerly property line said tax parcel R5007 018 to the
"TRUE POINT OF BEGINNING";

Said point being on the south right of way of U.S.78;

THENCE South 73 degrees 25 minutes 28 seconds West for a
distance of 196.81 feet to a point;

THENCE South 24 degrees 50 minutes 55 seconds East for a
distance of 274.46 feet to a point;

THENCE North 40 degrees 56 minutes 24 seconds East for a
distance of 306.36 feet to a point;

THENCE North 16 degrees 15 minutes 22 seconds West for a
distance of 109.54 feet to a point;

THENCE North 72 degrees 02 minutes 09 seconds East for a
distance of 100.00 feet to a point;

THENCE North 16 degrees 59 minutes 21 seconds West for a
distance of 373.51 feet to a point on the south right of way
of U.S.Hwy. 78;

Thence along said right of way South 72 degrees 10 minutes
32 seconds West for a distance of 200.07 feet to the "TRUE
POINT OF BEGINNING."

Said property contains 2.974 acres more or less.

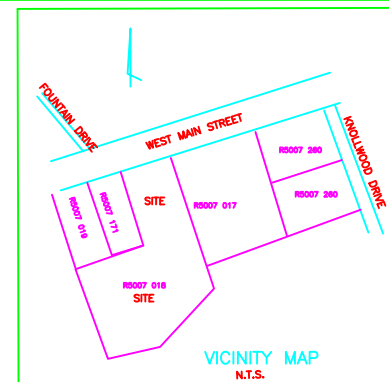
EXHIBIT “D”

DRAFT

FOUNTAIN DRIVE

WEST MAIN STREET
US 78 / SR 10

0 100 200 FEET



THENCE South 73 degrees 28 minutes 38 seconds West for a distance of 104.81 feet to a point;
 THENCE North 72 degrees 02 minutes 05 seconds East for a distance of 274.46 feet to a pole;
 THENCE North 40 degrees 58 minutes 24 seconds East for a distance of 305.26 feet to a point;
 THENCE North 72 degrees 02 minutes 22 seconds West for a distance of 108.54 feet to a point;
 THENCE North 72 degrees 02 minutes 08 seconds East for a distance of 100.00 feet to a point;
 THENCE North 72 degrees 29 minutes 21 seconds West for a distance of 273.51 feet to a point on the south right of way of U.S.Hwy. 76;
 Thence along said right of way South 72 degrees 10 minutes 32 seconds West for a distance of 200.07 feet to the TRUE POINT OF BEGINNING.

Field records contain 2,874 acres more or less.

PROPERTY LINE DESCRIPTION -- TOTAL TRACT
2782 1/2th Street NW, Nashville Georgia, 30078 Gwinnett
County, tax parcel number R8007 018

All that tract or parcel lying and being in Lot
of the 7th Land District, Gwinnett County Georgia, Canton
Georgia Middle District 408 being more particularly
as follows:

[illegible]

TNGC South 18 degrees 64 minutes 00 seconds East for a distance of 29.642 ft to a point
 TNGC North 42 degrees 08 minutes 20 seconds East for a distance of 19.681 ft to the "TRUE POINT OF BEGINNING"
 TNGC South 73 degrees 23 minutes 30 seconds for a distance of 20.850 ft to a point
 TNGC North 21 degrees 35 minutes 04 seconds East for a distance of 30.611 ft to a point
 TNGC North 44 degrees 04 minutes 20 seconds East for a distance of 14.421 ft to a point
 TNGC North 43 degrees 08 minutes 34 seconds East for a distance of 14.722 ft to a point
 TNGC North 18 degrees 16 minutes 43 seconds West for a distance of 16.722 ft to a point
 TNGC North 43 degrees 08 minutes 34 seconds East for a distance of 19.682 ft to a point
 TNGC South 18 degrees 16 minutes 32 seconds East for a distance of 20.850 ft to a point
 TNGC North 40 degrees 56 minutes 26 seconds West for a distance of 20.829 ft to a point
 TNGC North 40 degrees 56 minutes 26 seconds West for a distance of 27.648 ft to a point
 TNGC North 73 degrees 23 minutes 30 seconds East for a distance of 20.850 ft to a point

Sold property containing 2,974 acres more or less.

N/F
BFS RETAIL & COMMERCIAL
PARCEL 5007 167
2780 WEST MAIN ST.
SNELLVILLE, GA. 30078
ZONED BN
DB 25395, P. 242


N/F
ARJOMAD ALI G etal
PARCEL 5007 019
ZONED BN
2784 WEST MAIN ST.
SHELLVILLE, GA 30078
DB 53083 P. 144

N/F
SOUTHERN BELL TELEPHONE & TELEGRAPH CO.
2744 WEST MAIN ST.
SNELLVILLE, GA. 30078
PARCEL R5007 017
DB 56410, P. 699
ZONED BG

7
N/F
CHARLES E. MORRIS, III et al
2725 TWIN SPRINGS DR.
SNELLVILLE, GA. 30078
PARCEL 5007 080
DB 52597, P. 631
ZONED RS-180

N/F
TAH 2016-1 BORROW
2745 TWIN SPRINGS DR.
SNELLVILLE, GA. 30078
PARCEL 5007 058
DB 54688, P. 538
ZONED RS-180

N/F
JAMEY R. YORK et al
2775 TWIN SPRINGS DR
SNELLVILLE, GA. 30078
PARCEL 5007 057
DB 57251, P. 232
ZONED RS-180


N/F
THOMAS HENDLEY et al
2765 TWIN SPRINGS DR.
SNELLVILLE, GA. 30078
PARCEL 5007 056
DB 56698, P. 78
ZONED RS-180

LANIER FOREST SUBDIVISION
BLOCK "A", UNIT TWO
PB N, P 156
ZONED RS-180

N/F
ZAMAN QAMAR U ETAL
PARCEL 5007 020
DB 8150, P. 161
ZONED RS-180
5260 GAULEY RIVER DR.
STN MOUNTAIN, CA 90087

PROPOSED ZONING O&P

N/F
 SEE LOT 1
 PARCEL 5007 055
 ZONED RS-180

N/F
 NETTE MAE SMITH
 2775 TWIN SPRINGS DR.
 SNELLVILLE, GA 30078
 PARCEL 5007 054A
 DB 59963, P. 136
 ZONED RS-180

- 1) REFERENCE SURVEYED SURVEY DATA FOR WILSON ENGINEERING, INC. DATE 05/01/2016.
- 2) PROPERTY PRESIDENTY SPUR ZONES 80 AND 80 P. = 1,794 AC. OAP = 3,368 AC. SEE NOTE 24.
- 3) PROPERTY AREA = 4,063 ACRES
- 4) PROPOSED LOT CORNERS ARE = 1,794 AC. OAP 807/1.94 = 73.1% APO CAP = 1.28 AC. 1,007/80.7 = 7.00
- 5) PROPOSED USE = HOTEL
- 6) THERE ARE SOME WINDS FROM THIS PROPERTY.
- 7) THE PARCEL NO. 00007 010
- 8) BUILDING DIMENSIONS ARE APPROXIMATE. HEIGHT = 80' MAXIMUM
- 9) ALL PERMITS REQUIRED ARE 80' x 100'.
- 10) PROPOSED OF PARKING SPACES
- 12) NETWORKS: POINT = 20' ETC = 10' 40' IF ADJACENT TO RESIDENTIAL.
- 13) LANDSCAPE BUFFERING: POINT = 10' ETC = 10' 40' IF ADJACENT TO RESIDENTIAL.
- 14) THERE ARE PROPOSED TO INCLUDE LOTS.
- 15) PROPOSED ZONING B0
- 16) MINIMUM FRONT SET BACK 200 FT.
- 17) DEGENERATE STREET LIGHTS WILL BE PROVIDED
- 18) MINIMUM SIDE SET BACK 200 FT.
- 19) PARKING LOT LIGHTING SHALL BE PROVIDED
- 20) THE COLOR OF THE BUILDING SHALL BE WHITE
- 21) THE EXTERIOR BUILDING MATERIAL SHALL BE LIGHT COLORED
- 22) THE COLOR OF THE EXTERIOR BUILDING MATERIAL SHALL BE LIGHT COLORED
- 23) THE BUILDING SHALL COMPLY WITH ARI, AIA, SOLIDUS, SOLIDUS, AND EXTERIOR 100' MINIMUM
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IF YOU DIG IN GEORGIA ...
CALL US FIRST 1-800-282-7411

CAUTION:

The utilities shown are shown for the contractor's convenience only. There may be other utilities not shown on these plans. The engineer assumes no responsibility for the location of underground utilities, and it shall be the contractor's responsibility to verify the location of all utilities shown as well as those not shown within the work limits. All damage made to existing utilities by the contractor shall be the responsibility of the contractor.

GORDON STORY, PE, RLS
CIVIL ENGINEER * LAND SURVEYOR
LEVEL II CERTIFIED DESIGN PROFESSIONAL

2608 RICKETSON ROAD
WARRENTON, GA. 30088

MOBILE PHONE: 678-656-3832
EMAIL: atruestory@aol.com

LAND LOT: 7
DISTRICT: 8
CITY: COUNTY
DATE: 08/27/20
JOB: 10142085
DISK: 1008A

**PROPOSED ZONING
FOR HOTEL**
2752 WEST MAIN STREET
SNELLVILLE, GEORGIA
PARCEL R5007 018

REVISIONS:	SHEET OF

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE NO. 2021-02

AN ORDINANCE TO DENY THE REQUEST TO AMEND THE 2040 COMPREHENSIVE PLAN FUTURE LAND USE MAP FOR THE CITY OF SNELLVILLE, GEORGIA, FOR A 5.08± ACRE TRACT OF LAND LOCATED IN LAND LOT 7 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, 2752 WEST MAIN STREET, SNELLVILLE, GEORGIA; TO PROVIDE FOR SEVERABILITY; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

CASE NUMBER: #LUP 20-02

SIZE: 5.08 Acres

LOCATION: 2752 W. Main Street, Snellville, Georgia

TAX PARCEL: R5007 018

**CURRENT FUTURE LAND USE
MAP DESIGNATION:** Office-Professional and Commercial Retail

**REQUESTED FUTURE LAND USE
MAP AMENDMENT:** Office-Professional and Commercial Retail

DEVELOPMENT/PROJECT: 95-Room 5-Story Avid Hotel

PROPERTY OWNERS: Rita M. Shah and Khalid Javed
Snellville, Georgia 30039

APPLICANT/CONTACT: Khalid Javed
678-770-7068 or kjaved@bellsouth.net

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 deny the Application to modify the designated land use as it applies to the 5.08± acre tract of land located at 2752 W. Main Street, Snellville, Georgia (Tax Parcel R5007 018) for a 95-room 5-story Avid hotel; 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 upon a review of the application submitted by Applicant, the request for a change in the future land use designation of the 5.08± acre tract of land as shown on the site plan entitled “Proposed Re-Zoning Plan for 2752 West Main Street”, sealed, signed and dated 7-10-2020 (stamped received 9-17-2020) in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference and the 2.974± acre tract described by the legal description in Exhibit “C”, a copy of which is attached hereto and incorporated herein by reference, is hereby denied.

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

Section 3. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 4. Penalties in effect for violations of the Zoning Ordinance of the City of Snellville at the time of the effective date of this Ordinance shall be and are hereby made applicable to this Ordinance and shall remain in full force and effect.

Section 5. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 6. This Ordinance was adopted on _____, 2021. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

DRAFT

ORDAINED this ____ day of February, 2021.

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

Anthony O. L. Powell, City Attorney
Powell & Edwards, Attorneys at Law, P.C.

Gretchen Schulz, Council Member

Tod Warner, Council Member

EXHIBIT “A”

DRAFT

EXHIBIT “B”

DRAFT

EXHIBIT “C”

DRAFT

EXHIBIT “D”

DRAFT

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE NO. 2021-03

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SNELLVILLE, GEORGIA, AS AMENDED, FOR A 5.08± ACRE TRACT OF LAND LOCATED IN LAND LOT 7 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, 2752 WEST MAIN STREET, SNELLVILLE, GEORGIA; TO GRANT A SPECIAL USE PERMIT; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

CASE NUMBER:

#SUP 20-02

PROPERTY OWNERS:

Rita M. Shah and Khalid Javed
Snellville, Georgia 30039

LOCATION:

2752 W. Main Street, Snellville, Georgia
(the "Property")

TAX PARCEL:

R5007 018

DEVELOPMENT/PROJECT:

95-Room 5-Story Avid Hotel

APPLICANT/CONTACT:

Khalid Javed
678-770-7068 or kjaved@bellsouth.net

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 grant SUP 20-02, special use permit for a hotel; 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. A special use permit is hereby granted for the development and use of a hotel on the 5.08± acre tract of land located at 2752 W. Main Street, Snellville, Georgia (Tax Parcel R5007 018), described and shown on the site plan entitled “Proposed Re-Zoning Plan for 2752 West Main Street”, sealed, signed and dated 7-10-2020 (stamped received 9-17-2020) in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference.

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 _____, 2021. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

ORDAINED this ____ day of _____, 2021.

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

Anthony O. L. Powell, City Attorney
Powell & Edwards, Attorneys at Law, P.C.

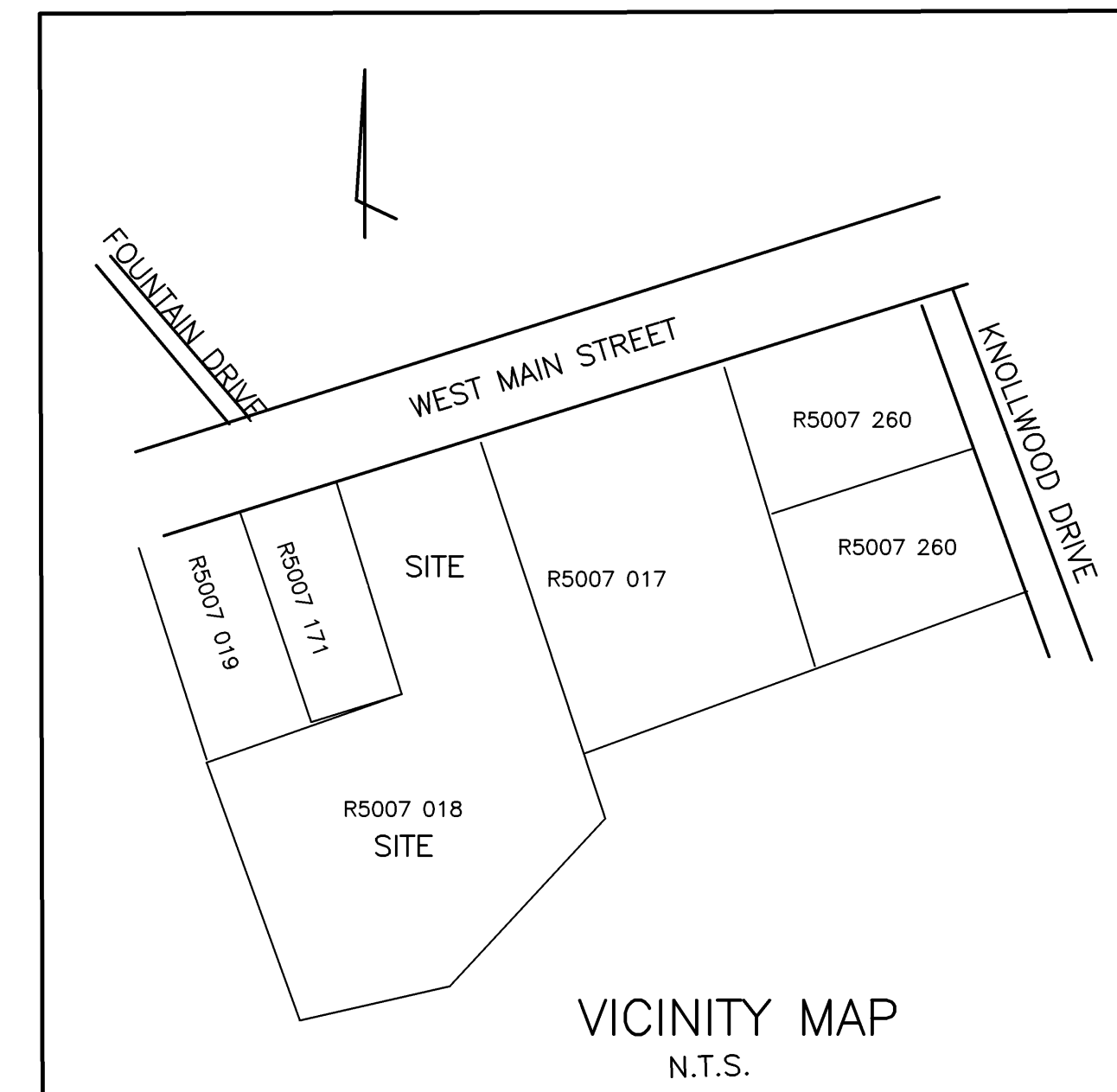
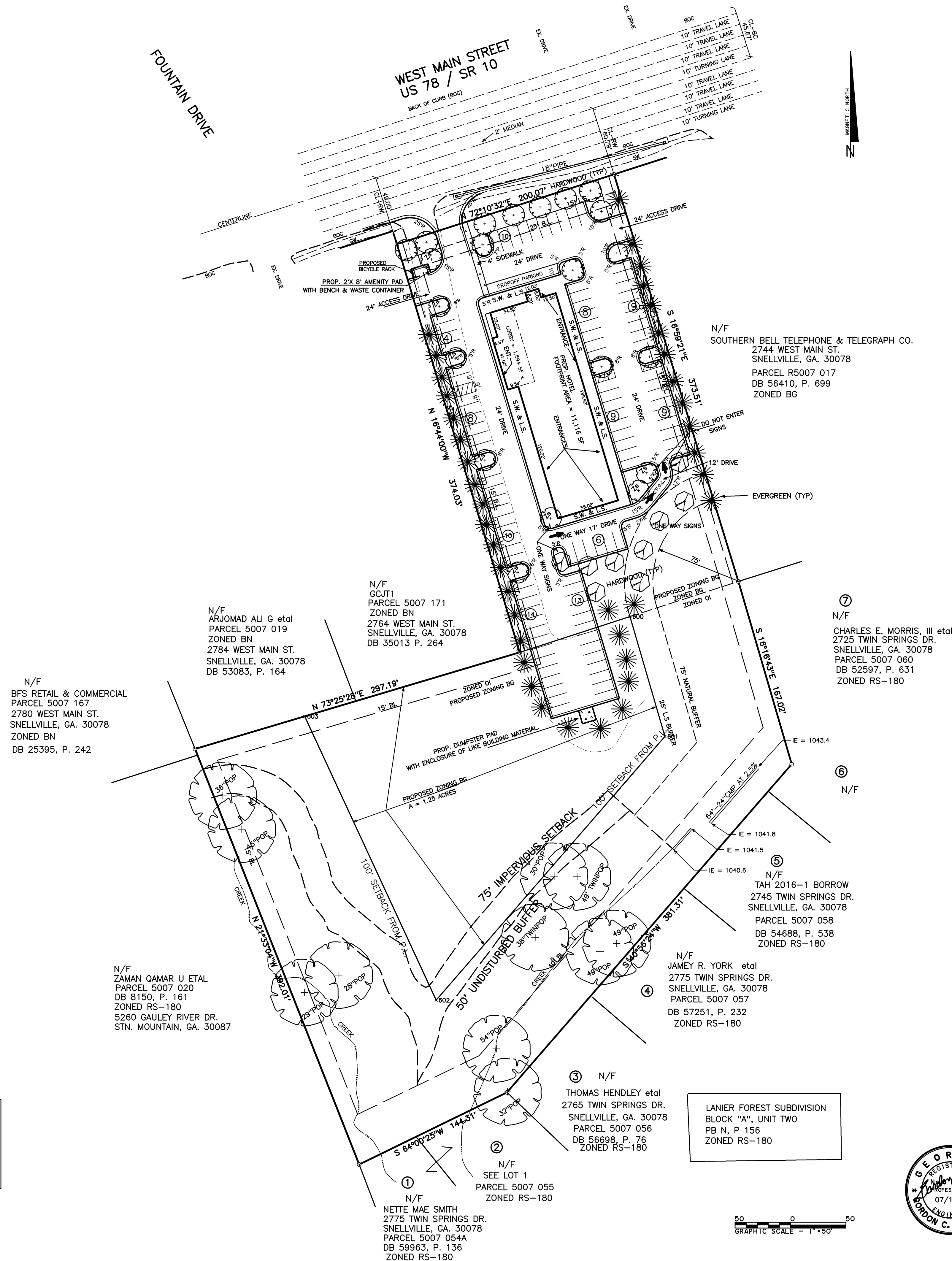
Gretchen Schulz, Council Member

Tod Warner, Council Member

EXHIBIT “A”

DRAFT

In my opinion this property is not in a flood hazard
area as per F.I.R.M Flood Hazard Map of Gwinnett
County, Georgia
Community Panel Number 13135C 0128B
Effective Date 09/29/2006
Revision Date



GENERAL NOTES:

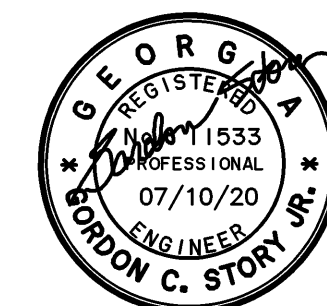
- 1.) REFERENCE BOUNDARY SURVEY: SURVEY FOR MANSOUR ENGINEERING, INC.
DATED 6/23/2019.
- * 2.) PROPERTY PRESENTLY SPLIT ZONED BG AND OI.(BG = 1.724 ACS., OI = 3.356 ACS.) SEE NOTE 24.
- 3.) PROPERTY AREA = 5.080 ACRES
- 4.) PROPOSED LOT COVER = 1.26 ACS IMP / 5.080 ACS X 100 = 24.8% (MAX. = 90%)
- 5.) PROPOSED USE = HOTEL
- 6.) THERE ARE STATE WATERS ON THIS PROPERTY.
- 7.) TAX PARCEL NO. R5007 018
- 8.) BUILDING DIMENSIONS ARE APPROXIMATE. HEIGHT = 80' MAXIMUM
- 9.) MINIMUM ROOF PITCH 4:12
- 10.) ALL PARKING SPACES ARE 9'W X 19'L.
- 11.) PROPOSED 100 PARKING SPACES
- 12.) SETBACKS: FRONT - 25'
SIDE - 15'
BACK - 15', 40' IF ADJACENT TO RESIDENTIAL.
- 13.) LANDSCAPE BUFFERS: FRONT - 15'
SIDE - 5'
REAR - 40'
- 14.) THERE ARE PROPOSED 95 DWELLING UNITS.
- * 15.) PROPOSED ZONING BG
- 16.) MINIMUM ROOM SIZE IS 300 SF.
- 17.) DECORATIVE STREET LIGHTS WILL BE PROVIDED
- 18.) DECORATIVE PEDESTRIAN LIGHTS WILL BE PROVIDED
- 19.) PARKING LOT LIGHTING USING DECORATIVE LIGHT POLES
AND FIXTURES WILL BE PROVIDED.
- 20.) THE EXTERIOR BUILDING MATERIAL SHALL MEET CITY CODES.
- 21.) THE COLOR OF THE EXTERIOR BUILDING SHALL MEET CITY CODES.
- 22.) THE BUILDING SHALL COMPLY WITH ART. VII, MOTELS, HOTELS,
AND EXTENDED-STAY HOTELS.
- 23.) THE EXISTING PYLON SIGN AT THE ENTRANCE SHALL BE REMOVED.
- 24.) AN ADDITIONAL 1.25 ACRES OF OI TO BE REZONED BG.



IF YOU DIG IN GEORGIA ...
CALL US FIRST 1-800-282-7411

CAUTION:

The utilities shown are shown for the contractors convenience only. There may be other utilities not shown on these plans. The engineer assumes no responsibility for the locations of underground utilities, and it shall be the contractors responsibility to verify the locations of all utilities shown as well as those not shown within the work limits. All damage made to existing utilities by the contractor shall be the responsibility of the contractor.



GORDON STORY, PE, RLS
CIVIL ENGINEER * LAND SURVEYOR
LEVEL II CERTIFIED DESIGN PROFESSIONAL

2608 RICKETSON ROAD
WARRENTON, GA. 30808
MOBILE PHONE: 678-656-3832
EMAIL: gtruestory@aol.com

LAND LOT 7
DISTRICT 5
WINNETT COUNTY
DATE: 08/27/20
JOB: 1914ZON5
DISK: # 19GSA

REVISIONS:

PROPOSED RE-ZONING PLAN FOR :
2752 WEST MAIN STREET
SNELLVILLE, GA.
PARCEL R5007 018

SHEET
OF
1

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE NO. 2021-03

AN ORDINANCE TO DENY THE AMENDMENT OF THE OFFICIAL ZONING MAP OF THE CITY OF SNELLVILLE, GEORGIA, AS AMENDED, FOR A 5.08± ACRE TRACT OF LAND LOCATED IN LAND LOT 7 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, 2752 WEST MAIN STREET, SNELLVILLE, GEORGIA; TO DENY A SPECIAL USE PERMIT; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

CASE NUMBER: #SUP 20-02

PROPERTY OWNERS: Rita M. Shah and Khalid Javed
Snellville, Georgia 30039

LOCATION: 2752 W. Main Street, Snellville, Georgia
(the “Property”)

TAX PARCEL: R5007 018

DEVELOPMENT/PROJECT: 95-Room 5-Story Avid Hotel

APPLICANT/CONTACT: Khalid Javed
678-770-7068 or kjaved@bellsouth.net

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 deny SUP 20-02, special use permit for a hotel; 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 denied for the development and use of a hotel on the 5.08± acre tract of land located at 2752 W. Main Street, Snellville, Georgia (Tax Parcel R5007 018), described and shown on the site plan entitled “Proposed Re-Zoning Plan for 2752 West Main Street”, sealed, signed and dated 7-10-2020 (stamped received 9-17-2020) in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference.

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. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 4. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 5. This Ordinance was adopted on _____, 2021. 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 _____, 2021.

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

Anthony O. L. Powell, City Attorney
Powell & Edwards, Attorneys at Law, P.C.

Gretchen Schulz, Council Member

Tod Warner, Council Member

EXHIBIT “A”

DRAFT



Agenda Item Summary

TO: The Mayor and Council

FROM: Jason Thompson, Director
Department of Planning and Development

DATE: February 22, 2021

RE: #RZ 20-04 LUP 20-03

DEVELOPMENT: 101- Unit Townhome Development
14.7± Acres at 2465 Scenic Hwy. S, Snellville, Georgia

STATUS: Public Hearing (2nd Reading)

Applications to amend the Snellville 2040 Comprehensive Plan Future Land Use Map; Official Zoning Map amendment and request for variance for a 101-Unit Single-family Attached (Townhome) Development on a 14.7± acre property located at 2465 Scenic Hwy. S, Snellville, Georgia (Tax Parcels 5006 002 and 5006 003).

Financial Impact: Site Development Permit fees; Building Permit fees; Real Property Taxes

Planning Commission Meeting: January 26, 2021

Recommendations:

Case No. →	LUP 20-03	RZ 20-04
Planning Department	Approval	Approval
Planning Commission	Approval	Approval

Mayor and Council Meetings: February 8, 2021 (1st Reading)
February 22, 2021 (2nd Reading and Public Hearing)

Action requested: Consideration, Public Hearing and Action

14.7± Acres at 2465 Scenic Hwy. S, Snellville, Georgia
Case #RZ 20-04 LUP 20-03
February 22, 2021
Page... 2

Case Documents (website link):

- Letter of Intent (10-09-2020)
- #RZ 20-04 Application (10-09-2020)
- #LUP 20-03 Application (10-09-2020)
- Property Survey (10-09-2020)
- Property Legal Descriptions (10-09-2020)
- Supplements to Applications (10-09-2020)
- 9-18-2020 Master Rezoning Site Plan (10-09-2020)
- Sample Elevation Rendering & Photos (10-09-2020)
- 11-24-2020 Planning Department Case Summary & Analysis (11-11-2020)
- *Unofficial* 1-26-2021 Planning Commission Regular Meeting Minutes (2-1-2021)
- 1-26-2021 Planning Commission Case Report (2-1-2021)
- 2-8-2021 Planning Department Case Summary & Analysis with Planning Commission Report (2-2-2021)
- Draft Ordinance(s) (2-4-2021)
- Conditions *Only* Recommendation (2-9-2021)
- Variances *Only* Recommendation (2-9-2021)
- 2-22-2021 Planning Department Case Summary & Analysis with Planning Commission Report (2-15-2021)

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE NO. 2021-04

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SNELLVILLE, GEORGIA, AS AMENDED, FOR A 14.724± ACRE TRACT OF LAND LOCATED IN LAND LOT 6 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, 2465 SCENIC HIGHWAY S., SNELLVILLE, GEORGIA; TO ADD CONDITIONS AFFECTING THE PROPERTY; TO DENY VARIANCES; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

CASE NUMBER: #RZ 20-04

SIZE: 14.724 Acres

LOCATION: 2465 Scenic Highway S., Snellville, Georgia

TAX PARCELS: R5006 002 and R5006 003

CURRENT ZONING MAP: OP (Office-Professional) District
and BG (General Business) District

**REQUESTED ZONING MAP
AMENDMENT:** R-TH (Single-family Residential
Townhome) District

DEVELOPMENT/PROJECT: 101-Unit Single-family Residential
Townhome Community

PROPERTY OWNERS: Crawford F. Juhan, Jr., Snellville, Georgia
Edjen Enterprises, LLC, Longboat Key, FL

APPLICANT/CONTACT: Meritage Homes of Georgia
c/o Mitch Peevy
770-361-8444 or MitchPeevy@gmail.com
BG (General Business) District

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 14.724± acre tract of land located at 2465 Scenic Highway S., Snellville, Georgia (Tax Parcels R5006 002 and 5006 003) for a 101-unit single-family attached (townhome) development; and,

WHEREAS, the health, safety, and welfare of the citizens of Snellville, Georgia, will be positively impacted by the adoption of this Ordinance; therefore:

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

Section 1. The Official Zoning Map for the City of Snellville, Georgia for the 14.724± acre tract of land as shown on the site plan entitled “Scenic Hwy at Henry Clower a Master Planned Residential Development for Meritage Homes”, sealed and dated 9-18-2020 (stamped received 10-9-2020) in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference is hereby changed from OP (Office-Professional) District and BG (General Business) District to R-TH (Single-family Residential Townhome) District. This action is subject to the attachment of the following conditions (1-8):

CONDITIONS:

1. The property shall be developed in accordance with the rezoning site plan entitled “Scenic Hwy at Henry Clower”, dated 9-18-2020 (stamped received 10-9-2020), 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. Single-family attached dwellings shall not exceed a density of 6.9 units per acre.
3. A Property Owner's Association shall be established for the continuous maintenance of buffers, open space, stormwater detention facility, and recreation areas.
4. The development and townhome units are to be deed restricted to at least 90% owner-occupied fee-simple single-family ownership while the remaining 10% of the townhome units may be used as non-owner occupied (rental) units. This condition must be incorporated into the Property Owner's Association documents prior to the release of any certificates of occupancy.
5. Signs higher than 15 feet or larger than 225 square feet are prohibited.
6. Continue sidewalk connectivity within the existing public right-of-way where there are no sidewalks between Tract 1 and Tract 2.
7. Developer shall erect a 6-foot tall vinyl coated chain link fence around the perimeter of the development, excluding the front of the property.
8. A 25-foot landscape buffer shall be required along the sides and rear of the property.

Section 2. The requested variance from Sec. 9.5B(4)(6)(a) of the Zoning Ordinance requiring front-loading garages for single-family attached dwellings (townhomes), be located a minimum of ten (10) feet behind the plane of the front façade of the principal building is denied.

Section 3. The changes in zoning classification are to be noted on the Official Zoning Map of the City of Snellville, Georgia as approved by the Mayor and Council as soon as reasonably possible following the adoption of this Ordinance. The Official Zoning

Map of the City of Snellville, Georgia, shall also be amended with an editorial note specifying the date these Snellville zoning amendments were approved by the Mayor and Council and specifying the parcels affected by this Ordinance. Until the changes are indicated on the Official Zoning Map of the City of Snellville, Georgia, as approved by the Mayor and Council, this Ordinance shall govern over Official Zoning Map of the City of Snellville, Georgia approved by the Mayor and Council to the extent of any discrepancy between this Ordinance and the Official Zoning Map of the City of Snellville, Georgia approved by the Mayor and Council.

Section 4. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 5. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or

otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 6. Penalties in effect for violations of the Zoning Ordinance of the City of Snellville at the time of the effective date of this Ordinance shall be and are hereby made applicable to this Ordinance and shall remain in full force and effect.

Section 7. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed

Section 8. This Ordinance was adopted on _____, 2021. 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 February, 2021.

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

Anthony O. L. Powell, City Attorney
Powell & Edwards, Attorneys at Law, P.C.

Gretchen Schulz, Council Member

Tod Warner, Council Member

EXHIBIT “A”

DRAFT

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE NO. 2021-04

AN ORDINANCE TO DENY THE REQUEST TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SNELLVILLE, GEORGIA, AS AMENDED, FOR A 14.724± ACRE TRACT OF LAND LOCATED IN LAND LOT 6 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, 2465 SCENIC HIGHWAY S., SNELLVILLE, GEORGIA; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

CASE NUMBER: #RZ 20-04

SIZE: 14.724 Acres

LOCATION: 2465 Scenic Highway S., Snellville, Georgia

TAX PARCELS: R5006 002 and R5006 003

CURRENT ZONING MAP: OP (Office-Professional) District
and BG (General Business) District

**REQUESTED ZONING MAP
AMENDMENT:** R-TH (Single-family Residential
Townhome) District

DEVELOPMENT/PROJECT: 101-Unit Single-family Residential
Townhome Community

PROPERTY OWNERS: Crawford F. Juhan, Jr., Snellville, Georgia
Edjen Enterprises, LLC, Longboat Key, FL

APPLICANT/CONTACT: Meritage Homes of Georgia
c/o Mitch Peavy
770-361-8444 or MitchPeavy@gmail.com
BG (General Business) District

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 deny RZ 20-04, which requested to amend the official zoning map as it applies to the 14.724± acre tract of land located at 2465 Scenic Highway S., Snellville, Georgia (Tax Parcels R5006 002 and 5006 003) for a 101-unit single-family attached (townhome) 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 upon a review of the application submitted by Applicant, the request for a change to the Official Zoning Map for the City of Snellville, Georgia for the 14.724± acre tract of land as shown on the site plan entitled “Scenic Hwy at Henry Clower a Master Planned Residential Development for Meritage Homes”, sealed and dated 9-18-2020 (stamped received 10-9-2020) in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference is hereby denied.

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

Section 3. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 4. Penalties in effect for violations of the Zoning Ordinance of the City of Snellville at the time of the effective date of this Ordinance shall be and are hereby made applicable to this Ordinance and shall remain in full force and effect.

Section 5. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 6. This Ordinance was adopted on _____, 2021. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

DRAFT

ORDAINED this _____ day of February, 2021.

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

Anthony O. L. Powell, City Attorney
Powell & Edwards, Attorneys at Law, P.C.

Gretchen Schulz, Council Member

Tod Warner, Council Member

EXHIBIT “A”

DRAFT

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE NO. 2021-05

AN ORDINANCE TO AMEND THE 2040 COMPREHENSIVE PLAN FUTURE LAND USE MAP FOR THE CITY OF SNELLVILLE, GEORGIA, FOR A 14.724± ACRE TRACT OF LAND LOCATED IN LAND LOT 6 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, 2465 SCENIC HIGHWAY S., SNELLVILLE, GEORGIA; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

CASE NUMBER: #LUP 20-03

SIZE: 14.724 Acres

LOCATION: 2465 Scenic Highway S., Snellville, Georgia

TAX PARCELS: R5006 002 and R5006 003

**CURRENT FUTURE LAND USE
MAP DESIGNATION:** Office-Professional
and Low-Density Residential

**REQUESTED FUTURE LAND USE
MAP AMENDMENT:** Medium-Density Residential

DEVELOPMENT/PROJECT: 101-Unit Single-family Residential
Townhome Community

PROPERTY OWNERS: Crawford F. Juhan, Jr., Snellville, Georgia
Edjen Enterprises, LLC, Longboat Key, FL

APPLICANT/CONTACT: Meritage Homes of Georgia
c/o Mitch Peevy
770-361-8444 or MitchPeevy@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 the designated land use as it applies to the 14.724± acre tract of land located at 2465 Scenic Highway S., Snellville, Georgia (Tax Parcels R5006 002 and R5006 003) for a 101-unit single-family attached (townhome) development; and,

WHEREAS, the health, safety, and welfare of the citizens of Snellville, Georgia, will be positively impacted by the adoption of this Ordinance; therefore:

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

Section 1. The future land use designation of the 14.724± acre tract of land as shown on the site plan entitled “Scenic Hwy at Henry Clower a Master Planned Residential Development for Meritage Homes”, sealed and dated 9-18-2020 (stamped received 10-9-2020) in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference is hereby changed from Office-Professional and Low-Density Residential to Medium-Density Residential.

This change in future land use is to be noted on the City of Snellville 2040 Comprehensive Plan Future Land Use Map, as previously amended and as approved by the Mayor and Council as soon as reasonably possible following the adoption of this Ordinance. The future land use map shall also be amended with an editorial note specifying the date this Snellville Land Use Plan Amendment was approved by the Mayor and Council and specifying the parcel affected by this Ordinance. Until the change is indicated on the City of Snellville 2040 Comprehensive Plan Future Land Use Map approved by the Mayor

and Council, this Ordinance shall govern over the City of Snellville 2040 Comprehensive Plan Future Land Use Map approved by the Mayor and Council to the extent of any discrepancy between this Ordinance and the City of Snellville 2040 Comprehensive Plan Future Land Use Map approved by the Mayor and Council.

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

Section 3. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases,

clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 4. Penalties in effect for violations of the Zoning Ordinance of the City of Snellville at the time of the effective date of this Ordinance shall be and are hereby made applicable to this Ordinance and shall remain in full force and effect.

Section 5. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 6. This Ordinance was adopted on _____, 2021. 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 February, 2021.

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

Anthony O. L. Powell, City Attorney
Powell & Edwards, Attorneys at Law, P.C.

Gretchen Schulz, Council Member

Tod Warner, Council Member

EXHIBIT “A”

DRAFT

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE NO. 2021-05

AN ORDINANCE TO DENY THE REQUEST TO AMEND THE 2040 COMPREHENSIVE PLAN FUTURE LAND USE MAP FOR THE CITY OF SNELLVILLE, GEORGIA, FOR A 14.724± ACRE TRACT OF LAND LOCATED IN LAND LOT 6 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, 2465 SCENIC HIGHWAY S., SNELLVILLE, GEORGIA; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

CASE NUMBER: #LUP 20-03

SIZE: 14.724 Acres

LOCATION: 2465 Scenic Highway S., Snellville, Georgia

TAX PARCELS: R5006 002 and R5006 003

**CURRENT FUTURE LAND USE
MAP DESIGNATION:** Office-Professional
and Low-Density Residential

**REQUESTED FUTURE LAND USE
MAP AMENDMENT:** Medium-Density Residential

DEVELOPMENT/PROJECT: 101-Unit Single-family Residential
Townhome Community

PROPERTY OWNERS: Crawford F. Juhan, Jr., Snellville, Georgia
Edjen Enterprises, LLC, Longboat Key, FL

APPLICANT/CONTACT: Meritage Homes of Georgia
c/o Mitch Peevy
770-361-8444 or MitchPeevy@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 deny LUP 20-03, which requested to amend the designated land use as it applies to the 14.724± acre tract of land located at 2465 Scenic Highway S., Snellville, Georgia (Tax Parcels R5006 002 and R5006 003) for a 101-unit single-family attached (townhome) 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 upon a review of the application submitted by Applicant, the request for a change in the future land use designation of the 14.724± acre tract of land as shown on the site plan entitled “Scenic Hwy at Henry Clower a Master Planned Residential Development for Meritage Homes”, sealed and dated 9-18-2020 (stamped received 10-9-2020) in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference is hereby denied.

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

Section 3. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or

phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 4. Penalties in effect for violations of the Zoning Ordinance of the City of Snellville at the time of the effective date of this Ordinance shall be and are hereby made applicable to this Ordinance and shall remain in full force and effect.

Section 5. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 6. This Ordinance was adopted on _____, 2021. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

ORDAINED this _____ day of February, 2021.

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

Anthony O. L. Powell, City Attorney
Powell & Edwards, Attorneys at Law, P.C.

Gretchen Schulz, Council Member

Tod Warner, Council Member

EXHIBIT “A”

DRAFT



Agenda Item Summary

TO: The Mayor and Council

FROM: Jason Thompson, Director
Department of Planning and Development

DATE: February 22, 2021

RE: #SUP 20-03

FOR USE BY: The Love Center Family Ministries
2110 McGee Road, Snellville, Georgia

STATUS: Public Hearing (2nd Reading)

Application for Special Use Permit for a Place of Worship located in Suites 2124-2130 of the Fountain Square Shopping Center, zoned BG (General Business) District, 2110 McGee Road, Snellville, Georgia (Tax Parcel 5007 230).

Financial Impact: None

**Planning Department
Recommendation:** Denial

**Planning Commission
Meeting:** January 26, 2021

**Planning Commission
Recommendation:** Denial

**Mayor and Council
Meetings:** February 8, 2021 (1st Reading)
February 22, 2021 (2nd Reading and Public Hearing)

Action requested: Consideration, Public Hearing and Action

The Love Center Family Ministries, 2110 McGee Rd., Snellville, Georgia
Case #SUP 20-03
February 22, 2021
Page... 2

Case Documents (website link):

- Letter of Intent (10-13-2020)
- #SUP 20-03 Application (10-13-2020)
- Fountain Square Shopping Center Site Plan (10-13-2020)
- Property Photos (10-13-2020)
- 11-24-2020 Planning Department Case Summary & Analysis (11-11-2020)
- *Unofficial* 1-26-2021 Planning Commission Regular Meeting Minutes (2-1-2021)
- 1-26-2021 Planning Commission Case Report (2-1-2021)
- 2-8-2021 Planning Department Case Summary & Analysis with Planning Commission Report (2-1-2021)
- Draft Ordinance(s) (2-4-2021)
- 2-22-2021 Planning Department Case Summary & Analysis with Planning Commission Report (2-15-2021)

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE NO. 2021-06

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SNELLVILLE, GEORGIA, AS AMENDED, FOR A 8.47± ACRE TRACT OF LAND LOCATED IN LAND LOT 7 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, 2110 MCGEE ROAD, SUITES 2124-2130, SNELLVILLE, GEORGIA; TO GRANT A SPECIAL USE PERMIT; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

CASE NUMBER:

#SUP 20-03

PROPERTY OWNER:

Reiger Associates 90-1, Ltd.
Dallas Texas 75209

LOCATION:

Fountain Square Shopping Center
2110 McGee Road, Suite 2124-2130
Snellville, Georgia 30078

TAX PARCEL:

R5007 240

REQUESTED SPECIAL USE:

Place of Worship

APPLICANT/CONTACT:

The Love Center Family Ministries
Melvin Harris, Sr., Pastor
678-571-6640 or debosesandra@yahoo.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 grant the requested special use permit for a place of worship; 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. A Special Use Permit is hereby granted to The Love and Faith Family Ministries to operate a place of worship in the Fountain Square Shopping Center on the 8.47± acre tract of land located at 2110 McGee Road, Snellville, Georgia (Tax Parcel R5007 240), described and shown on the shopping center plan in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference. The Special Use is subject to the following conditions:

1. In the event that the subject space is not leased or occupied by The Love and Faith Family Ministries within twelve (12) months from the date of Mayor and Council approval, or if the space is occupied and later vacated by The Love and Faith Family Ministries, the Special Use Permit will become null and void. Should the Special Use Permit become null and void, any distance requirements from the subject property for the purpose of selling alcoholic beverages shall also become null and void, as they relate to Churches/Houses of Worship; and
2. New signs higher than 15 feet and larger than 225 square feet are prohibited.

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 change 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 _____, 2021. 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 _____, 2021.

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

Anthony O. L. Powell, City Attorney
Powell & Edwards, Attorneys at Law, P.C.



Gretchen Schulz, Council Member

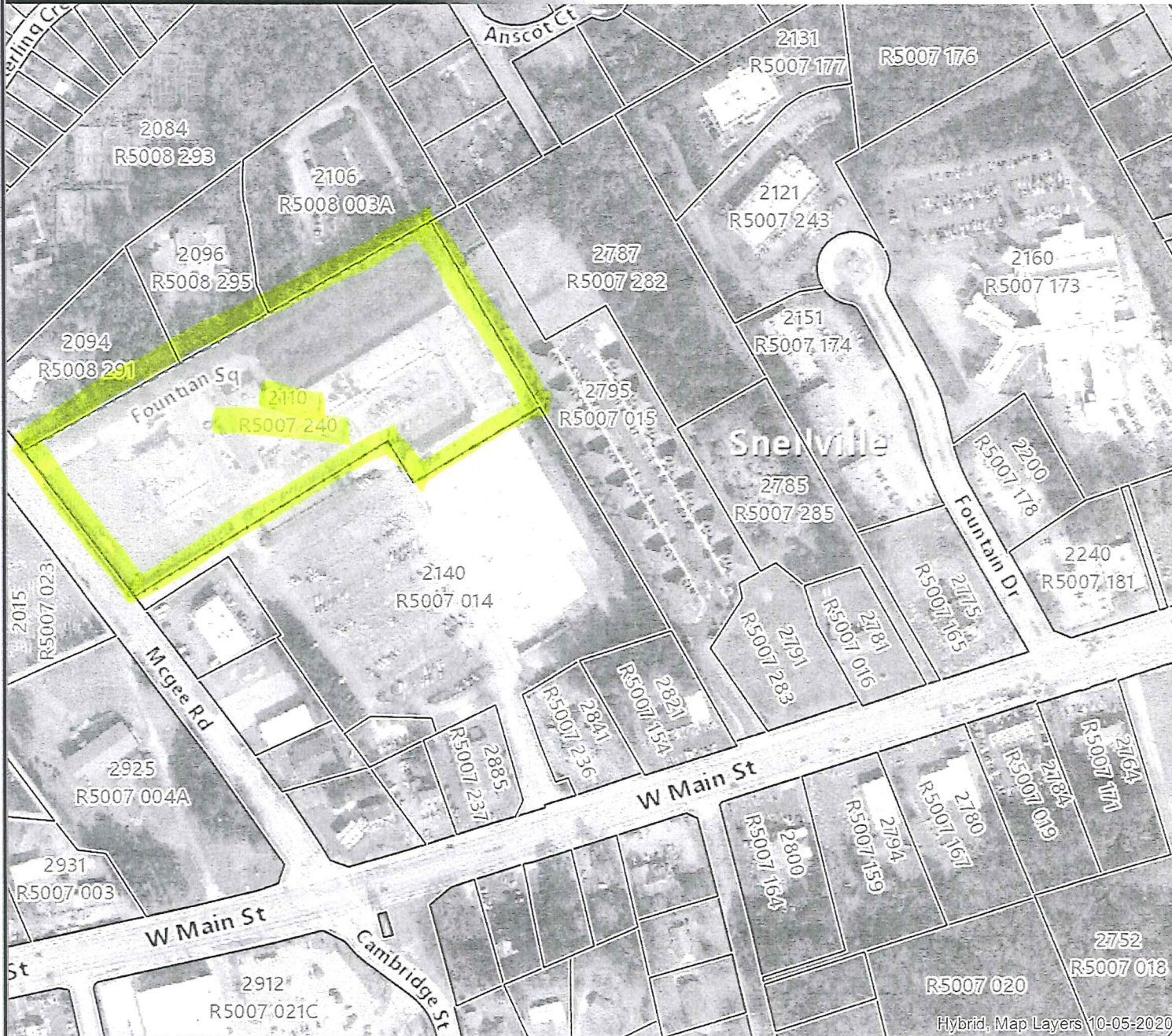
Tod Warner, Council Member

EXHIBIT “A”

DRAFT

0 165 330 660 ft

-  Property Parcels
-  County Boundary



10/7/2020



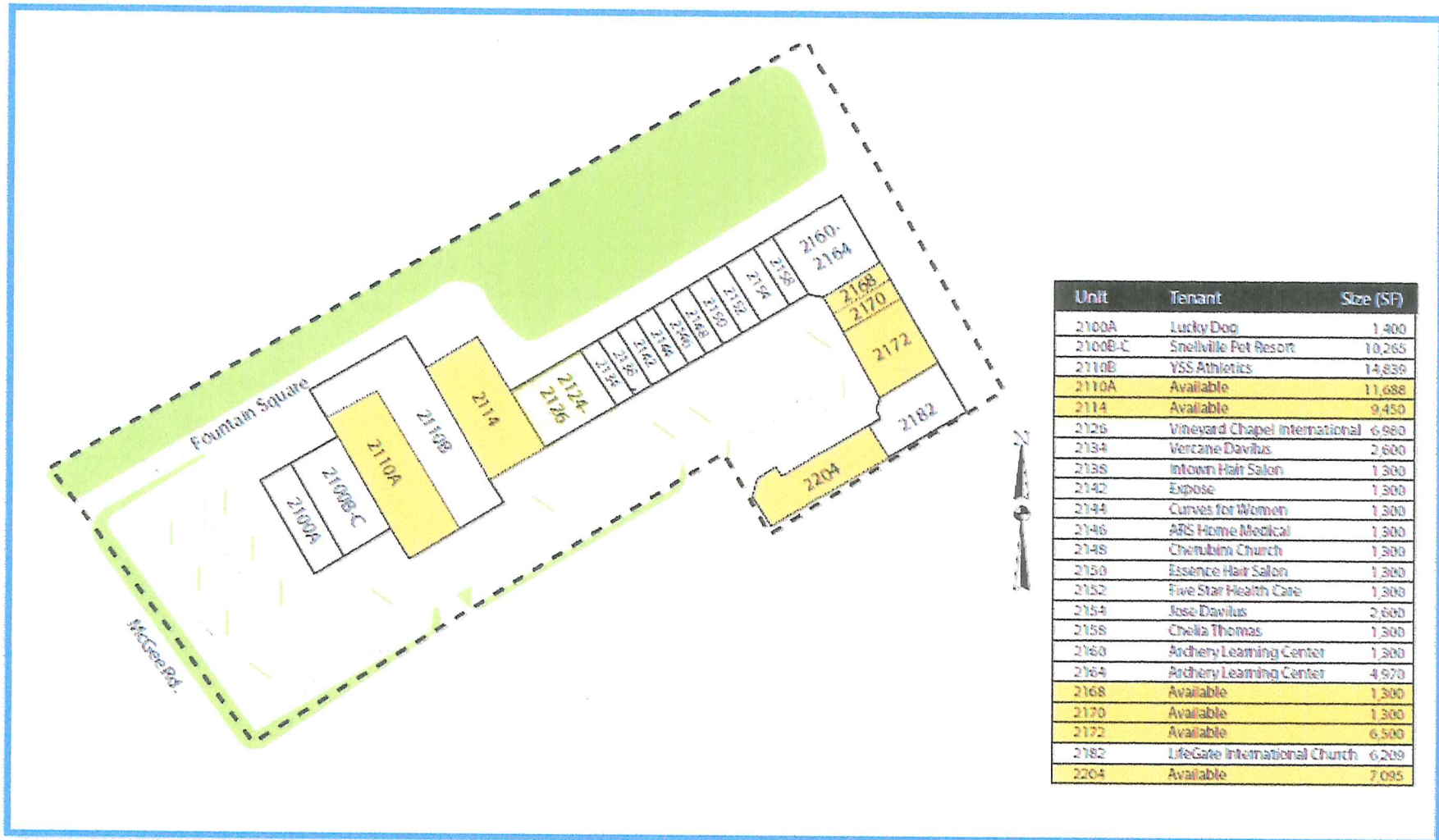
This map is a graphical representation of data obtained from aerial photography, recorded deeds, plats, engineering drawings and other public records and data. Gwinnett County does not warrant the accuracy or currency of the data it has provided and does not guarantee the suitability of the data for any purpose, expressed or implied. ALL DATA IS PROVIDED AS IS, WITH ALL FAULTS, WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. This map is the proprietary product of Gwinnett County and in no event will Gwinnett County be liable for damages, including any loss of profits, lost savings, or other incidental or consequential damages arising out of the use of or inability to use this map.

Fountain Square

Snellville (Atlanta MSA), GA



Site Plan



STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE NO. 2021-06

AN ORDINANCE TO DENY THE AMENDMENT OF THE OFFICIAL ZONING MAP OF THE CITY OF SNELLVILLE, GEORGIA, AS AMENDED, FOR A 8.47± ACRE TRACT OF LAND LOCATED IN LAND LOT 7 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, 2110 MCGEE ROAD, SUITES 2124-2130, SNELLVILLE, GEORGIA; TO DENY A SPECIAL USE PERMIT; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

CASE NUMBER:

#SUP 20-03

PROPERTY OWNER:

Reiger Associates 90-1, Ltd.
Dallas Texas 75209

LOCATION:

Fountain Square Shopping Center
2110 McGee Road, Suite 2124-2130
Snellville, Georgia 30078

TAX PARCEL:

R5007 240

REQUESTED SPECIAL USE:

Place of Worship

APPLICANT/CONTACT:

The Love Center Family Ministries
Melvin Harris, Sr., Pastor
678-571-6640 or debosesandra@yahoo.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 deny SUP 20-03, special use permit for a place of worship; 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 by the Planning Department and Planning Commission, a special use permit is hereby denied for The Love and Faith Family Ministries to operate a place of worship in the Fountain Square Shopping Center on the 8.47± acre tract of land located at 2110 McGee Road, Snellville, Georgia (Tax Parcel R5007 240), described and shown on the shopping center plan in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference.

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. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

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Section 4. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 5. This Ordinance was adopted on _____, 2021. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

SIGNATURES APPEAR ON FOLLOWING PAGE

ORDAINED this ____ day of _____, 2021.

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

Anthony O. L. Powell, City Attorney
Powell & Edwards, Attorneys at Law, P.C.

Gretchen Schulz, Council Member

Tod Warner, Council Member

EXHIBIT “A”

DRAFT

MEMORANDUM

Date: January 8, 2021

To: Butch Sanders, City Manager of City of Snellville
c/o Downtown Development Authority of the City of Snellville and the City of Snellville

From: Mid Cast Snellville, LLC

RE: Development and Leasing Agreement (“Agreement”) dated November 19, 2021 for the Market Building at The Grove at Towne Center

For the above referenced Agreement, please find:

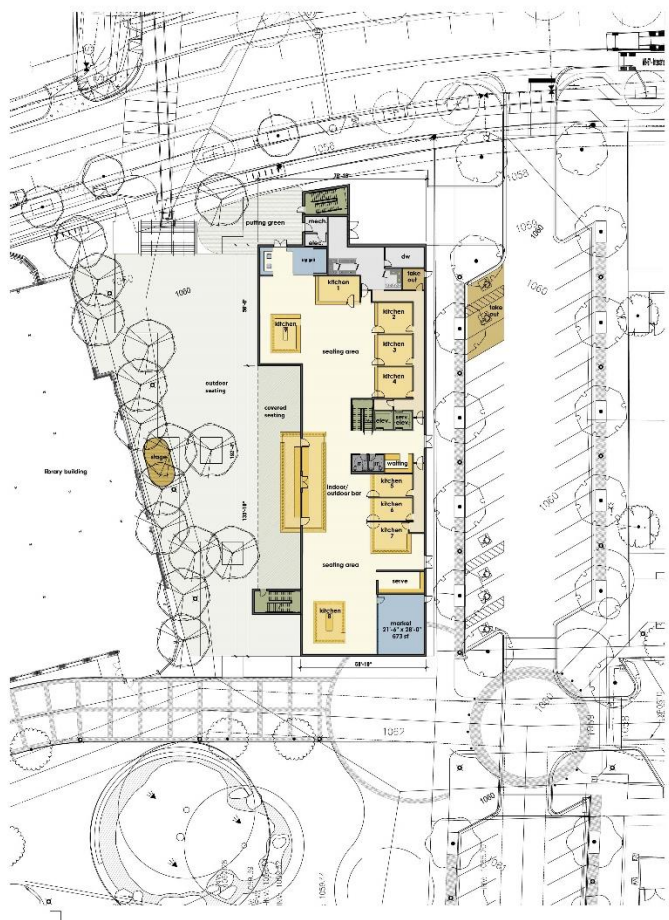
1. **Initial proposed Development Plan and Budget.** Please note the plan and budget is based upon an initial space plan of the building provided by a prospective tenant/operator. Construction pricing at this time is based upon comparable buildings/projects.
2. **Leasing Plan.**
3. **Lease Summary.** The Lease Summary provides key business terms (base rent, term, landlord funded costs, etc.) of a prospective final lease with a tenant/operator of the Market Building. The Budget corresponds with the Lease Summary.
4. **Recommended Architects for Consideration.** In addition, we have included Request for Qualifications / Request for Proposals guidelines to be presented to each architect.

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Real Estate Partners

5605 Glenridge Drive, Suite 605 ♦ Atlanta, Georgia 30342 ♦ (678) 990-6254

Initial proposed Development Plan and Budget



area calculations
ac of + stairways 13.635 sf
covered areas 2.072 sf

RI
robert iurba architect
1125 10th street
snohomish, wa 98296
tel: 360.571.1234
fax: 360.571.1235
www.robertiurba.com

project:
interior alterations
the hall | snotville
united, wa

client:
vigor group llc
13518 westshore drive
tampa, fl 33618

project: 03.11.20

sheet title:

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Real Estate Partners

5605 Glenridge Drive, Suite 605 ♦ Atlanta, Georgia 30342 ♦ (678) 990-6254



area calculations
ac sf + stairways 10,954 sf
balconies 4,187 sf

RI
robert isaacs architect
1705 16th street
tampa, fl 33605

for the hall | snellville
13516 westmore drive
tampa, fl 33618

project:
interior alteration
the hall | snellville
snellville, ga

client:
vigor group llc
13516 westmore drive
tampa, fl 33618

prelim 08/14/20

sheet title:

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5605 Glenridge Drive, Suite 605 ♦ Atlanta, Georgia 30342 ♦ (678) 990-6254

Development Analysis - Market
 Snellville Market and Event Space
 Snellville, GA
 1/14/2021

STABILIZED PRO-FORMA						
Space ID	Tenant Type	NAME	SF	RENT/PSF	TOTAL	Return On Cost
SHOPS						
	1st Floor Market		13,035	18.00	234,630	
	2nd Floor Event Space		10,954	12.50	136,925	
SHOPS			23,989	15.49	371,555	6.1%
TOTAL BASE RENT			23,989	15.49	371,555	
<u>RECOVERABLE INCOME</u>						<u>% Recoverable</u>
	RE Tax Recoveries		23,989	0.00	0	100.0%
	Insurance Recoveries		23,989	0.15	3,598	100.0%
	CAM Recoveries		23,989	1.50	35,984	100.0%
	Management Fee		23,989	0.90	21,639	100.0%
	ADMIN FEE Recovery		23,989	0.00	0	0.0%
RECOVERABLE INCOME			23,989	2.55	61,221	
POTENTIAL GROSS INCOME					432,776	
Less: Vacancy			0.00%	0	0.00	0
TOTAL EFFECTIVE GROSS INCOME					432,776	
<u>OPERATING EXPENSES</u>						
	RE Taxes		23,989	0.00	0	
	Insurance		23,989	0.15	3,598	
	CAM		23,989	1.50	35,984	
	Mgmt. Fees @ 5.00% of effective Gross Income		23,989	0.90	21,639	
TOTAL OPERATING EXPENSES			23,989	2.55	61,221	100.00%
NOI					371,555	

Variable Assumptions	
Management Fees	5.00% of gross rents

Development Budget - Office e
Snellville Market and Event Space
Snellville, GA
1/14/2021

	Total Acres	Total Land / SF	Total Costs
LAND VALUE			
Land	0.00		0
LAND VALUE	0.00	-	0

	SF	Bldg. Cost /Unit	Total Bldg Costs	LL Work / Unit	Total LL Work ⁽¹⁾	TI's /Unit	Total TI's	Total Costs /Unit	Total Costs
SHOPS									
1st Floor Market	13,035	160.00	2,085,600	80.00	1,042,800	0.00	0	240.00	3,128,400
2nd Floor Event Space	10,954	160.00	1,752,640	80.00	876,320	0.00	0	240.00	2,628,960
Balcony / Covered Area	6,279	50.00	313,950	0.00	0	0.00	0	50.00	313,950
TOTAL SHOPS	30,268		4,152,190	63.40	1,919,120	0.00	0	200.59	6,071,310

ADDITIONAL HARD COSTS

	BUILDABLE SF	Cost / Unit	Total Cost
Demo	-	0.00	-
Site Work	1.00	-	100,000
Hardscape			100,000
Signage			20,000
Hard Cost Contingency	9.00%		566,218
ADDITIONAL HARD COSTS			786,218

SOFT COSTS

	BUILDABLE SF	Cost / Unit	Total Cost
Architectural	23,989	10.00	239,890
Engineering - Civil/Other	23,989	2.00	47,978
Professional & Consulting	23,989	2.50	59,973
Permit Fees	23,989	3.50	83,962
Legal	23,989	2.50	59,973
Leasing Commissions	10YR	6.00%	3,654,883
Soft Cost Contingency		5.00%	9,64
Construction Management Fee (Calc'd on Approved Hard and Soft Costs)		2.00%	231,293
Development Fees (Calc'd on Approved Hard and Soft Costs)		2.00%	35,655
			145,787
TOTAL SOFT COSTS			1,040,323

TOTAL DEVELOPMENT COSTS

7,897,851

Snellville Market and Event Space
Cash Flow Model
1/14/2021

	YR 0	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10	YR 11	YR 12	YR 13	YR 14	YR 15
Land (Equity)	0															
Add Equity	(7,897,851)															
Loan	0															
Total Cost	(7,897,851)															
Revenue																
Base Rent (Marriot/Event)		371,555	371,555	371,555	371,555	371,555	399,422	399,422	399,422	399,422	399,422	429,378	429,378	429,378	429,378	429,378
Event Space % Rent																
Total Base Rent		371,555	371,555	371,555	371,555	371,555	399,422	399,422	399,422	399,422	399,422	429,378	429,378	429,378	429,378	429,378
Vacancy	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating Expenses		(61,221)	(62,445)	(63,694)	(64,968)	(66,267)	(67,593)	(68,944)	(70,323)	(71,730)	(73,164)	(74,628)	(76,120)	(77,643)	(79,195)	(80,779)
Expense Recovery		61,221	62,445	63,694	64,968	66,267	67,593	68,944	70,323	71,730	73,164	74,628	76,120	77,643	79,195	80,779
Total Operating Loss		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NOI	(7,897,851)	371,555	371,555	371,555	371,555	371,555	399,422	399,422	399,422	399,422	399,422	429,378	429,378	429,378	429,378	429,378

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Leasing Plan

Vision for the Market Building

The City of Snellville has been working on creating a “downtown” for over 15 years. As different plans have been considered, the idea of a special, freestanding building with a unique combination of uses has emerged as a cornerstone of the project. Although sometimes on a larger scale, these types of buildings can be found around the country, such as Pike Place Market in Seattle and Chelsea Market in New York City. To support this vision, the City of Snellville will fund the project and has hired MidCity and CASTO to develop and lease the project on their behalf.

Although the ultimate operator/tenant will influence the use of the Market Building, it is envisioned the two-story building will consist of experiential food/drink on the 1st floor and event space on the 2nd floor. Positioned adjacent to The Grove town center park, the building will be approximately 25,000 SF. The project will be provided a pad ready site (with off-site detention) with completed adjacent off-site parking and common areas.

Leasing Strategy

- Currently positioned as a build-to-suit lease transaction, set parameters of aligning cost/investment of the project to the proposed leasing terms offered potential operators/tenants.
- Identify and analyze economic parameters of a proposed lease (s)
- Identify and qualify prospective operators/tenants. We envision operators/tenants from three primary groups, 1) Local, 2) Greater Atlanta Area and 3) Regional.
- Develop and implement a proactive, direct marketing program to prospective operators/tenants.
- Initiate and maintain positive broker relationships.
- Prepare and distribute collateral marketing materials for the Project.
- Assist in evaluation of business model, credit, etc. of proposed operators/tenants.
- Goal is to secure a lead tenant/operator for the Project in 2021.

Food Hall Concept “The Hall” founded by Jamal Wilson (www.explorethehall.com)

In January of 2020, the Project was introduced to The Hall concept and their founder Jamal Wilson. Jamal’s team visited Snellville several times in 2020 and members of the City and City Council visited The Hall’s location in Tampa, FL. The Hall is interested in becoming the operator/tenant of the Market Building. We believe The Hall is a dynamic concept that will match the City’s high expectations for the Market Building. Jamal’s team has presented floor plans for the proposed two-story building. Jamal has also now made a commitment to Atlanta with the recent announcement of a location near Perimeter Mall in the Dunwoody/Sandy Springs market.

We strongly encourage a focused effort to secure The Hall as the operator/tenant. Simultaneously, we will execute our Leasing Strategy.

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Lease Summary

MARKET CENTER AT SNELLVILLE TOWN CENTER

Market Center Premises:	1 st Floor	13,035 sf	(restaurant space)
	2 nd Floor	10,954 sf	(event space)
	2 nd Floor	6,279 sf	(patio space-not included in rent)

Landlord: The City of Snellville and Downtown Development Authority (DDA)

Proposed Tenant: The Vigor Group LLC

Proposed Permitted Use: Use as a food hall with a collection of independent small, locally developed restaurant concepts selling an assortment of unique food offering with common indoor and outdoor seating along with a common bar area selling wine, craft beer and alcoholic beverages. Second floor shall be used as an event space where indoor and outdoor gatherings and events will be held. The space shall not be used for any other purpose without the approval of Landlord which shall be allowed or denied in its sole discretion.

Initial Term of Lease : 15 years

Option Periods: Three (3) five (5) year option periods with 180 days prior written notice

Proposed Rent:

****Based on proposed budget we anticipate the initial annual total gross rent (collectively the Base Rent, common area, insurance and management fee) to be \$432,776 broken down in the following manner:**

1 st Floor	Yrs 1-5	\$18.00 psf	\$234,630/yr
	Yrs 6-10	\$18.90 psf	\$246,362/yr
	Yrs 11-15	\$19.90 psf	\$259,370/yr
2 nd Floor	Yrs 1-5	\$12.50 psf	\$ 136,925/yr
	Yrs 6-10	\$13.12 psf	\$ 143,771/yr

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Yrs 11-15

\$13.78psf

\$150,902/yr

Option rent to increase 7.5% every five years.

Estimated Common Area/Additional Charges:

Common Area Maintenance Expense (CAM): Tenant shall pay a proportionate share of CAM. CAM is initially estimated at \$1.50 per square foot per annum. (\$2,998/mth)

Management Fee: Estimated to be \$.90 psf (\$1,803/mth)

Insurance: Tenant shall pay a proportionate share of Landlord's insurance costs. Landlord's insurance costs are initially estimated at \$0.20 per square foot per annum (\$300 per month)

**** Rent numbers are based on a proposed overall project budget of approximately \$8m. Rent and other charges and expenses may be modified based on final budget numbers.**

Rent Commencement Date: Tenant shall begin to pay Rent and all Additional Charges on the Rent Commencement Date which is the earlier to occur of: (a) the date Tenant opens for business in the Premises (b) one hundred twenty days after delivery of Premises to Tenant with all Landlord work complete. Further conditions to be set forth in the Lease.

Signage: Tenant shall be allowed signage per the Sign Criteria for Snellville Towne Center. Notwithstanding, Tenant shall have the right to install or place signs or other professionally prepared advertising materials in or about the Premises or on the building in areas designated by Landlord.

Outdoor Seating: Tenant may provide additional outdoor seating for its customers on property owned by Landlord immediately adjacent to the Premises or in the second floor event space with no additional charge to Tenant. Tenant will be responsible for compliance with all relevant state, municipal or local laws, regulations or ordinances applicable to its operations in the outdoor seating area. Tenant shall keep seating area neat and clean and free of debris.

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Tenant Work:	Tenant shall install all improvements, fixtures, finishes, communication and internet services infrastructure needed for Tenant to operate for its Permitted Use.
Landlord's Work:	Landlord's work to include development of the Market Center building as set forth on Landlord's plans to be delivered to and reviewed and approved by Tenant within 90 days of Lease execution. Tenant to be delivered a modified turnkey shell to be further described in Landlord's workletter to be completed and agreed to prior to Lease execution. If the cost of the building as planned exceeds \$8 million dollars then Tenant shall contribute the excess amount up to \$500,000. If cost is greater than \$8.5 million then either party may terminate the lease. Landlord agrees to obtain 3 bids for construction of the Premises and all fit up work and will work to obtain budget number through value engineering once the plans are produced.
Brokers:	Landlord will be represented in this transaction by Casto Southeast Realty Services LLC and MidCity Realty Corporation pursuant to the Management and Leasing Agreement for the Grove at Town Center dated November 29 th , 2020. Tenant will be representing himself in the transaction. No other brokers will be involved in the transaction.

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Recommended Architects for Consideration

1. Smallwood (www.smallwood-us.com)
2. ASD | SKY (www.asdsky.com)
3. Place Maker Design (www.placemakerdesign.com)

It is our understanding that the DDA/City has approved consideration of the above three architects for the Market Building. With your approval, we will send each a Request for Qualifications (RFQ)/Request for Proposal (RFP) outlining the following:

Project Overview

The Grove at Towne Center is an 18-acre two phase project that will create a walkable downtown for the City of Snellville. MidCity Real Estate Partners and CASTO are developing the project through a public-private partnership with the Snellville DDA and City of Snellville. Construction for Phase I will commence the 1st Quarter of 2021 and include 250 Class A apartments, a new Gwinnett County Library with 2nd floor City Community space, Restaurant/Retail/Office Buildings, 750 space parking deck, Grove town center park, and an “Market Building” uniquely crafted for Phase I. Bound by Wisteria Drive, Oak Road, North Road and Clower Street, the project will begin to deliver the 3rd Quarter of 2022.

Vision for the Market Building

The City of Snellville has been working on creating a “downtown” for over 15 years. As different plans have been considered, the idea of a special, freestanding building with a unique combination of uses has emerged as a cornerstone of the project. Although sometimes on a larger scale, these types of buildings can be found around the country, such as Pike Place Market in Seattle and Chelsea Market in New York City. To support this vision, the City of Snellville will fund the project and has hired MidCity and CASTO to develop and lease the project on their behalf.

Although the ultimate operator/tenant will influence the use of the Market Building, it is envisioned the two-story building will consist of experiential food/drink on the 1st floor and event space on the 2nd floor. Positioned adjacent to The Grove town center park, the building will be approximately 25,000 SF. The project will be provided a pad ready site (with off-site detention) with completed adjacent off-site parking and common areas. Plans for Phase I, including renderings of the Apartments and Library/Community Building, and prior concept drawing of the Market Building are attached to this RFQ/RFP. Although the City is interested in seeing exterior plans like the prior concept drawing, the City is open to being presented alternative designs.

Preliminary Timeline for the Market Building

- January 2021: Release RFQ/RFP
- February 2021: Response/Presentation to the RFQ/RFP
- March 2021: Architect Selection
- April 2021: Present Concept Plan (s)
- May 2021: Approve Concept Plan
- September 2021: Construction Documents Complete
- November 2021: Building Permit Issued
- August 2022: Building Shell Completed
- November 2022: Interior Construction Completed

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Request for Proposal

The Grove at Towne Center

Market Building

Architectural Request for Proposal

1. Introduction

- a. The City of Snellville desires to construct a new two story retail building within the proposed The Grove at Towne Center project. The site is Parcel 4 on Exhibit X . The proposed address is 2265 Wisteria Drive, Snellville, Georgia 30078.
- b. The City has retained Mid Cast Snellville, LLC as the Development Manager for the project. This solicitation is for architectural/ engineering and project/construction administration services for the building.
- c. The building will be utilized as a combination food hall and event space. Conceptual floor plans are shown in Exhibit X.
- d. Interior design is not part of this RFP.

2. Purpose

- a. The development team and the city have identified three qualified firms to respond to this RFP. The City intends to enter into an AIA B101-2017 contract with the successful respondent to complete the project. The successful respondent shall be managed and directed by Mid Cast Snellville, LLC.

3. Developer Information

- a. The Development Manager is Mid Cast Snellville, LLC. 5605 Glenridge Drive, Suite 605, Atlanta, GA 30342
- b. All questions pertaining to this RFP shall be directed to Roger White, Mid Cast Snellville, LLC, 5605 Glenridge Drive, Suite 605, Atlanta, GA 30342. rwhite@midcitypartners.com

4. Scope of Work

- a. Program verification
- b. Concept Plans
 - i. The City has identified a potential operator who has prepared preliminary floor plans (Exhibit X). In addition, the City has concept design sketch (Exhibit X) which have been well received and they would like to try to incorporate the floor plans with the that rendering. Additionally, the City would like to be presented at least one (1) alternative exterior designs.
- c. Architectural design and documentation
 - i. Design submittals shall include:
 1. 35% Schematic Design

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- 2. 65% Design Development
 - 3. 95% Construction Documents
 - 4. 100% Construction Documents
 - d. Floor plans
 - e. Structural design
 - f. Mechanical, electrical, plumbing, vertical transportation, fire alarm systems and protection
 - g. Lighting design
 - h. Civil site design
 - i. Bid and award services
 - j. Construction contract administration including:
 - i. Responding to RFI's,
 - ii. Shop drawing review and approval
 - iii. Product data and sample review and approval
 - iv. Review and approval of applications for payment submitted by general contractor
 - v. Attend OAC meetings
 - vi. Conduct up to three site inspections per month along with associated field observation reports
 - vii. Review and evaluate general contractor's requests for change orders
 - viii. Inspection and evaluation of construction work for conformance with Contract Documents
 - ix. Perform site visit at Substantial Completion stage of construction to determine when Substantial Completion is achieved
 - x. Develop related punch list and provide documentation of deficiencies in the construction work
 - xi. Perform final completion inspection and assist with obtaining Temporary and Final Certificates of Occupancy
 - xii. Issuance of field reports and any other construction administration services as may be required
 - k. Gas, water sewer and other drawings as necessary to provide complete Construction Documents
- 5. RFP Format
 - a. Firm Information
 - i. Name of Firm
 - ii. Address
 - iii. Contact
 - b. Design Team Background
 - i. Architectural Team
 - 1. Principal in Charge

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2. Project Manager
 - ii. Resumes of Team Members
 1. Name
 2. Years with Firm
 3. Professional Experience
 4. Pertinent Experience
 - iii. Consultants
 1. Structural Engineer
 2. Mechanical Engineer
 3. Plumbing Engineer
 4. Electrical Engineer
 5. Civil Engineer
 6. Other
- c. Representative Projects – For each project provide the following
 - i. Name and Location
 - ii. Completion Date
 - iii. Budget
 - iv. Photographs
 - v. Total Square Footage
 - vi. Cost per Square Foot
- d. Project Experience – List the last three to five new construction projects which have been recently completed
 - i. Name and Location
 - ii. Completion Date
 - iii. Budget
 - iv. Photographs
 - v. Total Square Footage
 - vi. Cost per Square Foot
- e. Project Approach
 - i. Describe your firm’s management approach for these projects.
 - ii. Please describe any unique aspects your firm may employ in the design of the project
- f. References
 - i. Please provide a minimum of five references to contact
- g. Fee proposal including breakdown by task
- h. Timeline for design services

6. RFP Questions

7. Appendices

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STATE OF GEORGIA
CITY OF SNELLVILLE

RES 2021-02

RESOLUTION TO AMEND THE RESOLUTION CREATING THE CITY OF
SNELLVILLE YOUTH COMMISSION TO FURTHER PROVIDE FOR
MEMBERSHIP, ADMINISTRATIVE FUNCTIONS, OTHER GENERAL
PROVISIONS; AND FOR OTHER PURPOSES

WHEREAS, the Mayor and Council previously created the Snellville Youth Commission on April 25, 2016; and

WHEREAS, although the original Resolution provided for membership limits and procedures, it has become necessary to modify those limits and procedures as well as to provide for contingencies should the Council become inactive and need to be re-organized; and

WHEREAS, the original Resolution did not provide for a City Council member to be present at every meeting; and

WHEREAS, the original Resolution did not provide for Advisory Board oversight regarding financial expenditures; and

WHEREAS, the original Resolution did not provide for Meeting Procedures; and

WHEREAS, the Mayor and Council believe that any guidance and input the Snellville Youth Council receives regarding the performance of its official duties should be guided by the City Manager or their designee;

NOW THEREFORE, be it resolved by the Mayor and Council of the City of Snellville this the 8th day of February, 2021, as follows:

1.

Section 3 of Resolution 2016-05 is hereby amended by deleting the first paragraph in its entirety and in its place substituting the following:

Section 3. Membership. The Commission shall consist of up to thirty (30) Youth Commissioners who will be selected by the voting membership of the Snellville Youth Commission Advisory Board. The Advisory Board will consist of up to twenty (20) adult members, nominated and confirmed by the City Council. The Mayor and Council may,

at their discretion, conduct interviews of proposed Advisory Board members prior to appointment. In the event that Youth Commission were to become inactive, reorganization may occur upon a meeting of a City Staff member, as selected by the City Manager, and a City Council Member, as selected by City Council. The organizational members together shall be a quorum of Board members for the appointment of the original members of the Advisory Board. Hereafter, applicants to the adult Advisory Board shall be vetted by existing members, nominated and confirmed by City Council.

2.

Section 4 of Resolution 2016-05 is hereby amended by deleting the first paragraph in its entirety and in its place substituting the following:

Section 4. Meetings. The Commission shall hold regularly scheduled meetings; the Advisory Board with input of the Youth Commissioners shall determine the time and location of meetings. The Advisory Board shall consist of at least one member of City Council; meetings of the Advisory Board shall not take place unless at least one member of City Council is present. The City Council liaison or their designee shall serve as Advisory Board Chair. Special meetings may be held upon call of the Advisory Board Chair, at the request of any four (4) Advisory Board members, or by a vote of a majority of the Youth Commissioners. The Commission shall provide notice of all meetings to the Snellville City Clerk a minimum of forty-eight (48) hours prior to the meeting.

3.

Section 6 of Resolution 2016-05 is hereby amended by deleting the entire Section in its entirety and in its place substituting the following:

Section 6. Rules of Procedure. Commission Meetings shall be conducted pursuant to *Robert's Rules of Order*.

4.

Section 8 of Resolution 2016-05 is hereby amended by deleting the first two paragraphs in their entirety and in their place substituting the following:

Section 8. City Staff and Resources. The Commission bears no oversight authority over any City department, personnel, consultant, budget, or other committee except for any monies specifically budgeted to the Commission. The Commission may spend its budgeted monies as it sees fit, as determined by a majority vote of the Advisory Board, provided, however, any

aggregate amounts of over two hundred, fifty dollars (\$250.00) to one vendor must first be approved by the Mayor and City Council.

The City Manager or their designee is hereby appointed as the staff contact to provide guidance and input to the Commission in performing its official duties. The Commission and Advisory Board may consult with the City Manager and/or the City Council Liaison on an as-needed basis for staff support and administrative matters. The City Manager is not required to attend the meetings of the Commission. The City Manager and/or the City Council liaison may request additional staff to provide support and assistance for the Commission. Any requests for staff support shall be coordinated with the City Manager, or his/her designee.

5.

Except as specifically modified herein, all other provisions of Resolution 2016-05 shall remain in full force and effect.

APPROVED AND ADOPTED THIS 22nd DAY OF February, 2021.

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

Anthony O. L. Powell, City Attorney
Powell & Edwards, Attorneys at Law, P.C.

Gretchen Schulz, Council Member

Tod Warner, Council Member