



# AGENDA

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WORK SESSION  
OF MAYOR AND COUNCIL  
CITY OF SNELLVILLE, GEORGIA  
MONDAY, JULY 10, 2023

Publication Date: July 6, 2023

TIME: 6:00 p.m.

DATE: July 10, 2023

PLACE: City Hall Conference Room 145

## I. CALL TO ORDER

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

## III. REVIEW CORRESPONDENCE

## IV. CITY ATTORNEY'S REPORT

## V. DISCUSSION ITEMS

- a) Grove Presentation by Michael Kidd with Root Design [Warner]
- b) Update of Ongoing Projects [Warner]
- c) Discussion about Recycling/Extra Trash Bin [Warner]
- d) Christmas Decoration Discussion [Warner]
- e) Discussion on Business Code Enforcement Regulations [Destang]

## VI. EXECUTIVE SESSION

An Executive Session may be called:

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

## VII. ADJOURNMENT



# AGENDA

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PUBLIC HEARING & REGULAR BUSINESS MEETING  
OF MAYOR AND COUNCIL  
CITY OF SNELLVILLE, GEORGIA  
MONDAY, JULY 10, 2023

Publication Date: July 6, 2023

TIME: 7:30 p.m.  
DATE: July 10, 2023  
PLACE: Council Chambers

**I. CALL TO ORDER**

**II. INVOCATION**

**III. PLEDGE TO THE FLAG**

**IV. CEREMONIAL MATTERS**

**V. MINUTES**

Approve the Minutes of the June 12, 2023 Meetings

**VI. INVITED GUESTS**

**VII. COMMITTEE / DEPARTMENT REPORTS**

**VIII. APPROVAL OF THE AGENDA**

**IX. PUBLIC HEARING**

- a) Provide Citizens the Opportunity to Submit Written and Oral Comments on the Proposed 2023 Millage Rate
- b) 1st Reading - RZ 23-03 SUP 23-02 – Consideration and Recommendation on applications by Split Silk Properties, LLC (applicant) representing Highpoint Development (contract purchaser) and The Kroger Company (property owner) requesting: to amend the Official Zoning Map from BG (General Business) District to MU (Mixed-Use) District; and Special Use Permit and variances from the Unified Development Ordinance for a mixed-use development consisting of 300 stacked flat units, 28 single-family residential townhomes, and 51,000 sq. ft. of commercial/retail buildings on a 22.85± acre site located at the

intersection of U.S. Hwy. 78 (Athens Hwy.) and Rosebud Rd., 1000 Hwy. 78, Snellville, Georgia (Tax Parcel 5100 065)

- c) 1st Reading - RZ 23-04 – Consideration and Recommendation on application by B. H. Johnson, B. J. Longenecker, and L. J. Yates (property owners) requesting to amend the Official Zoning Map from RS-30 (Single-family Residential) District to RS-15 (Single-family Residential) District to subdivide the existing 1.044± acre undeveloped property into two lots, 2625 Beverly Lane, Snellville, Georgia (Tax Parcel 5027 001B)

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

**XI. OLD BUSINESS**

**XII. NEW BUSINESS**

- a) Consideration and Action on Approval of Contract for Construction of The Hall at The Grove [Warner]  
b) Consideration and Action on Approval of a Work Place Wellness Policy [Warner]

**XIII. COUNCIL REPORTS**

**XIV. MAYOR'S REPORT**

**XV. PUBLIC COMMENTS**

- Section 2-53  
Each member of the public who wishes to address the Mayor and City Council in public session must submit their name, address and the topic (be as specific as possible) of their comments to the City Clerk prior to making such comments. Individuals will be allotted five minutes to make their comments and such comments must be limited to the chosen topic. Members of the public shall not make inappropriate or offensive comments at a City Council meeting and are expected to comply with our adopted rules of decorum.
- Decorum  
You must conduct yourself in a professional and respectful manner. All remarks should be directed to the Chairman and not to individual Council Members, staff or citizens in attendance. Personal remarks are inappropriate.

**XI. 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

REGULAR BUSINESS & PUBLIC HEARING OF MAYOR AND COUNCIL  
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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).

## **XII. 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  
JULY 10, 2023

July 10

Council Meeting

Monday, July 10, 2023

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

7:30 pm Meeting - Council Chambers, City Hall

July 11

Commerce Club Luncheon

Tuesday, July 11, 2023

Noon – Community Room, City Hall

July 11

Board of Appeals Meeting - Canceled

Tuesday, July 11, 2023

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

7:30 pm Meeting - Council Chambers, City Hall

July 15

Farmers' Market

Saturday, July 15, 2023

8:30 am to 12:30 pm – Towne Green

July 16

Broadcast of 7/10/23 Council Meeting

Sunday, July 16, 2023

Watch the broadcast of the 7/10/2023 Council Meeting on Comcast Channel 25 at 6:30 pm

July 17

STAT Board Meeting

Monday, July 17, 2023

6:00 pm – Conference Room 145, City Hall

July 19

DDA Meeting

Wednesday, July 19, 2023

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

July 20

DAS & URA Meeting

Thursday, July 20, 2023

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

July 22

Farmers' Market

Saturday, July 22, 2023

8:30 am to 12:30 pm – Towne Green

**July 22**

**Live on the Lawn Concert**

**Saturday, July 22, 2023**

**6:00 pm to 9:00 pm – Towne Green**

**July 24**

**Council Meeting**

**Monday, July 24, 2023**

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

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



WORK SESSION  
OF MAYOR AND COUNCIL  
CITY OF SNELLVILLE, GEORGIA  
MONDAY, JUNE 12, 2023

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

**CALL TO ORDER**

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

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

The agenda items were reviewed. During the discussion, Mayor Bender discussed the proposal from CIS that was handed out at a prior meeting. The contract is for Phase I of the Traffic Calming Proposal which is for the public outreach portion of the project at a cost of \$42,000.

**REVIEW CORRESPONDENCE**

Mayor Bender reviewed an email from Gwinnett Newton Rockdale Public Health about an educational opportunity regarding the Opioid Epidemic. She also said the City will be featured in upcoming editions of the Georgia Trend Magazine and a digital publication called Business View.

**CITY ATTORNEY'S REPORT**

Attorney Ross gave an update on the Quality of Life (QOL) court and said that liquor store applications have been received and are under review.

**DISCUSSION ITEMS**

Update of Ongoing Projects [Bender]

City Manager Sanders gave an update on the Towne Center and other projects. He advised that sidewalk bids are due on June 19<sup>th</sup>. During the review, he said that Jacobs submitted the contract for the update to the 2040 Comprehensive Plan to the City Attorney for review and it is complete. Mayor and Council consensus was to add this contract to the agenda for approval so the process could move forward in a timely manner.

Address Funding Through the American Rescue Plan Act (ARPA) Funds for the Community/Small Businesses [Destang]

Council Member Destang asked for input on the proposal that she had given out at the last work session.

**City of Snellville Administration Department**

2342 Oak Road Snellville, GA 30078 770-985-3500 770-985-3525 Fax [www.snellville.org](http://www.snellville.org)

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Mayor and Council discussed the proposal and other programs that are currently operating. Consensus was more information is needed for a decision to be made on the proposal.

Discussion of Aligning Regulations of Build to Rent and Build to Own Sections of the Unified Development Ordinance [Emanuel]

Council Member Emanuel asked about the benefit of merging the two sections. Discussion was held about the differences between the two and what could possibly be addressed. The consensus was to have more internal discussions on certain aspects of the code.

Discussion About Phase I of the Traffic Calming Proposal by Collaborative Infrastructure Services (CIS) [Bender]

This was discussed during review of the agenda.

Recycling / Extra Trash Bin [Warner]

Mayor Pro Tem Warner asked about possible changes to the program structure to address people who missed the deadline for signing up for the program. City Manager Sanders said he would talk with Waste Management and Latham. Consensus was to put this back on the July 10<sup>th</sup> Work Session for more discussion.

Mayor Bender talked about a pilot program for the recycling of plastic grocery bags, zip lock bags, etc. that had been done by Avondale Estates. She reported on her talks with the company and the possibility of putting a recycling container at our Recycling Center.

**EXECUTIVE SESSION**

None

**ADJOURNMENT**

Council Member Emanuel made a motion to adjourn, 2<sup>nd</sup> by Council Schulz; voted 5 in favor and 0 opposed, motion approved. The meeting adjourned at 7:22 p.m.

Barbara Bender, Mayor

Melisa Arnold, City Clerk





PUBLIC HEARING & REGULAR BUSINESS MEETING  
OF MAYOR AND COUNCIL  
CITY OF SNELLVILLE, GEORGIA  
MONDAY, JUNE 12, 2023

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

**CALL TO ORDER**

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

**INVOCATION**

Chaplain Trey Hildebrant gave the invocation.

**PLEDGE TO THE FLAG**

Council Member Schulz led the Pledge of Allegiance.

**CEREMONIAL MATTERS**

None

**MINUTES**

Approve the Minutes of the May 22, 2023 Meetings

Council Member Destang made a motion to approve the minutes of the May 22, 2023 meetings, 2<sup>nd</sup> by Council Member Schulz; voted 5 in favor and 0 opposed, motion approved.

**INVITED GUESTS**

None

**COMMITTEE / DEPARTMENT REPORTS**

None

**APPROVAL OF THE AGENDA**

Council Member Emanuel made a motion to approve the agenda with the addition of New Business Item "I" Consideration and Action on Authorizing the Mayor to Sign the Contract with Jacobs, not to exceed \$100,000, for the update of the 2040 Comprehensive Plan, 2<sup>nd</sup> by Mayor Pro Tem Warner; voted 5 in favor and 0 opposed, motion approved.

**City of Snellville Administration Department**

2342 Oak Road Snellville, GA 30078 770-985-3500 770-985-3525 Fax [www.snellville.org](http://www.snellville.org)

**PUBLIC HEARING**

2<sup>nd</sup> Reading - UDO 23-02 – Consideration and Action on amendments to the text of The Unified Development Ordinance (“UDO”) for the City of Snellville, Georgia to be consistent with the updated Zoning Procedures Act as passed by the Georgia General Assembly for the administrative and Board of Appeals review of variances and waivers of the UDO, as follows: Article 3 (Administration) of Chapter 100; Article 5 (Special and Overlay Districts), Article 6 (Use Provisions) and Article 7 (Site Development) of Chapter 200; and Article 1 (Streets and Public Improvements) of Chapter 400

Planning Director Thompson explained that a recent legislative change to how administrative variances are handled prompted this amendment. He gave an overview of the process being put in place that includes an application, public notification, and signage that will meet the new State statute.

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

Council Member Schulz made a motion to approve UDO 23-02, 2<sup>nd</sup> by Council Member Emanuel; voted 5 in favor and 0 opposed, motion approved. (A copy of UDO 23-02 is attached to and made a part of these minutes.)

**CONSENT AGENDA**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

2<sup>nd</sup> Reading – ORD 2023-06 – Adoption of the Fiscal Year 2023-2024 Budget for Each Fund of the City of Snellville, Georgia, Appropriating the Amounts Shown in Each Budget as Expenditures/Expenses, Adopting the Several Items of Revenue Anticipations, and Prohibiting Expenditures or Expenses from Exceeding the Actual Funding Available [Bender]

City Manager Sanders gave an overview of the FY 2024 budget of \$15,330,356.00. He explained the majority of the 4.25% increase is in staff salaries due to a compensation study and said that the salary increases will make the City more competitive.

Mayor Pro Tem Warner made a motion to approve ORD 2023-06, 2<sup>nd</sup> by Council Member Emanuel; voted 5 in favor and 0 opposed, motion approved. (A copy of ORD 2023-06 is attached to and made a part of these minutes.)

2<sup>nd</sup> Reading - ORD 2023-07 – An Ordinance to Amend the Code of Ordinances of Snellville, Georgia, Chapter 2, Article IV – Boards And Commissions; To Repeal The Conflicting Ordinance Division 5, in Order to Conform to the City of Snellville’s Status as an At-Will Employer as Mandated by the City’s Charter [Bender]

Mayor Bender explained that this amendment is to help clear up any conflicts between our Code, Charter, and Personnel Rules and Regulations.

Council Member Schulz made a motion to approve ORD 2023-07, 2<sup>nd</sup> by Council Member Emanuel; voted 5 in favor and 0 opposed, motion approved. (A copy of ORD 2023-07 is attached to and made a part of these minutes.)

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Consideration and Action on Adoption of RES 2023-08 - Resolution for the Municipal General Election for the City of Snellville, Georgia to Provide for a Municipal Superintendent, Assistant Municipal Superintendents, Absentee Ballot Clerk And Deputy Absentee Ballot Clerks [Bender]  
Council Member Schulz made a motion to approve RES 2023-08, 2<sup>nd</sup> by Council Member Destang; voted 5 in favor and 0 opposed, motion approved.

Consideration and Action on RES 2023-09 - A Resolution Pledging to Practice and Promote Civility in the City of Snellville [Bender]

Mayor Bender explained the meaning behind the resolution and the reasons for adoption. Council Member Emanuel made a motion to approve RES 2023-09 with one addition to the fourth paragraph, "Whereas, City Council meetings are open to the public and thus how City officials execute their legal duties is on public display. *In that regard, City officials pledge that during public meetings, they will not engage in texting, sending email or any other actions that display a lack of concern or attention to the city's business*", 2<sup>nd</sup> by Council Member Schulz; voted 3 in favor and 1 abstention with Council Member Destang abstaining. (Per Article II, Division 1, Section 2-47 of the Code of Ordinances, an abstention shall be counted as an affirmative vote.) Motion approved. (A copy of RES 2023-09 is attached to and made a part of these minutes.)

Consideration and Action on Notice to Proceed to SmithBuilt for Construction of The Hall at The Grove [Bender]

City Manager Sanders explained that the final contract is under review but that the NTP is on the agenda for approval so we can keep the project on schedule. The contract for \$5,314,000 will be added to the agenda for July 10<sup>th</sup>.

Mayor Pro Tem Warner made a motion to authorize the Mayor to sign the Notice to Proceed to SmithBuilt for construction of The Hall at The Grove, 2<sup>nd</sup> by Council Member Emanuel; voted 5 in favor and 0 opposed, motion approved.

Consideration and Action on Phase I of the Traffic Calming Proposal by Collaborative Infrastructure Services (CIS) [Bender]

Mayor Bender explained that the City is hiring a firm to help address citizen concerns with speeding on residential streets with heavy traffic. This proposal is to hold public meetings to get input on traffic calming circles.

Council Member Schulz made a motion to approve Phase I of the Traffic Calming Proposal by Collaborative Infrastructure Services (CIS) in an amount not to exceed \$42,000, 2<sup>nd</sup> by Council Member Emanuel; voted 5 in favor and 0 opposed, motion approved.

Mayor's Nomination and Council Confirmation on Re-Appointment of the Following Board of Appeal Board Members [Bender]

- a. Post 3 - Emmett Clower – Term Expiration June 30, 2025
- b. Post 5 - Betty Ann Kumin – Term Expiration June 30, 2025
- c. Post 6 - Lori-Ann Spears – Term Expiration June 30, 2025

Mayor Bender nominated Post 3 - Emmett Clower, Post 5 - Betty Ann Kumin, and Post 6 - Lori-Ann Spears for reappointment with a term expiration of June 30, 2025; confirmed 5 in favor and 0 opposed, nominations confirmed.

Mayor's Nomination and Council Confirmation on Re-Appointment of the Following Planning Commission Board Members [Bender]

- a. Post 1 – Charles Williams – Term Expiration June 30, 2025
- b. Post 5 – Kerry Hetherington – Term Expiration June 30, 2025
- c. Post 6 – Michael Kissel – Term Expiration June 30, 2025

Mayor Bender nominated Post 1 – Charles Williams, Post 5 – Kerry Hetherington, and Post 6 – Michael Kissel for reappointment with a term expiration of June 30, 2025; confirmed 5 in favor and 0 opposed, nominations confirmed.

Mayor's Nomination and Council Confirmation on Re-Appointment of the Following Parks and Recreation Board Members [Bender]

- a. Post 1 – Norman Carter – Term Expiration June 30, 2025
- b. Post 5 – Nicole Irish – Term Expiration June 30, 2025
- c. Post 6 – Barbara Harris - Term Expiration June 30, 2025

Mayor Bender nominated Post 1 – Norman Carter, Post 5 – Nicole Irish, and Post 6 – Barbara Harris for reappointment with a term expiration of June 30, 2025; confirmed 5 in favor and 0 opposed, nominations confirmed.

Mayor's Nomination and Council Confirmation on Re-Appointment of the Following Development Authority of Snellville Board Members [Bender]

- a. Post 3 – Lori-Ann Spears – Term Expiration June 30, 2027
- b. Post 4 – Dan LeClair - – Term Expiration June 30, 2027
- c. Post 6 – Melvin Everson - Term Expiration June 30, 2027

Mayor Bender nominated Post 3 – Lori-Ann Spears, Post 4 – Dan LeClair, and Post 6 – Melvin Everson for reappointment with a term expiration June 30, 2027; confirmed 5 in favor and 0 opposed, nominations confirmed.

Mayor's Nomination and Council Confirmation on Re-Appointment of the Following Development Authority of Snellville Board Members [Bender]  
(Correction – Urban Redevelopment Authority)

- a. Post 3 – Lori-Ann Spears – Term Expiration June 30, 2027
- b. Post 6 – Melvin Everson - Term Expiration June 30, 2027

Mayor Bender nominated Post 3 – Lori-Ann Spears and Post 6 – Melvin Everson for reappointment with a term expiration June 30, 2027; confirmed 5 in favor and 0 opposed, nominations confirmed.

Consideration and Action on Authorizing the Mayor to Sign the Contract with Jacobs, not to exceed \$100,000, for the Update of the 2040 Comprehensive Plan [Bender]

Mayor Bender explained that it is mandated by the State of Georgia that we update our Comprehensive Plan every 5 years. The contract was received and reviewed today so it was added to the agenda so that the City can meet the State deadline.

Council Member Emanuel made a motion to authorize the Mayor to sign the contract with Jacobs for the update to the 2040 Comprehensive Plan in an amount not to exceed \$100,000, 2<sup>nd</sup> by Mayor Pro Tem Warner; voted 5 in favor and 0 opposed, motion approved.

**PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL**  
**MONDAY, JUNE 12, 2023**  
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**COUNCIL REPORTS**

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

**MAYOR'S REPORT**

Mayor Bender gave a report.

**PUBLIC COMMENTS**

The following people came forward to speak:  
Tricia Rawlins, 2088 Harbour Oaks Drive, Snellville.  
Norman Carter, 2777 Nathaniel Way, Grayson.  
Paulette DeHart, 3797 Etna Drive, Snellville.  
Aziza Khalili, 2005 Kensington Court, Lilburn.

**EXECUTIVE SESSION**

None

**ADJOURNMENT**

Council Member Emanuel made a motion to adjourn, 2<sup>nd</sup> by Council Member Destang; voted 5 in favor and 0 opposed, motion approved. The meeting adjourned at 8:30 p.m.

Barbara Bender, Mayor

Melisa Arnold, City Clerk



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## **Agenda Item Summary**

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**TO:** The Mayor and Council

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

**DATE:** July 10, 2023

**RE:** #RZ 23-03 SUP 23-02 – Highpoint Mixed-Use Development

**LOCATION:** 22.81± Acre Undeveloped Site at 1000 Athens Highway, Snellville, Georgia

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

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Rezoning from BG (General Business) District to MU (Mixed-Use) District and special use permit for multi-family dwellings for a mixed-use development consisting of 300 multi-family apartments (mixed-use building type); 28 single-family attached townhomes (townhouse building type); and 51,000 sq. ft. of retail, commercial, office and amenity space.

**Financial Impact:** Site Development Permit fees; Building Permit fees; Real Property Taxes; and Occupational Tax License fees.

**Planning Department Recommendation:** Approval with Conditions

**Planning Commission Meeting and Recommendation:** June 27, 2023 (Approval with Conditions)

**Mayor and Council Meetings:** July 10, 2023 (1<sup>st</sup> Reading)  
July 24, 2023 (2<sup>nd</sup> Reading and Public Hearing)

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

**Draft Ordinances:** Attached

**Case Documents (website link):**

- [Letter of Intent \(5-17-2023\)](#)

22.81± Acre Undeveloped Site at 1000 Athens Highway, Snellville, Georgia  
Case #RZ 23-03 SUP 23-02  
July 10, 2023  
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- #RZ 23-03 Rezoning Application (5-17-2023)
- #SUP 23-02 Special Use Permit Application (5-17-2023)
- Application Supplements (5-17-2023)
- Property Boundary Survey (5-17-2023)
- Stacked Flats Floor Plan (5-17-2023)
- Mixed-Use Rendering (5-17-2023)
- Townhouse Rendering (5-17-2023)
- Highpoint Project Photos (5-17-2023)
- Highpoint Mixed-Use Projects (5-17-2023)
- 3-27-2023 Traffic Impact Study (5-17-2023)
- 3-31-2023 Trip Generation Comparison (5-17-2023)
- 5-16-2023 Rezoning Site Plan (5-17-2023)
- Sample Townhouse Elevations (6-13-2023)
- 6-27-2023 Planning Department Case Summary & Analysis (6-26-2023)
- *Unofficial* 6-27-2023 Planning Commission Regular Meeting Minutes (6-29-2023)
- 6-27-2023 Planning Commission Report (6-28-2023)
- 7-10-2023 Planning Department Case Summary & Analysis with Planning Commission Report (6-28-2023)

**STATE OF GEORGIA**

**CITY OF SNELLVILLE**

**ORDINANCE NO. 2023-08**

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SNELLVILLE, GEORGIA, AS AMENDED, FOR A 22.85± ACRE TRACT OF LAND LOCATED IN LAND LOT 100 OF THE 5<sup>TH</sup> LAND DISTRICT, GWINNETT COUNTY, GEORGIA, 1000 ATHENS HIGHWAY, SNELLVILLE, GEORGIA; TO GRANT VARIANCES; TO ADD CONDITIONS AFFECTING THE PROPERTY; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**CASE NUMBER:** #RZ 23-03

**LOCATION:** 1000 Athens Highway, Snellville,  
Georgia

**SIZE:** 22.85± Acres

**TAX PARCEL:** 5100 065

**REQUESTED ZONING:** MU (Mixed-Use) District

**DEVELOPMENT/PROJECT:** Mixed-Use Development consisting of  
300 Multi-family Units; 28 Single-  
family Townhome Units; and 51,000 SF  
Retail, Commercial, Office and Amenity  
Space

**APPLICANT:** Highpoint Development Partners GA, LLC  
Atlanta, Georgia 30309  
c/o Jeff Timler, Split Silk Properties, LLC  
678-772-0202

**PROPERTY OWNER:** The Kroger Co.  
Cincinnati, Ohio 45202



**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 22.85± acre tract of land located at 1000 Athens Highway, Snellville, Georgia (Tax Parcel 5100 065) for a Mixed-Use Development consisting of 300 Multi-family Units; 28 Single-family Townhome Units; and 51,000 SF Retail, Commercial, Office and Amenity Space; and

**WHEREAS**, the governing authority of the City of Snellville, Georgia desires to grant variances from Article 1 of Chapter 400 of the Snellville Unified Development Ordinance; and

**WHEREAS**, the governing authority of the City of Snellville, Georgia desires to repeal variances and conditions of zoning from the 12-14-2015 Mayor and Council approved rezoning (case #RZ 15-06) and Ordinance No. 2015-20; 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 22.85± acre tract of land described and shown on the rezoning site plan entitled “Highpoint – Zoning Plan, Snellville, Georgia” sealed and dated 5-16-2023 (stamped received 5-17-2023) in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference is hereby amended and changed from BG (General Business) District to MU

(Mixed-Use) District, subject to the attachment of the following enumerated variances and conditions:

VARIANCES:

1. Approval of variance/waiver from Sec. 401-3.4.C (Stub-out Streets) for the adjacent property to the east (Parcel 5101 571).
2. Approval of variance/waiver from Sec. 401-3.4.H (Inter-parcel Access) for the adjacent property to the east (Parcel 5101 571).

CONDITIONS:

1. The property shall be developed in general accordance with the rezoning site plan entitled “Highpoint - Zoning Plan, Snellville, Georgia”, dated 5-16-2023 (stamped received 5-17-2023), with modifications permitted to meet conditions of zoning or State, County, and City regulations. Substantial variation from the conceptual rezoning site plan, as determined by the Director of Planning and Development will require Mayor and Council approval, after submitting a Change in Conditions application and receiving recommendations by the Planning Department and Planning Commission.
2. The total site density for all dwelling units shall not exceed twelve (12) units per acre maximum.
3. In addition to the two-car garage per unit requirement, guest and visitor parking for the single-family detached townhomes shall be provided on Parcel C equal to one (1) parking space per 0.50 townhome units.
4. Solid waste dumpsters for the multi-family and commercial buildings shall be located at least 250 feet from the nearest townhome building.

5. A minimum six (6) feet wide concrete sidewalk/greenway and minimum two (2) feet wide beauty strip located between the sidewalk and parking lot curb line shall be provided adjacent to the western and southern parking areas, connecting to the sidewalk at Rosebud Road and Highway 78. Said hardscape shall qualify as amenity space.
6. The townhomes adjacent to Rosebud Road and the connecting street shall be rear-entry with the front of the townhomes facing Rosebud Road and the connecting street.
7. The 27,000 sq. ft. of retail/office space in buildings (A.1) and (A.2) shall be completed with certificates of occupancy issued before release of any final certificates of occupancy for the multi-family building (B), amenity space (B.1), and commercial/non-residential space (B.2). No certificates of occupancy shall be issued for the last six (6) townhomes (C) until such time that outparcels (A.3) and (A.4) are completed with certificates of occupancy issued for both.
8. The stormwater management facility located at the southern portion of the site shall be designed as a wet extended detention facility, unless topographic, bedrock, or other preventive measures are present that require a dry pond.
9. 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.
10. Signs higher than 15 feet or larger than 225 square feet are prohibited.

**Section 2.** All conditions of zoning and approved variances as attached to the subject property from the 12-14-2015 Mayor and Council approved rezoning and Ordinance No. 2015-20 (case #RZ 15-05) are hereby repealed.

**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 Chapter 1 of the Code of Ordinances, City of Snellville, Georgia at the time of the effective date of this Ordinance shall be and are hereby made applicable to this Ordinance and shall remain in full force and effect.

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

**Section 8.** This Ordinance was adopted on \_\_\_\_\_, 2023. 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
Barbara Bender, Mayor

*ATTEST:*

\_\_\_\_\_  
Dave Emanuel, Council Member

\_\_\_\_\_  
Melisa Arnold, City Clerk

\_\_\_\_\_  
Cristy Lenski, Council Member

*APPROVED AS TO FORM:*

\_\_\_\_\_  
Solange Destang, Council Member

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

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

\_\_\_\_\_  
Tod Warner, Mayor Pro Tem

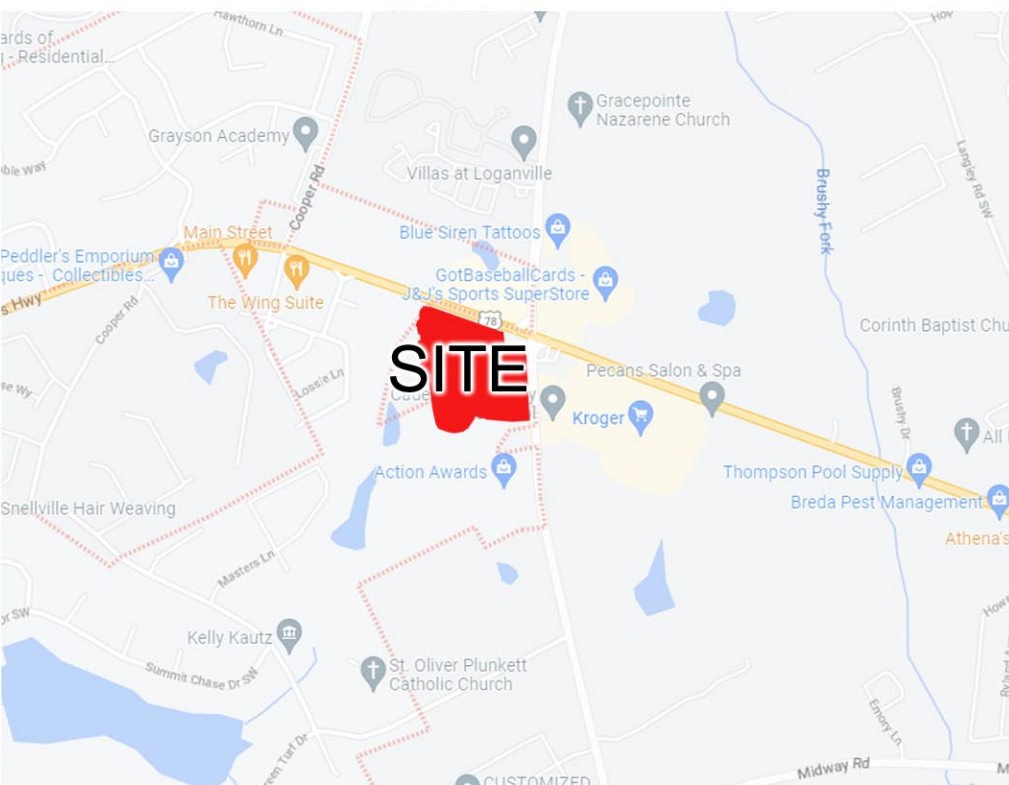
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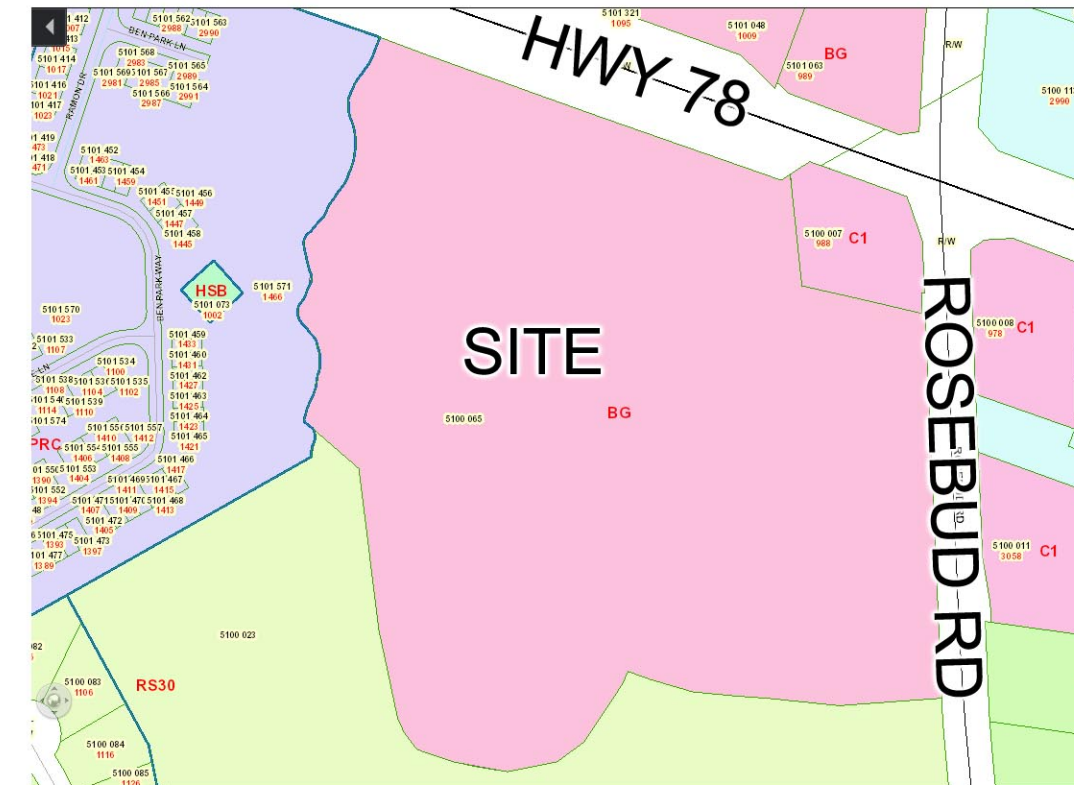
Multi-family mixed use



Retail mixed use



LOCATION MAP



ZONING MAP

Site Plan Specifications																
Parcel	Use	s.f.	Acres	Total s.f.	Units	Bldgs	Footprint s.f.	Floors	Building s.f.	Building Height	Spaces Prov. <sup>1</sup>	Spaces Req.	Note	Open Space	Open Space %	Lot Coverage
A.1	Retail (first level)	122689	2.8	21000		2	10500	1	10500	24'	132	42	1/500 s.f. required <sup>2</sup>	41392	34%	21000
A.2	Office (second level)	0	0.0	6000		2	1500	1	1500	24'	22	12	1/500 s.f. required	NA	NA	NA
A.3	Outparcel	43773	1.0	4500		1	4500	1	4500	15'	59	33	1/150 s.f. required	13412	31%	4500
A.4	Outparcel	33149	0.8	2500		1	2500	1	2500	15'	36	33	1/150 s.f. required	12858	39%	2500
Subtotal				34000												
B	Multi-Family <sup>3</sup>	691864	15.9	285000	300	1	87000	3 to 4		45'	450	300	1.5 space/unit	429821	62%	90333
B.1	M.F. amenity space (first level)			7000			7000	1			14	14				
B.2	Commercial/Non-residential (first level)			10000	10		1000	1	10000		10	10				
C	Townhome	103070	2.4	67200	28	5				30'	38	35	1 per unit + 1 per 4	34424	33%	34000
Totals		994545	22.8	403200										531907	53%	
Total non-residential s.f. parcels A-C				51000												

<sup>1</sup>25% compact allowed

<sup>2</sup>1/150 for restaurant including outdoor dining areas in excess of 25% of floor area

<sup>3</sup>Building is not yet fully designed; 300 units are proposed at an average unit size of approximately 950 s.f..

**Variance 1:**

In compliance with the MU district requirement of 25% nonresidential uses, the original project site plan indicated 71k sf of non-residential space, which included 20k sf of office buildings along Rosebud Road. However, Highpoint received feedback from the city suggesting a fee simple component be included along Rosebud Road, rather than the office use. The Applicant adjusted the site to meet the request, thus proposing 51k sf of non-residential uses (see Table 1). This change requires a variance from Section 203-4.2 B. 1 to reduce the nonresidential uses from 25% to 18%.

**Variance 2:**

Applicant is requesting a variance from 203-4.2 B.2 that would move the requirement for 10k sf of nonresidential space to receive a Certificate of Occupancy (CO) prior to receiving a CO for more than 100 dwelling units. Instead, applicant proposes that this requirement is a condition to receiving the Final CO for the residential component of the site. For avoidance of doubt, the applicant can receive a Temporary CO on all residential units, but must receive a CO for 10k sf of nonresidential space prior to the Final CO. This allows the applicant to select the best commercial tenants for the property regardless of external considerations.

**Variance 3:**

Applicant is seeking a variance from Section 401-3.4 (C & H) Vehicular Access. Applicant proposes to include stub out streets to the north parcel only, and not the west and south parcels.

**Special Use Permit:**

Section 206.2 allows multifamily dwellings with a special use permit. This permit will ensure a great mixed-use component where residents may live, work and play.

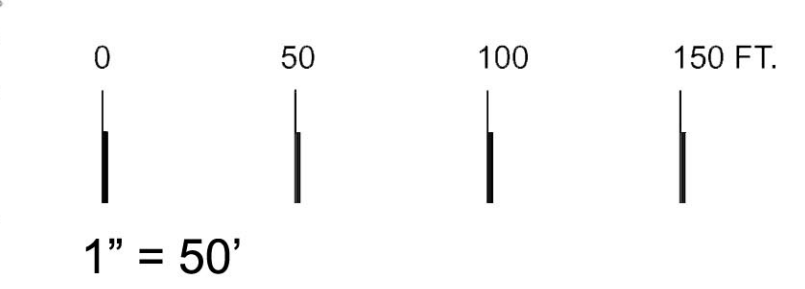


**Table 1**

The Enclave at Rosebud Non-Residential Uses		
Retail (first level)		21,000
Office (second level)		6,000
Outparcel		4,500
Outparcel		2,500
M.F. Amenity Space (1st Floor of M.F. building)		7,000
Commercial/Non-residential (1st Floor M.F. building)		10,000
<b>total</b>		<b>51,000</b>



DATE	RELEASE	REV.



# Highpoint - Zoning Plan

Snellville, Georgia

May 16, 2023

LANDSCAPE ARCHITECTURE | DESIGN + PLANNING





**STATE OF GEORGIA**

**CITY OF SNELLVILLE**

**ORDINANCE NO. 2023-09**

AN ORDINANCE TO GRANT A SPECIAL USE PERMIT ON A 22.85± ACRE TRACT OF LAND LOCATED IN LAND LOT 100 OF THE 5<sup>TH</sup> LAND DISTRICT, GWINNETT COUNTY, GEORGIA, LOCATED AT 1000 ATHENS HIGHWAY, SNELLVILLE, GEORGIA FOR A MIXED-USE BUILDING TYPE WITH MULTIPLE-FAMILY DWELLING UNITS; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**CASE NUMBER:** #SUP 23-02

**LOCATION:** 1000 Athens Highway, Snellville, Georgia

**TAX PARCEL:** 5100 065

**DEVELOPMENT/PROJECT:** Mixed-Use Building Type with 300 Multi-family Units

**APPLICANT:** Highpoint Development Partners GA, LLC  
Atlanta, Georgia 30309  
c/o Jeff Timler, Split Silk Properties, LLC  
678-772-0202

**PROPERTY OWNER:** The Kroger Co.  
Cincinnati, Ohio 45202

**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 approve and grant the requested special use permit for the development and use of a mixed-use building type with multi-family dwelling units as part of a 22.85± acre mixed-use

development located at 1000 Athens Highway, Snellville, Georgia (Tax Parcel R5100 065); and

**WHEREAS**, the property is zoned MU (Mixed-Use) District where *Multiple-Family Dwelling*, defined as three or more dwelling units in a single building that does not meet the definition of single-family attached dwelling not within a TC District, is allowed as a special use when approved by the City Council; and,

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

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

**Section 1.** For reasons stated in the public hearing and recommendations of the Planning Department and Planning Commission, a special use permit is hereby approved and granted for the development and use of a mixed-use building type with multi-family dwelling units on a 22.85± acre mixed-use development site located at 1000 Athens Highway, Snellville, Georgia (Tax Parcel R5100 065), described and shown on the rezoning site plan entitled “Highpoint – Zoning Plan, Snellville, Georgia” sealed and dated 5-16-2023 (stamped received 5-17-2023) in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference.

**Section 2.** The special use permit shall expire and become null and void three (3) years from the date of approval unless occupancy of the approved special use has occurred on the premises. The Director of Planning and Development may extend authorization for an additional period of six (6) months for reasons such as health, financial, or administrative problems incurred by the applicant during the permit period, provided

application for such extension is submitted in writing at least forty-five (45) days prior to the original expiration date. The director must make the finding that the delay is justified by circumstances beyond the applicant's control, and that the six-month extension can reasonably be expected to remedy the circumstances.

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

**Section 4.** (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 5.** All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

**Section 6.** This Ordinance was adopted on \_\_\_\_\_, 2023. 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
Barbara Bender, Mayor

*ATTEST:*

\_\_\_\_\_  
Dave Emanuel, Council Member

\_\_\_\_\_  
Melisa Arnold, City Clerk

\_\_\_\_\_  
Cristy Lenski, Council Member

*APPROVED AS TO FORM:*

\_\_\_\_\_  
Solange Destang, Council Member

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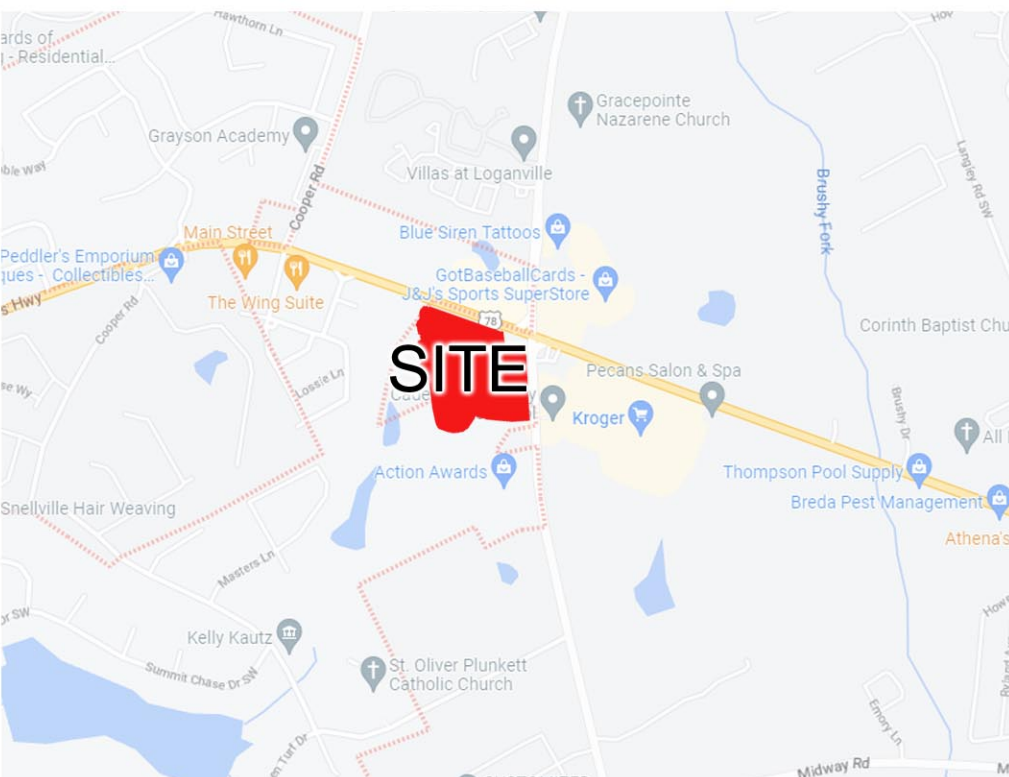
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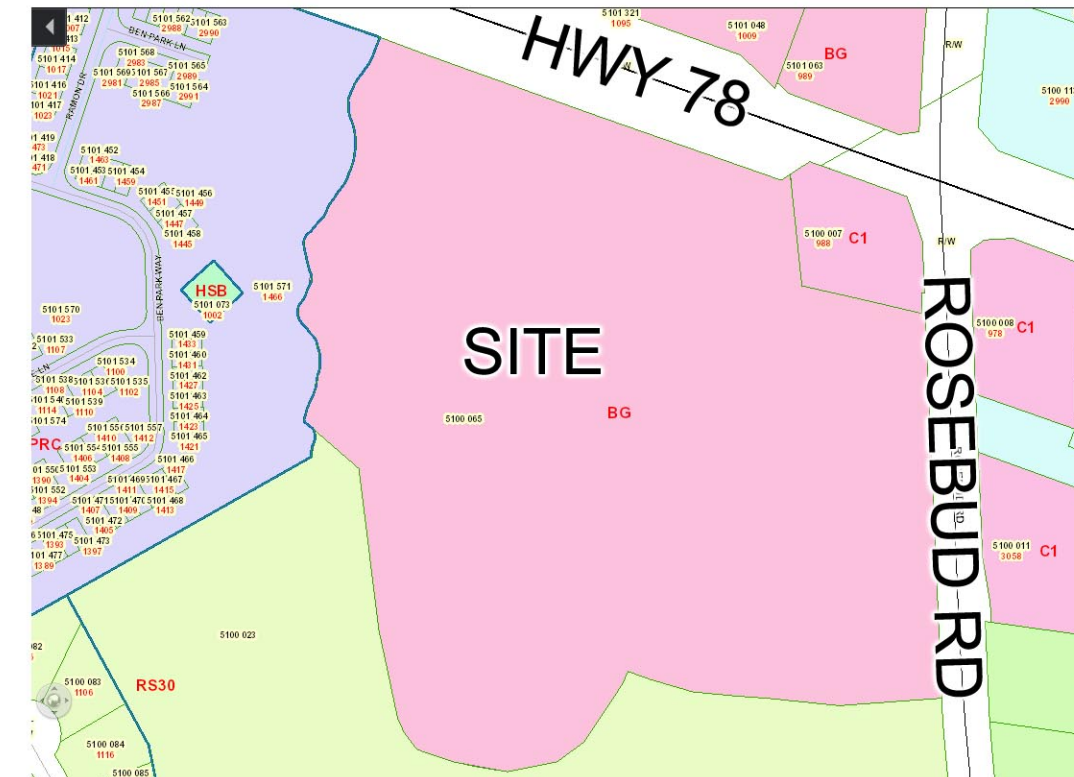
Multi-family mixed use



Retail mixed use



LOCATION MAP



ZONING MAP

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<sup>1</sup>25% compact allowed

<sup>2</sup>1/150 for restaurant including outdoor dining areas in excess of 25% of floor area

<sup>3</sup>Building is not yet fully designed; 300 units are proposed at an average unit size of approximately 950 s.f..

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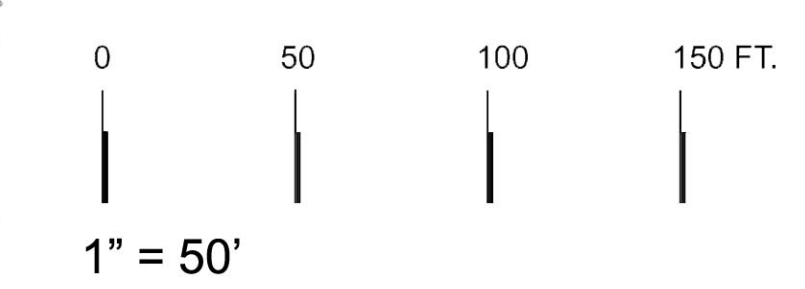
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M.F. Amenity Space (1st Floor of M.F. building)	7,000
Commercial/Non-residential (1st Floor M.F. building)	10,000
<b>total</b>	<b>51,000</b>



DATE	RELEASE	REV.



# Highpoint - Zoning Plan

Snellville, Georgia

May 16, 2023

LANDSCAPE ARCHITECTURE | DESIGN + PLANNING





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## **Agenda Item Summary**

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**TO:** The Mayor and Council

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

**DATE:** July 10, 2023

**RE:** #RZ 23-04

**LOCATION:** 1.044± Acre Lot at 2625 Beverly Lane, Snellville, Georgia

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

---

Rezoning of the 1.044± acre undeveloped lot from RS-30 (Single-family Residential) District to RS-15 (Single-family Residential) District to subdivide the one lot and create two (2) buildable single-family lots for development under the RS-15 District regulations.

**Financial Impact:** Building Permit fees; and Real Property Taxes

**Planning Department Recommendation:** Approval with Conditions

**Planning Commission Meeting and Recommendation:** June 27, 2023 (Approval with Conditions)

**Mayor and Council Meetings:** July 10, 2023 (1<sup>st</sup> Reading)  
July 24, 2023 (2<sup>nd</sup> Reading and Public Hearing)

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

**Draft Ordinance:** Attached

**Case Documents (website link):**

- Letter of Intent (5-22-2023)
- #RZ 23-04 Rezoning Application (5-22-2023)
- 4-4-2023 Rezoning Site Plan (5-22-2023)
- 6-27-2023 Planning Department Case Summary & Analysis (6-13-2023)



1.044± Acre Lot at 2625 Beverly Lane, Snellville, Georgia

Case #RZ 23-04

July 10, 2023

Page... 2

- *Unofficial* 6-27-2023 Planning Commission Regular Meeting Minutes (6-29-2023)
- 6-27-2023 Planning Commission Case Report (6-28-2023)
- 7-10-2023 Planning Department Case Summary & Analysis with Planning Commission Report (6-28-2023)

**STATE OF GEORGIA**

**CITY OF SNELLVILLE**

**ORDINANCE NO. 2023-10**

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SNELLVILLE, GEORGIA, AS AMENDED, FOR A 1.044± ACRE TRACT OF LAND LOCATED IN LAND LOT 27 OF THE 5<sup>TH</sup> LAND DISTRICT, GWINNETT COUNTY, GEORGIA, 2625 BEVERLY LANE, SNELLVILLE, GEORGIA; TO ADD CONDITIONS AFFECTING THE PROPERTY; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

<b>CASE NUMBER:</b>	#RZ 23-04
<b>LOCATION:</b>	2625 Beverly Lane, Snellville, Georgia
<b>SIZE:</b>	1.044± Acres
<b>TAX PARCEL:</b>	5027 001B
<b>REQUESTED ZONING:</b>	RS-15 (Single-family Residential) District
<b>DEVELOPMENT/PROJECT:</b>	Subdivide the existing lot into two (2) buildable single-family lots for development under the RS-15 District regulations
<b>APPLICANT/PROPERTY OWNER:</b>	B. H. Johnson and B.J. Longenecker and L.J. Yates Athens, Georgia 30605

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

**WHEREAS**, the governing authority of the City of Snellville, Georgia desires to amend its official zoning map as it applies to the 1.044± acre undeveloped tract of land

located at 2625 Beverly Lane, Snellville, Georgia (Tax Parcel 5027 001B) to subdivide the existing lot into two (2) buildable single-family lots for development under the RS-15 District regulations; and,

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

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

**Section 1.** The Official Zoning Map for the City of Snellville, Georgia for the 1.044± acre tract of land described and shown on the property survey entitled “Rezoning Plan for 2625 Beverly Lane Parcel 5/027/001B, Snellville, GA 30078” sealed and dated 5-22-2023 (stamped received May 22, 2023) in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference is hereby amended and changed from RS-30 (Single-family Residential) District to RS-15 (Single-family Residential) District, subject to the attachment of the following enumerated conditions:

**CONDITIONS:**

1. The property owner shall submit a Minor Subdivision Exemption Plat in accordance with Sec. 103-5.1. of the Snellville Unified Development Ordinance to the Department of Planning and Development for review and approval and provide a copy of the recorded plat prior to filing any application with the City for a building permit.
2. Development of the property shall comply with the RS-15 District regulations and any other regulations for the development and construction of a single-family detached dwelling.

**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.

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clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

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

**Section 5.** Penalties in effect for violations of Chapter 1 of the Code of Ordinances, City of Snellville, Georgia at the time of the effective date of this Ordinance shall be and are hereby made applicable to this Ordinance and shall remain in full force and effect.

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

**Section 7.** This Ordinance was adopted on July \_\_\_\_\_, 2023. 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 July, 2023.

\_\_\_\_\_  
Barbara Bender, Mayor

*ATTEST:*

\_\_\_\_\_  
Dave Emanuel, Council Member

\_\_\_\_\_  
Melisa Arnold, City Clerk

\_\_\_\_\_  
Cristy Lenski, Council Member

*APPROVED AS TO FORM:*

\_\_\_\_\_  
Solange Destang, Council Member

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

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

\_\_\_\_\_  
Tod Warner, Mayor Pro Tem

EXHIBIT "A"

**SITE INFORMATION:**  
**OVERALL ACREAGE:** 1.044 ACRES

**REZONING REQUESTED**  
 CURRENT ZONING — RS-30  
 REQUESTED ZONING — RS-15

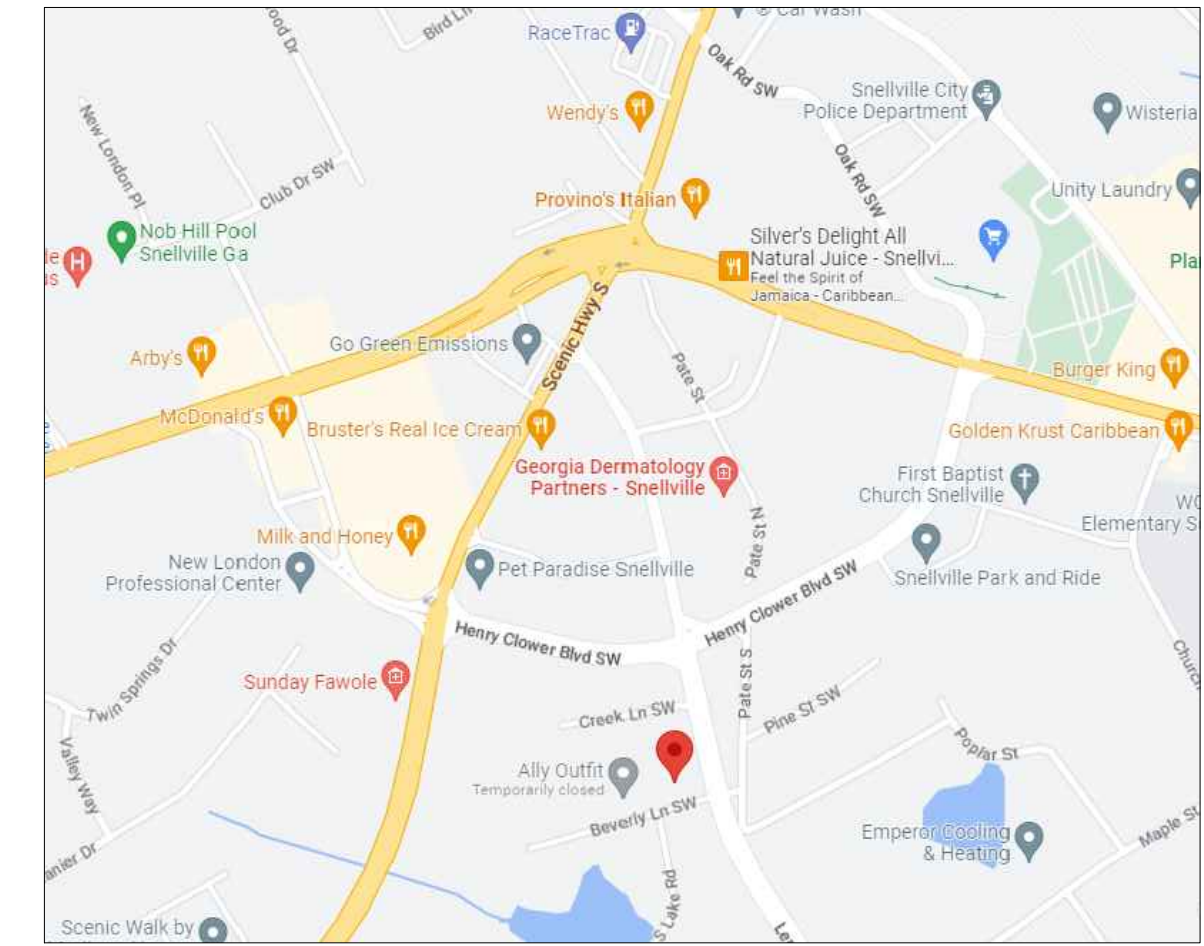
**SETBACKS FOR PROPOSED RS-15**  
 FRONT — 40'  
 SIDE (INTERIOR) — 10'  
 SIDE (STREET) — 35'  
 REAR — 40'

**SITE STANDARDS FOR PROPOSED RS-15**  
 MINIMUM AREA — 15,000 SF  
 WIDTH — 80 FEET MINIMUM  
 LOT COVERAGE — 45% MAXIMUM

# REZONING PLAN FOR: 2625 BEVERLY LANE

PARCEL 5/027/001B  
 2625 BEVERLY LANE/SNELLVILLE, GA. 30078

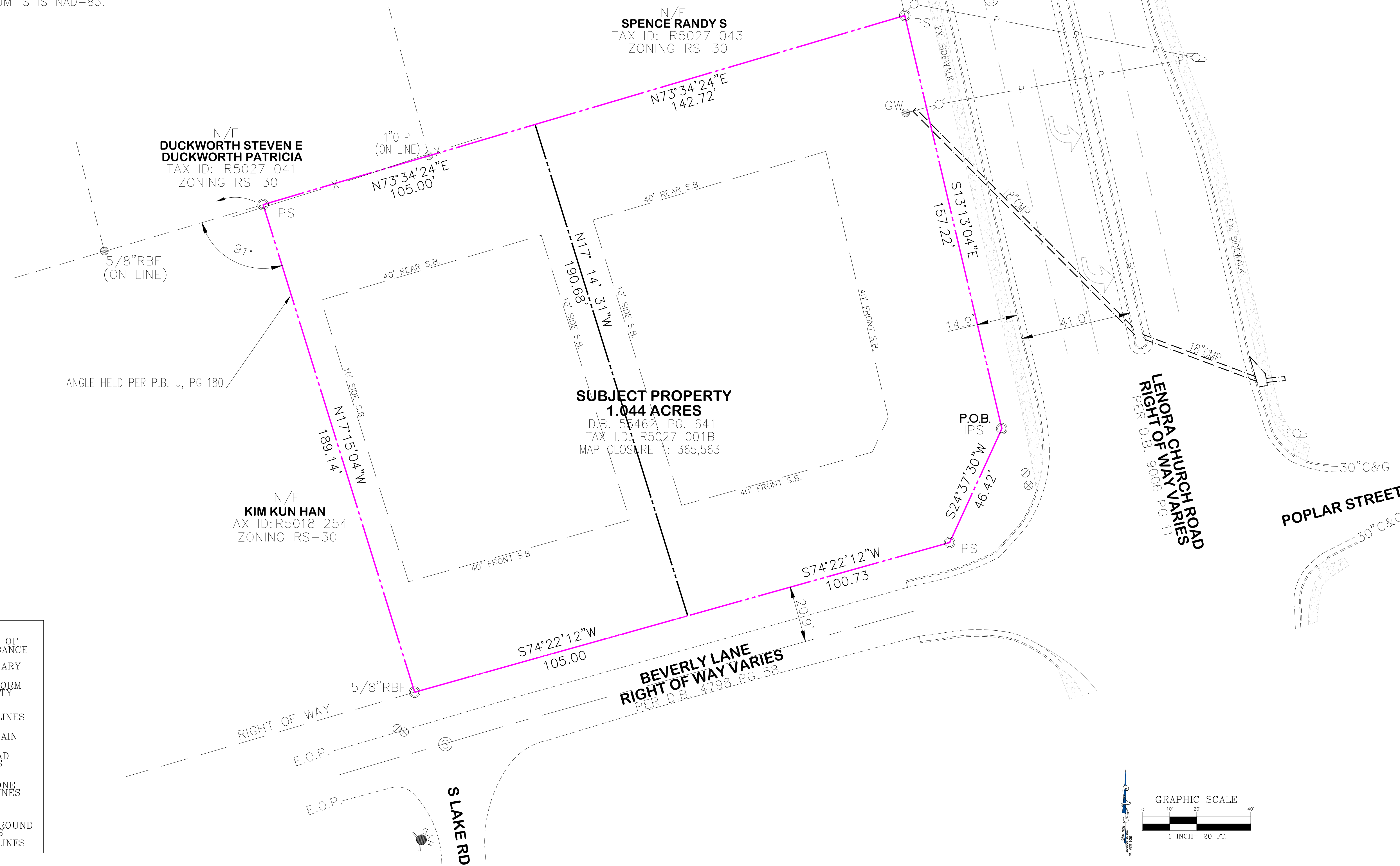
**OWNER: BENNY JOHNSON**  
 210 APPLEBY DR APT 113  
 ATHENS, GA. 30605-5486



LOCATION MAP—N.T.S.

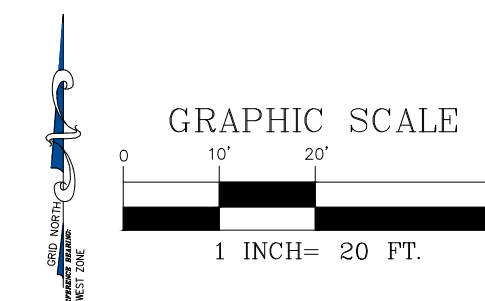
**GENERAL NOTES:**

1) BOUNDARY SURVEY COMPLETED BY ACRE PROFESSIONAL SURVEYORS DATED 03/29/23. REFERENCE DATUM IS IS NAD-83.



**GRAPHIC LEGEND**

- ~~~~~ LIMITS OF DISTURBANCE
- BOUNDARY
- - - - - EX. STORM UTILITY
- X - X - EX. FENCE
- S - S - EX. SEWER LINES
- FM - FM - EX. FORCE MAIN
- P - P - EX. OVERHEAD POWER LINES
- FO - FO - EX. TELEPHONE OR CABLE LINES
- UP - UP - EX. UNDERGROUND POWER LINES
- W - W - EX. WATER LINES



**REVISION LOG:**

NO.	DATE	REMARKS

**PROJECT NAME & ADDRESS**  
 2625 BEVERLY LANE  
 SNELVILLE, GA. 30078

**BULLARD LAND PLANNING**  
 3790 CANNONWOLDE DR.  
 SNELVILLE, GEORGIA 30039  
 CONTACT: BOBBY BULLARD  
 (678) 344-1293 ~ (770) 978-8857 FAX  
 bpbobby@bellsouth.net

**PROFESSIONAL SEALS**



SCALE: AS SHOWN

JOB NUMBER:  
23-2125

DATE:  
04-04-23

SHEET TITLE:  
REZONING PLAN FOR:  
2625 BEVERLY LANE

SHEET NUMBER:  
R1



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## **Agenda Item Summary**

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Date: July 10, 2023

Prepared by: Gabriela Downs

Agenda item: Consideration and Action on Approval of the Workplace Wellbeing Program Policy

The City of Snellville Workplace Wellbeing Program is designed to provide employees with the tools and resources they need to make positive lifestyle changes that result in better physical and emotional health and wellbeing. The program's goals are to improve employee health and well-being, reduce healthcare costs and enhance employee retention. By adopting this policy, it also allows the City to qualify for grant funding through GMEBS Life and Health Insurance Fund.

Recommendation: Review and approve the Policy

Action requested: VOTE to approve the Workplace Wellbeing Program Policy

Attachments: Proposed Policy



## Workplace Wellbeing Program Policy

With the rising onset of health problems and the top three being cardiovascular disease, cancer, and mental health disorders, nationwide; The City of Snellville has a growing concern for their employees' health and wellbeing. Therefore, the City of Snellville is dedicated to helping employees reach optimal health and improve their quality of life.

The City of Snellville recognizes the benefits, to both employees and employers, of programs that promote and support workplace health promotion and wellness. The City of Snellville Workplace Wellbeing Program is designed to provide employees with the tools and resources they need to make positive lifestyle changes that result in better physical and emotional health and wellbeing. The program's goals are to improve employee health and well-being, reduce healthcare costs and enhance employee retention.

As part of the City of Snellville's commitment to wellness, a Health Promotion Champion has been appointed and a Wellbeing Committee formed that will develop a wellness program that includes education, support, and resources for employees to improve their physical, mental, and emotional well-being. The City of Snellville will provide ongoing communication and education to employees about the wellness program, including its benefits and resources.

Adopted by the \_\_\_\_\_, \_\_\_\_\_, Georgia.

This \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Attest

\_\_\_\_\_