



# AGENDA

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

Publication Date: March 4, 2021

TIME: 6:30 p.m.  
DATE: March 8, 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]
- b) Discussion of Thrive for a Shared Workspace Program in the Towne Center Library Building [Bender]
- c) Master Plan for Briscoe Park Improvements/Old Public Works Buildings/Old Library Building [Lenski]
- d) Discussion about a New Distracted Driving Vehicle for Bobby Howard [Lenski]
- e) Code Violation Updates [Schulz]

**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, MARCH 8, 2021

Publication Date: March 4, 2021

TIME: 7:30 p.m.  
DATE: March 8, 2021  
PLACE: Council Chambers

- I. CALL TO ORDER
- II. INVOCATION
- III. PLEDGE TO THE FLAG
- IV. CEREMONIAL MATTERS
- V. MINUTES  
Approve the Minutes of the February 22, 2021 Meetings
- VI. INVITED GUESTS  
None
- VII. COMMITTEE / DEPARTMENT REPORTS
- VIII. APPROVAL OF THE AGENDA
- IX. PUBLIC HEARING
  - a) 1st Reading - RZ 21-01 LUP 21-01 – Consideration and Recommendation on applications by AXIS Infrastructure, LLC (applicant) and Britt and Camp, LLC (property owner) requesting to amend the Snellville 2040 Comprehensive Plan Future Land Use Map from Low-Density Residential to Medium-Density Residential and Official Zoning Map amendment from RS30 (Single-family Residential) District to RS-5 (Single-family Residential) District for a 13- lot single-family (detached) residential subdivision on a 2.765± acre site having a gross density of 4.7 units per acre, located at 2706 Lenora Church Road, Snellville, Georgia (Tax Parcel 5028 001)

REGULAR BUSINESS & PUBLIC HEARING OF MAYOR AND COUNCIL  
MONDAY, MARCH 8, 2021  
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- b) 1st Reading - CIC 21-01 – Consideration and Recommendation on application by Concept Engineering Services (applicant) and Rejoice in The Word Church International Ministry, Inc. (property owner) requesting a change in conditions from #RZ 07-01 (approved 2-26-2007) to allow 95 onsite parking spaces to be constructed between the street and 8,000 SF proposed religious assembly building on a 5.47± acre site, zoned CI (Civic Institutional) District, located at 3079 Lenora Church Road, Snellville, Georgia (Tax Parcel 5029 090)

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

**XI. OLD BUSINESS**

**XII. NEW BUSINESS**

- c) Consideration and Action on Master Development Agreement Update [Bender]

**XIII. COUNCIL REPORTS**

**XIV. MAYOR'S REPORT**

**XV. PUBLIC COMMENTS**

• Section 2-53

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

• Decorum

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

**XVI. EXECUTIVE SESSION**

An Executive Session may be called:

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

**XVII. ADJOURNMENT**

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

CITY OF SNELLVILLE  
MEETINGS AND LOCAL EVENTS  
MARCH 8, 2021

March 8

**Council Meeting**

Monday, March 8, 2021

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

7:30pm Meeting - Council Chambers, City Hall

March 9

**Board of Appeals Meeting**

Tuesday, March 9, 2021

7:00 pm Work Session

7:30 pm Meeting

City Hall Community Room

March 11

**Snellville Youth Commission Advisory Board Meeting**

Thursday, March 11, 2021

6:00 pm

City Hall Conference Room 145

March 13

**Snellville Youth Commission Meeting**

Saturday, March 13, 2021

10:00 am

Virtual Go To Meeting

March 14

**Broadcast of 03/8/21 Council Meeting**

Sunday, March 14, 2021

Watch the broadcast of the 03/8/21 Council Meeting on Comcast Channel 25 at 6:30pm

March 17

**DDA Meeting**

Wednesday, March 17, 2021

4:00 pm

City Hall Room 259, Second Floor

March 18

**DAS & URA Joint Meeting**

Thursday, March 18, 2021

4:00 pm

City Hall Room 259, Second Floor

March 20

**Extended Farmers' Market – Farm Products**

Saturday, March 20, 2021

9:00am-12:00pm

City Hall Parking Lot

March 22

**Council Meeting**

Monday, March 22, 2021

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

7:30pm Meeting - Council Chambers, City Hall



**WORK SESSION  
OF MAYOR AND COUNCIL  
CITY OF SNELLVILLE, GEORGIA  
MONDAY, FEBRUARY 22, 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 Attorney Jay Crowley with Powell and Edwards Attorneys at Law, Planning and Development Director Jason Thompson, 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 6:30 p.m.

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

The agendas were reviewed. Council Member Lenski asked that New Business item "c" be moved up so Mr. Huff didn't have to stay the entire meeting.

**REVIEW CORRESPONDENCE**

No correspondence.

**CITY ATTORNEY'S REPORT**

No attorney report.

**DISCUSSION ITEMS**

Update of Ongoing Projects [Bender]

City Manager Sanders gave a report on ongoing projects as well as the Towne Center progress update.

**EXECUTIVE SESSION**

None

**ADJOURNMENT**

Mayor Pro Tem Emanuel made a motion to adjourn, 2<sup>nd</sup> by Council Member Lenski; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 6:50 p.m.

Barbara Bender, Mayor

Melisa Arnold, City Clerk

**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 & REGULAR BUSINESS MEETING  
OF MAYOR AND COUNCIL  
CITY OF SNELLVILLE, GEORGIA  
MONDAY, FEBRUARY 22, 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 Attorney Jay Crowley with Powell and Edwards Attorneys at Law, Planning and Development Director Jason Thompson, 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 7:30 p.m.

**INVOCATION**

Marcus Huff gave the invocation.

**PLEDGE TO THE FLAG**

Stephanie McDonald and students from Snellville Performing Arts led the Pledge of Allegiance.

**CEREMONIAL MATTERS**

Administer Oath of Office to of Antonio Jones for Planning Commission Post 2  
Mayor Bender administered the oath to Tony Jones.

**MINUTES**

Approve the Minutes of the February 5, 2021 Meeting and February 8, 2021 Meetings  
Mayor Pro Tem Emanuel made a motion to approve the minutes of the February 5, 2021 Meeting and February 8, 2021 Meetings, 2<sup>nd</sup> by Council Member Destang; voted 6 in favor and 0 opposed; motion approved.

**INVITED GUESTS**

None

**COMMITTEE / DEPARTMENT REPORTS**

None

**APPROVAL OF THE AGENDA**

Council Member Lenski made a motion to approve the agenda with one amendment to move New Business Item "c" Mayors Nomination and Council Confirmation of Marcus Huff to Snellville Youth Commission Advisory Board as the next agenda item, 2<sup>nd</sup> by Mayor Pro Tem Emanuel; voted 6 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 & REGULAR BUSINESS OF MAYOR AND COUNCIL  
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Mayors Nomination and Council Confirmation of Marcus Huff to Snellville Youth Commission Advisory Board [Lenski]

Mayor Bender nominated Marcus Huff to the Snellville Youth Commission Advisory Board, confirmed 6 in favor and 0 opposed, nomination confirmed.

**PUBLIC HEARING**

2<sup>nd</sup> 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)

Planning Director Jason Thompson gave an overview of the application and said that the Planning Commission and Planning Department both recommend approval of LUP 20-02 and RZ 20-03 and denial of SUP 20-02. The Council asked questions about the project.

Mohsen Ashfaq, 2456 Bent Oak Trail was present representing the applicants. He thanked Planning and the Council for their consideration and spoke about the project, property layout and uses.

Mayor Bender opened the floor to public comment:

Kim Long, 2259 Valley Drive, Snellville spoke in opposition.

Stephen Moonen, 2856 Lanier Drive, Snellville spoke in opposition.

Robert Tanner, 2734 Twin Springs Drive, Snellville spoke in opposition.

Mr. Ashfaq asked the Mayor and Council to approve LUP 20-02 and RZ 20-03 and then stated he would like to withdraw SUP 20-02 for the hotel.

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

Mayor and Council asked Planning Director Thompson if future projects at that location would have to come back before Council and he confirmed that it is a condition in the approval ordinance.

Council Member Warner made a motion to approve LUP 20-02 with reference to ORD 2021-02, 2<sup>nd</sup> by Council Member Lenski; voted 6 in favor and 0 opposed, motion approved. (A copy of ORD 2021-02 is attached to and made a part of these minutes)

Council Member Lenski made a motion to approve RZ 20-03 with reference to ORD 2021-01, 2<sup>nd</sup> by Council Member Schulz, voted 6 in favor and 0 opposed, motion approved. (A copy of ORD 2021-01 is attached to and made a part of these minutes)



PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL  
MONDAY, FEBRUARY 22, 2021  
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Mayor Pro Tem Emanuel made a motion to approve the withdrawal request by the applicant for SUP 20-02, 2<sup>nd</sup> by Council Member Destang; voted 6 in favor and 0 opposed, motion approved.

Mayor Bender called for a 5 minutes recess at 8:24 p.m.  
The meeting reconvened at 8:30 p.m.

2<sup>nd</sup> 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)

Planning Director Jason Thompson gave an overview of the application and said that the Planning Commission and Planning Department both recommend approval of LUP 20-03 and RZ 20-04. The Council asked questions about the project.

Mitch Peevy, 6095 Atlanta Highway, Buford was present representing the applicant. He spoke about the project's quality and front entrance versus rear entrance. Council asked questions of Mr. Peevy.

Mayor Bender opened the floor to public comment:

Stephen Moonen, 2856 Lanier Drive Snellville spoke in opposition but thanked developer for his communication.

Richard Adcox, 2876 Lanier Drive Snellville spoke in opposition but thanked developer for his communication.

Michael Long, 2259 Valley Drive, Snellville expressed concern over design of the townhomes.

Kim Long, 2259 Valley Drive, Snellville expressed concern over project.

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

Mr. Peevy came forward and talked about the price point of the project, how it would be a Home Owner's Association development, how it would attract young people and empty nesters, and layout of the townhomes. He answered questions of Council Member Lenski.

Planning Director Thompson clarified what would need to be done if the application is approved or denied.

Council Member Lenski made a motion to deny LUP 20-03 with reference to ORD 2021-05, 2<sup>nd</sup> by Mayor Pro Tem Emanuel.



PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL  
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After further discussion by Council, Mitch Peevy came forward and asked if the item could be tabled.

Council Member Lenski withdrew her motion to deny LUP 20-03.

Council Member Schulz made a motion to table LUP 20-03 until the March 22<sup>nd</sup> Public Hearing, 2<sup>nd</sup> by Council Member Warner; voted 6 in favor and 0 opposed, motion approved.

Council Member Schulz made a motion to table RZ 20-04 until the March 22<sup>nd</sup> Public Hearing, 2<sup>nd</sup> by Council Member Destang; voted 6 in favor and 0 opposed, motion approved.

2<sup>nd</sup> 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)

Planning Director Jason Thompson gave an overview of the application. He advised the Planning Commission and Planning Department both recommend denial.

Applicants Melvin and Sandra Harris were present. Mrs. Harris advised that when they signed the lease the property owner did not tell them about the Special Use Permit that would be needed. She spoke about the work and money that had already been put into renovating the spaces.

Mayor Bender opened the floor to public comment:

Kurt Schulz, 2027 Tanglewood Drive, Snellville came forward and asked about taxation on the property.

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

Council Member Lenski made a motion to approve SUP 20-03 with reference to ORD 2021-06 with the amendment that there would be a 14 month sunset provision or until end of the lease, 2<sup>nd</sup> by Council Member Destang. (A copy of ORD 2021-06 is attached to and made a part of these minutes)

Mayor Pro Tem Emanuel and Council Member Warner spoke.

The motion was voted 6 in favor and 0 opposed, motion approved.

**CONSENT AGENDA**

None

**OLD BUSINESS**

None

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL  
MONDAY, FEBRUARY 22, 2021  
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**NEW BUSINESS**

Consideration and Action on Mayor and Council Review and Approval of Initial Development Plan and Budget for City Market Development [Bender]

City Manager Butch Sanders gave an overview about the item. He advised this is 1 of the 6 approvals that will be needed throughout the process.

Council Member Schulz made a motion to approve the Initial Development Plan and Budget for the City Market Development, 2<sup>nd</sup> by Mayor Pro Tem Emanuel; voted 6 in favor and 0 opposed, motion approved.

Consideration and Action on Approval of RES 2021-02 Amendments to the Snellville Youth Commission Enabling Resolution [Lenski]

Council Member Lenski gave a brief overview of the changes.

Council Member Lenski made a motion to approve RES 2021-02, 2<sup>nd</sup> by Mayor Pro Tem Emanuel; voted 6 in favor and 0 opposed, motion approved. (A copy of RES 2021-02 is attached to and made a part of these minutes)

Mayors Nomination and Council Confirmation of Marcus Huff to Snellville Youth Commission Advisory Board [Lenski]

This item was handled after Approval of the Agenda.

**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**

None

**EXECUTIVE SESSION**

None

**ADJOURNMENT**

Mayor Pro Tem Emanuel made a motion to adjourn, 2<sup>nd</sup> by Council Member Lenski; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 9:52 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:** March 8, 2021

**RE:** #RZ 21-01 LUP 21-01

**DEVELOPMENT:** 13-Lot Single-family Detached Subdivision Development  
2.765± Acres at 2706 Lenora Church Road, Snellville, Georgia

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

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Applications to amend the Snellville 2040 Comprehensive Plan Future Land Use Map and Official Zoning Map for a 13-Lot Single-family Detached subdivision development on a 2.765± acre property located at 2706 Lenora Church Road, Snellville, Georgia (Tax Parcel 50028 001).

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

**Planning Commission Meeting:** February 23, 2021

**Recommendations:**

Case No. →	LUP 21-01	RZ 21-01
Planning Department	Approval	Approval
Planning Commission	Approval	Approval

**Mayor and Council Meetings:** March 8, 2021 (1<sup>st</sup> Reading)  
March 22, 2021 (2<sup>nd</sup> Reading and Public Hearing)

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

2.765± Acre Site at 2706 Lenora Church Road, Snellville, Georgia  
Case #RZ 21-01 LUP 21-01  
March 8, 2021  
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**Case Documents (website link):**

- #RZ 21-01 Rezoning Application (12-14-2020)
- #LUP 21-01 Land Use Plan Amendment Application (12-14-2020)
- Property Boundary Survey and Legal Description (12-09-2020)
- Rezoning Site Plan (11-23-2020)
- Sample Floor Plans (12-14-2020)
- Sample Exterior Elevations (12-14-2020)
- 2-23-2021 Planning Department Case Summary & Analysis (1-20-2021)
- 2-23-2021 Planning Commission Case Report (2-24-2021)
- *Unofficial* 2-23-2021 Planning Commission Meeting Minutes (2-24-2021)
- 3-8-2021 & 3-22-2021 Planning Department Case Summary & Analysis with Planning Commission Report (2-24-2021)
- Conditions *Only* Recommendations (2-24-2021)
- #LUP 21-01 *Approval* Draft Ordinance (2-24-2021)
- #RZ 21-01 *Approval* Draft Ordinance (2-24-2021)
- #LUP 21-01 *Denial* Draft Ordinance (2-24-2021)
- #RZ 21-01 *Denial* Draft Ordinance (2-24-2021)

**STATE OF GEORGIA**

**CITY OF SNELLVILLE**

**ORDINANCE NO. 2021-07**

AN ORDINANCE TO AMEND THE 2040 COMPREHENSIVE PLAN FUTURE LAND USE MAP FOR THE CITY OF SNELLVILLE, GEORGIA, FOR A 2.765± ACRE TRACT OF LAND LOCATED IN LAND LOT 28 OF THE 5<sup>TH</sup> LAND DISTRICT, GWINNETT COUNTY, GEORGIA, 2706 LENORA CHURCH ROAD, SNELLVILLE, GEORGIA; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**CASE NUMBER:** #LUP 21-01

**SIZE:** 2.765± Acres

**LOCATION:** 2706 Lenora Church Road, Snellville,  
Georgia

**TAX PARCEL:** R5028 001

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

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

**DEVELOPMENT/PROJECT:** 13-Lot Single-family Detached Residential  
Subdivision

**PROPERTY OWNER:** Britt and Camp, LLC, Snellville, Georgia

**APPLICANT/CONTACT:** AXIS Infrastructure, LLC  
c/o Lorraine Canada  
678-395-4920  
or [lorrainecanada@axiscompanies.com](mailto:lorrainecanada@axiscompanies.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 2.765± acre tract of land located at 2706 Lenora Church Road, Snellville, Georgia (Tax Parcel R5028 001) for a 13-lot single-family detached residential subdivision; 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 2.765± acre tract of land as shown on the site plan entitled “Proposed Subdivision 2706 Lenora Church Road, Snellville, GA 30078”, sealed and dated 1-5-2021 (stamped received 1-6-2021) in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference is hereby changed from 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 Unified Development 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 March, 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

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

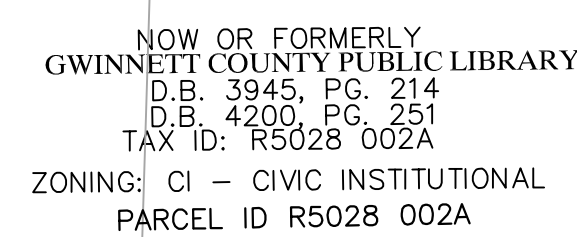
\_\_\_\_\_  
Gretchen Schulz, Council Member

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

EXHIBIT “A”

DRAFT





PROJECT NO.: BCL02000229	PROJ. MGR.: TMC
DATE: 11/23/20	DRWN. BY: MA
SCALE: AS NOTED	CHKD. BY: JDC
DRAWING SERIES: REZONING	
SHEET NO. C-1.0	



**STATE OF GEORGIA**

**CITY OF SNELLVILLE**

**ORDINANCE NO. 2021-07**

AN ORDINANCE TO DENY THE REQUEST TO AMEND THE 2040 COMPREHENSIVE PLAN FUTURE LAND USE MAP FOR THE CITY OF SNELLVILLE, GEORGIA, FOR A 2.765± ACRE TRACT OF LAND LOCATED IN LAND LOT 28 OF THE 5<sup>TH</sup> LAND DISTRICT, GWINNETT COUNTY, GEORGIA, 2706 LENORA CHURCH ROAD, SNELLVILLE, GEORGIA; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**CASE NUMBER:** #LUP 21-01

**SIZE:** 2.765± Acres

**LOCATION:** 2706 Lenora Church Road, Snellville,  
Georgia

**TAX PARCEL:** R5028 001

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

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

**DEVELOPMENT/PROJECT:** 13-Lot Single-family Detached Residential  
Subdivision

**PROPERTY OWNER:** Britt and Camp, LLC, Snellville, Georgia

**APPLICANT/CONTACT:** AXIS Infrastructure, LLC  
c/o Lorraine Canada  
678-395-4920  
or [lorraine canada@axiscompanies.com](mailto:lorraine canada@axiscompanies.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 21-01, which requested to amend the designated land use as it applies to the 2.765± acre tract of land located at 2706 Lenora Church Road, Snellville, Georgia (Tax Parcel R5028 001) for a 13-lot single-family detached residential subdivision; 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 review of the application submitted by Applicant, the request for a change in the future land use designation of the 2.765± acre tract of land as shown on the site plan entitled “Proposed Subdivision 2706 Lenora Church Road, Snellville, GA 30078”, sealed and dated 1-5-2021 (stamped received 1-6-2021) 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 Unified Development 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 March, 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

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

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

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

EXHIBIT “A”

DRAFT

**STATE OF GEORGIA**

**CITY OF SNELLVILLE**

**ORDINANCE NO. 2021-08**

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SNELLVILLE, GEORGIA, AS AMENDED, FOR A 2.765± ACRE TRACT OF LAND LOCATED IN LAND LOT 28 OF THE 5<sup>TH</sup> LAND DISTRICT, GWINNETT COUNTY, GEORGIA, 2706 LENORA CHURCH ROAD, SNELLVILLE, GEORGIA; TO ADD CONDITIONS AFFECTING THE PROPERTY; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**CASE NUMBER:** #RZ 21-01

**SIZE:** 2.765± Acres

**LOCATION:** 2706 Lenora Church Road, Snellville,  
Georgia

**TAX PARCEL:** R5028 001

**CURRENT ZONING MAP:** RS-30 (Single-family Residential) District

**REQUESTED ZONING MAP  
AMENDMENT:** RS-5 (Single-family Residential) District

**DEVELOPMENT/PROJECT:** 13-Lot Single-family Detached Residential  
Subdivision

**PROPERTY OWNER:** Britt and Camp, LLC, Snellville, Georgia

**APPLICANT/CONTACT:** AXIS Infrastructure, LLC  
c/o Lorraine Canada  
678-395-4920  
or [lorrainecanada@axiscompanies.com](mailto:lorrainecanada@axiscompanies.com)

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

**WHEREAS**, the governing authority of the City of Snellville, Georgia desires to amend its official zoning map as it applies to the 2.765± acre tract of land located at 2706 Lenora Church Road, Snellville, Georgia (Tax Parcel R5028 001) for a 13-lot single-family detached residential subdivision; and,

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

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

**Section 1.** The Official Zoning Map for the City of Snellville, Georgia for the 2.765± acre tract of land as shown on the rezoning site plan entitled “Proposed Subdivision 2706 Lenora Church Road, Snellville, GA 30078”, sealed and dated 1-5-2021 (stamped received 1-6-2021) in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference is hereby changed from RS-30 (Single-family Residential) District to RS-5 (Single-family Residential) District. This action is subject to the attachment of the following conditions (1-7):

**CONDITIONS:**

1. The property shall be developed in accordance with the rezoning site plan entitled “Proposed Subdivision 2706 Lenora Church Road, Snellville, GA 30078”, sealed and dated 1-5-2021 (stamped received 1-6-2021), 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. All lots shall connect to sanitary sewer.
3. A Property Owner's Association shall be established for the continuous maintenance of open space, stormwater detention facility, and entrance signage.
4. Twenty (20) percent of the total site area must be conserved as open space and subject to the Open Space regulations of Sec. 401-2 of Chapter 4 of the Snellville Unified Development Ordinance.
5. Subdivision entrance signage (if any) shall be located on Open Space.
6. Signs higher than 15 feet or larger than 225 square feet are prohibited.
7. Two-car garages are required for dwellings having more than two (2) bedrooms.

**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 Unified Development 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 March, 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

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

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

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

EXHIBIT “A”

DRAFT







**STATE OF GEORGIA**

**CITY OF SNELLVILLE**

**ORDINANCE NO. 2021-08**

AN ORDINANCE TO DENY THE REQUEST TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SNELLVILLE, GEORGIA, AS AMENDED, FOR A 2.765± ACRE TRACT OF LAND LOCATED IN LAND LOT 28 OF THE 5<sup>TH</sup> LAND DISTRICT, GWINNETT COUNTY, GEORGIA, 2706 LENORA CHURCH ROAD, SNELLVILLE, GEORGIA; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**CASE NUMBER:** #RZ 21-01

**SIZE:** 2.765± Acres

**LOCATION:** 2706 Lenora Church Road, Snellville,  
Georgia

**TAX PARCEL:** R5028 001

**CURRENT ZONING MAP:** RS-30 (Single-family Residential) District

**REQUESTED ZONING MAP  
AMENDMENT:** RS-5 (Single-family Residential) District

**DEVELOPMENT/PROJECT:** 13-Lot Single-family Detached Residential  
Subdivision

**PROPERTY OWNER:** Britt and Camp, LLC, Snellville, Georgia

**APPLICANT/CONTACT:** AXIS Infrastructure, LLC  
c/o Lorraine Canada  
678-395-4920  
or [lorraine canada@axiscompanies.com](mailto:lorraine canada@axiscompanies.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 RZ 21-01, which requested to amend the official zoning map as it applies to the 2.765± acre tract of land located at 2706 Lenora Church Road, Snellville, Georgia (Tax Parcel R5028 001) for a 13-lot single-family detached residential subdivision; 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 the Applicant, the request for a change to the Official Zoning Map for the City of Snellville, Georgia for the 2.765± acre tract of land as shown on the rezoning site plan entitled “Proposed Subdivision 2706 Lenora Church Road, Snellville, GA 30078”, sealed and dated 1-5-2021 (stamped received 1-6-2021) 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 Unified Development 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 March, 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

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

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

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



EXHIBIT “A”

DRAFT

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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:** March 8, 2021

**RE:** #CIC 21-01

**DEVELOPMENT:** Rejoice in The Word Church International Ministry, Inc.  
5.47± Acre Site at 3079 Lenora Church Road, Snellville, Georgia

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

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Application to amend the conditions of zoning for rezoning case #07-01 approved by the Mayor and Council on 2-26-2007 to allow parking to be located between the sanctuary building and street (Lenora Church Road).

**Financial Impact:** Minimal

**Planning Commission Meeting:** February 23, 2021

**Recommendations:**

Case No. →	CIC 21-01
Planning Department	Approval
Planning Commission	Approval

**Mayor and Council Meetings:** March 8, 2021 (1<sup>st</sup> Reading)  
March 22, 2021 (2<sup>nd</sup> Reading and Public Hearing)

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

5.47± Acre Site at 3079 Lenora Church Road, Snellville, Georgia  
Case #CIC 21-01  
March 8, 2021  
Page... 2

**Case Documents (website link):**

- Letter of Intent & Impact Analysis (1-6-2021)
- #CIC 21-01 Application (1-6-2021)
- 2-26-2007 Mayor and Council Meeting Minutes (1-11-2021)
- Assembly Building Floor Plan (1-6-2021)
- 11-1-2020 Zoning Site Plan Exhibit (1-6-2021)
- 8-12-2020 Site Plan (1-6-2021)
- 5-17-2020 Grading Plan (1-6-2021)
- 2-23-2021 Planning Department Case Summary & Analysis (1-25-2021)
- *Unofficial* 2-23-2021 Planning Commission Meeting Minutes (2-24-2021)
- 2-23-2021 Planning Commission Case Report (2-24-2021)
- 3-8-2021 & 3-22-2021 Planning Department Case Summary & Analysis with Planning Commission Report (2-24-2021)
- Conditions *Only* Recommendations (2-24-2021)
- #CIC 21-01 *Approval* Draft Ordinance (2-24-2021)
- #CIC 21-01 *Denial* Draft Ordinance (2-24-2021)

**STATE OF GEORGIA**

**CITY OF SNELLVILLE**

**ORDINANCE NO. 2021-09**

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SNELLVILLE, GEORGIA, AS AMENDED, FOR A 5.47± ACRE TRACT OF LAND LOCATED IN LAND LOT 29 OF THE 5<sup>TH</sup> LAND DISTRICT, GWINNETT COUNTY, GEORGIA, 3079 LENORA CHURCH ROAD, SNELLVILLE, GEORGIA; TO ADD CONDITIONS AFFECTING THE PROPERTY; TO REPEAL CONDITIONS AFFECTING THE PROPERTY; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**CASE NUMBER:** #CIC 21-01

**REQUEST:** Rezoning Change in Conditions

**LOCATION:** 3079 Lenora Church Road, Snellville,  
Georgia

**SIZE:** 5.47± Acres

**TAX PARCEL:** 5029 090

**CURRENT ZONING:** CI (Civic Institutional) District

**CURRENT FUTURE LAND PLAN:** Public-Civic

**DEVELOPMENT/PROJECT:** Place of Worship

**PROPERTY OWNER:** Rejoice in The Word Church  
International Ministry, Inc.  
Snellville, Georgia

**APPLICANT/CONTACT:** Concept Engineering Services  
Peachtree Corners, Georgia  
Emmanuel Abua, P.E.  
404-643-6044  
or [conceptengrsceo@gmail.com](mailto:conceptengrsceo@gmail.com)

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

**WHEREAS**, the governing authority of the City of Snellville, Georgia desires to amend its official zoning map as it applies to the 5.47± acre tract of land located at 3079 Lenora Church Road, Snellville, Georgia (Tax Parcel R5029 090) for a place of worship and associated parking; 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 5.47± acre tract of land as shown on the rezoning site plan entitled “Rejoice in The Word 3079 Lenora Church Road Snellville, GA 30078”, dated 8-20-2020 (stamped received 1-12-2021) in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference is hereby zoned CI (Civic-Institutional) District. This action is subject to the attachment of the following conditions (1-5):

**CONDITIONS:**

1. The property shall be developed in accordance with the rezoning site plan entitled “Rejoice in The Word 3079 Lenora Church Road Snellville, GA 30078”, dated 8-20-2020 (stamped received 1-12-2021), 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. New signs higher than 15 feet and larger than 225 sq. ft. in area are prohibited.
3. Uses involving adult entertainment, including the sale or display of adult magazines, books, or videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited.
4. No buffer is required between the subject property and the Church of Christ at Snellville to the north (parcel 5029 090).
5. A twenty-foot (20') undisturbed buffer is required on the western edge of the property where abutting parcels (5029 249; 5029 248; 5029 201 and 5029 200).

**Section 2.** The attachment of Conditions (1-6) for #RZ 07-01 approved 2-26-2007 by the Mayor and Council 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 the Unified Development 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 March, 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

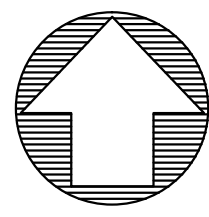
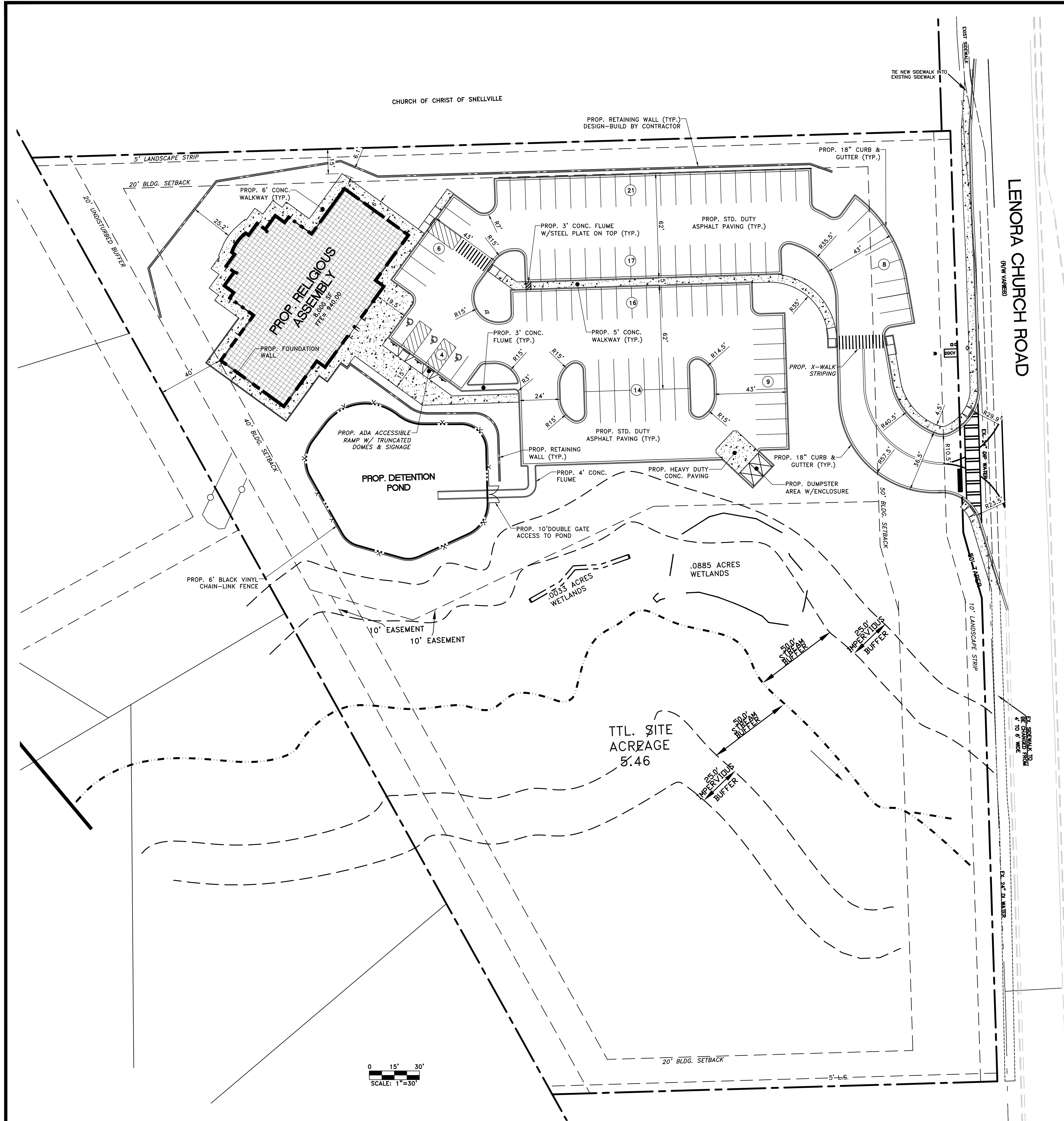
\_\_\_\_\_  
W. Charles Ross, City Attorney  
Powell & Edwards, P.C.

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

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

EXHIBIT “A”

DRAFT



SITE AREA CALCULATIONS

LOT SIZE	= 238,273 SQ. FT. (5.47 AC)
DISTURBED AREA	= 112,947 SQ. FT. (2.59 AC)
PROP. IMPERVIOUS AREA	= 51,585 SF (1.18 AC.)-21.6%
PROP. PERVIOUS AREA	= 186,988 SF (4.29 AC.)-78.4%

BUILDING AREA CALCULATIONS

TOTAL BUILDING AREA = 8,000 SQ. FT.

ZONING

C1 (CIVIC/INSTITUTIONAL DISTRICT)

PARKING

REQUIRED PARKING	59 SPACES (1 SPACE/6 SEATS)
PROVIDED PARKING	92 REGULAR SPACES
	3 ADA ACCESSIBLE (1 VAN)
TOTAL PROVIDED	95 PARKING SPACES

SETBACKS

FRONT YARD SETBACK	50'
SIDE YARD SETBACK	20'
REAR YARD SETBACK	40'
REAR YARD BUFFER	20'
MAX. BLDG. HEIGHT	3 STORIES

SITE NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
- REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.
- TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY:  
BOUNDARY & TOPOGRAPHY:
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
- ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.
- ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GA DEPARTMENT OF TRANSPORTATION.
- ALL STRIPED OR CURBED RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ONSITE OR OFF SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
- SITE LIGHTING SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASES AND FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.
- CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
- SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.
- ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
- ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
- ALL CONCRETE SHALL BE 3,000 PSI 28 DAY COMPRESSIVE STRENGTH.
- ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 18". IT SHALL BE 30" WITHIN THE R.O.W. UNLESS NOTED OTHERWISE.
- PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE OF WORK. STRIPING WILL BE ACCORDING TO OWNER'S SPECIFICATIONS UNLESS NOTED OTHERWISE. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MIN). ALL STRIPING IN R/W SHALL BE THERMOPLASTIC.
- THE SITE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WORK AND APPURTENANCE TO WITHIN 5' OF THE BUILDING. THIS INCLUDES TRANSFORMER AND DUMPSTER PADS AS WELL AS ALL UTILITY CONDUITS.

SITE LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- 18" CURB AND GUTTER

- STOP BAR (PAVEMENT MARKING)
- TRAFFIC FLOW ARROW (PAVEMENT MARKING)
- HANDICAP STALL
- CONCRETE WHEEL STOP
- A.D.A. STD HANDICAP RAMP
- PARKING SPACE COUNT
- SIGN
- DUMPSTER PAD
- GRATE INLET
- STORM MANHOLE
- OUTLET CONTROL STRUCTURE
- HEADWALL
- SANITARY SEWER MANHOLE
- CONCRETE
- STANDARD DUTY PAVING



CONCEPT  
ENGINEERING  
SERVICES INC.

ARCHITECTURE  
ENGINEERING  
CONSTRUCTION MANAGEMENT  
ENERGY ENGINEERING

6735 Peachtree Industrial Blvd. Suite 100

Northpark Town Center, Suite 1700  
Atlanta GA 30326

TEL: (404) 643-6044

EMAIL: eabua@conceptengrs.net

CLIENT:

THIS DRAWING IS THE PROPERTY OF CES LLC. IT IS ONLY TO BE USED FOR THE PROJECT AND LOCATION IDENTIFIED HEREIN. NO PART OF THIS DRAWING IS TO BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM BY MEANS ELECTRONIC, MECHANICAL, PHOTOCOPYING OR OTHERWISE WITHOUT THE PRIOR PERMISSION OF CES LLC.

SEAL:

REVISIONS:

NO.	DATE	DESCRIPTION
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PROJECT:

REJOICE IN  
THE WORD

3079 LENORA CHURCH ROAD  
SNELLVILLE, GA 30078

SHEET TITLE:

SITE PLAN

DESIGNED BY: DO-CES

DRAWN BY: DJ

CHECKED BY: DJ

APPROVED BY: DO-CES

SCALE: AS SHOWN

DATE: 8-12-2020

PROJECT NO.: CES-2020-041-C

SHEET:

C2.0



Know what's below.  
Call before you dig.

24-HR CONTACT: EMMANUEL ABUA (404) 643-6044

GWINNETT CO. CASE NO: CDP2017-00075



**STATE OF GEORGIA**

**CITY OF SNELLVILLE**

**ORDINANCE NO. 2021-09**

AN ORDINANCE TO DENY THE REQUEST FOR CHANGE IN CONDITIONS TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SNELLVILLE, GEORGIA, AS AMENDED, FOR A 5.47± ACRE TRACT OF LAND LOCATED IN LAND LOT 29 OF THE 5<sup>TH</sup> LAND DISTRICT, GWINNETT COUNTY, GEORGIA, 3079 LENORA CHURCH ROAD, SNELLVILLE, GEORGIA; TO PROVIDE FOR SEVERABILITY; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**CASE NUMBER:** #CIC 21-01

**REQUEST:** Rezoning Change in Conditions

**LOCATION:** 3079 Lenora Church Road, Snellville,  
Georgia

**SIZE:** 5.47± Acres

**TAX PARCEL:** 5029 090

**CURRENT ZONING:** CI (Civic Institutional) District

**CURRENT FUTURE LAND PLAN:** Public-Civic

**DEVELOPMENT/PROJECT:** Place of Worship

**PROPERTY OWNER:** Rejoice in The Word Church  
International Ministry, Inc.  
Snellville, Georgia

**APPLICANT/CONTACT:** Concept Engineering Services  
Peachtree Corners, Georgia  
Emmanuel Abua, P.E.  
404-643-6044  
or [conceptengrsceo@gmail.com](mailto:conceptengrsceo@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 CIC 21-01, which requested to amend the conditions affecting the property that were approved on 2-26-2007 for RZ 07-01 as it applies to the 5.47± acre tract of land located at 3079 Lenora Church Road, Snellville, Georgia (Tax Parcel R5029 090) for a place of worship and associated parking; 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 the Applicant, the request for a change in conditions approved on 2-26-2007 for RZ 07-01 for the 5.47± acre tract of land as shown on the rezoning site plan entitled “Rejoice in The Word 3079 Lenora Church Road Snellville, GA 30078”, dated 8-20-2020 (stamped received 1-12-2021) in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference is hereby denied..

**Section 2.** Conditions (1-6) for #RZ 07-01 approved 2-26-2007 by the Mayor and Council remain in full force and effect and are restated as follows:

1. New signs higher than 15 feet and larger than 225 square feet are prohibited;
2. Uses involving adult entertainment, including any sale or display of adult magazines, books, or videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited;

3. The property shall be developed in general accordance with the submitted site plan dated 12/08/06, Concept Plan, Canaan Land Church Int'l, with modifications to meet conditions of zoning or State, County, and City regulations. Substantial variation from the concept plan, as determined by the Director of Planning and Development, will require Mayor and Council approval;
4. No buffer is required between the subject property and the Church of Christ of Snellville to the north (parcel 5029-090);
5. A twenty-foot (20') buffer is required on the western edge of the subject property where abutting parcels (5029-249, 5029-248, 5029-201, and 5029-200); and
6. Parking may be constructed as shown on the submitted concept plan referenced in condition #3 to allow the construction of a covered drop-off area and 3 handicapped parking spots in front of the building.

**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 Unified Development 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 March, 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

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

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

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



EXHIBIT “A”

DRAFT

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## **Agenda Item Summary**

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Date: March 8, 2021

Prepared by: Butch Sanders

Agenda item: Update to Master Development Agreement

Background: With the imminent finalization and adoption of all development documents with Mid Cast (JDA, Parking Agreements, etc.) it is a good time to make sure the development process they describe, and which all parties will follow, are complimentary with the original Master Development Agreement. This amendment assures that is the case by cleaning-up the changes from the latest property descriptions, removing earlier language in the MDA which was discarded in the current documents and identifying the closing process which all parties have now agreed to implement. This can best be described as a housekeeping measure which tracks the agreements M&C approved as to form last month.

Financial Impact: 0 (zero)

Recommendation: Review and approve the proposed Amendment to the MDA

Action requested: VOTE to approve the Amendment.

Attachments: Proposed clean-up amendment to the MDA