



AGENDA

WORK SESSION
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, MAY 12, 2025

Publication Date: May 8, 2025

TIME: 6:30 p.m.

DATE: May 12, 2025

PLACE: City Hall Conference Room 145

I. CALL TO ORDER

II. REVIEW REGULAR BUSINESS MEETING AND PUBLIC HEARING AGENDA ITEMS

III. REVIEW CORRESPONDENCE

IV. CITY ATTORNEY'S REPORT

V. DISCUSSION ITEMS

- a) Update of Ongoing Projects [Bender]
- b) Discussion About Modular Vehicle Barriers [Bender]
- c) Discussion About the Highway 124 Widening Project [Warner]

VI. EXECUTIVE SESSION

An Executive Session may be called:

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

VII. ADJOURNMENT



AGENDA

PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, MAY 12, 2025

Publication Date: May 8, 2025

TIME: 7:30 p.m.

DATE: May 12, 2025

PLACE: Council Chambers

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE TO THE FLAG

IV. CEREMONIAL MATTERS
PRO 2025-11 – Poppy Proclamation

V. MINUTES
Approve the Minutes of the April 28, 2025 Meetings

VI. INVITED GUESTS
Newtons Crest HOA Presentation

VII. COMMITTEE / DEPARTMENT REPORTS

VIII. APPROVAL OF THE AGENDA

IX. PUBLIC HEARING

X. CONSENT AGENDA (Please see *Note)

XI. OLD BUSINESS

- a) 2nd Reading - RZ 25-03 LUP 25-01 – Consideration and Action on applications by The Revive Land Group, LLC (applicant) and Chris Dusik (property owner) and Soren S. Thomas Living Trust (property owner) requesting: a) to amend the Snellville 2045 Future Land Use Map from Residential –Low Density to Residential –Medium Density; b) to amend the Official Zoning Map from RS-30 (Single-family

Residential) District to RX (Mixed Residential) District; and c) variance from UDO Sec. 201-1.6(D)(1) to increase the front yard area used for driveways from 35% to 67% for townhomes and 40% for single-family detached homes. The proposed project is for a single-family residential community consisting of 28 single-family (detached) homes and 42 single-family (attached) townhomes on a 15.149± acre site with a gross density of 4.62 units per acre, 2587 and 2597 Lenora Church Road, Snellville, Georgia (Tax Parcels 5027 001 and 5027 001E)

XII. NEW BUSINESS

- a) Consideration and Action on Award of Annual Resurfacing & Paving Bid PW250326 [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

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- To discuss pending and/or potential litigation, settlement claims, administrative proceedings or other judicial actions, which is exempt from the Open Meetings Act pursuant to O.C.G.A. Section 50-14-2(1).
- 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

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
MONDAY, MAY 12, 2025
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***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.**

MVBTM 3X

MODULAR
VEHICLE
BARRIER

ADVANCED SECURITY
TECHNOLOGIES

TESTED &
CERTIFIED



LIGHT WEIGHT
BARRIER



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MVBTM 3X

MODULAR VEHICLE BARRIER

The third generation of the Modular Vehicle Barrier by Mifram Security, the MVB3X is the culmination of technology development that has occurred over more than 20 years of deployment history. Tested and certified by ASTM, IWA 14, PAS68 and Safety Act designated by the US Department of Homeland Security, these lightweight barriers are designed to stop heavy trucks up to 7.5 tons. The portability of these barriers support law enforcement, OEM, event security, road closures, and military operations.

FEATURES

- Each MVB3X unit is lightweight at 53lbs
- Easily connect units to close any street
- One person to assemble/dismantle
- Open/close a street in seconds
- Use as an operational gate
- No tools required & zero maintenance
- Custom trailer options for storage & transportation of up to 10 lanes

BENEFITS

- Light weight barriers are quickly deployable
- No tools or equipment required
- Tested, certified and reliable stopping power
- Full lanes can be moved as an active gate
- Transportation options for up to 10 lanes
- Folds compactly and stores efficiently
- No maintenance
- Cost effective

OPTIONAL

- Pivot system transforms the barrier into a swing gate
- Slide wheels enable the deployment of fully assembled sections
- Sequential lights improve visibility
- Banners cover one full traffic lane and are fully customizable

TESTED & CERTIFIED

ASTM - F2656-15

Tested & Certified at
5,513 lbs. @ 30 mph
Penetration 31.83 ft.
Tested & Certified at
16,538 lbs. @ 31.06 mph
Penetration 62.3 ft.

IWA 14 -1:2013

Tested & Certified at
5,513 lbs. @ 30 mph
Penetration 35.76 ft.
Tested & Certified at
16,538 lbs. @ 20 mph
Penetration 34.12 ft.
Tested & Certified at
15,876 lbs. @ 30 mph
Penetration 58.4 ft.

PAS 68:2013

Tested & Certified at
5,513 lbs. @ 30 mph
Penetration 31.83 ft.
Tested & Certified at
16,538 lbs. @ 20 mph
Penetration 29.53 ft.
Tested & Certified at
16,538 lbs. @ 30 mph
Penetration 58.4 ft.

~667 KJ Energy Absorption

Absorption
Equal to 89 Concrete blocks
of 1 M³ [2.4 Ton - 5,292 lbs.]
Movement for 1 M Distance
16,538 lbs. @ 31 mph

DIMENSIONS per single unit

Length	3.87 ft.
Width	1.67 ft.
Height	2.7 ft.
Weight	52.9 lbs.

**STOPPING
POWER**
MOBILITY



AST ADVANCED SECURITY
TECHNOLOGIES

ADVANCED SECURITY TECHNOLOGIES

**TESTED &
CERTIFIED**



MODULAR VEHICLE BARRIER

COMPLETE SYSTEM

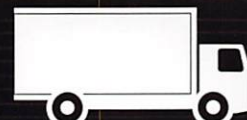
featuring the **MVB™ 3X**



- Each MVB3X unit is lightweight at 53lbs
- Easily connect units to close any street
- One person to assemble/dismantle
- Open/close a street in seconds
- Use as an operational gate
- No tools required & zero maintenance
- Custom trailer systems for storage & transportation of up to 10 lanes



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TESTED & CERTIFIED

MVB™ 3X by MIFRAM

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Equal to 89 Concrete blocks
of 1M³ [2.4 Ton - 5,292 lbs.]
Movement for 1 M Distance
16,538 lbs. @ 31 mph

20 UNIT / 2.5 LANES



48 UNIT / UP TO 6 LANES



60 UNIT / UP TO 8 LANES



72 UNIT / UP TO 10 LANES



\$185K (ISH)

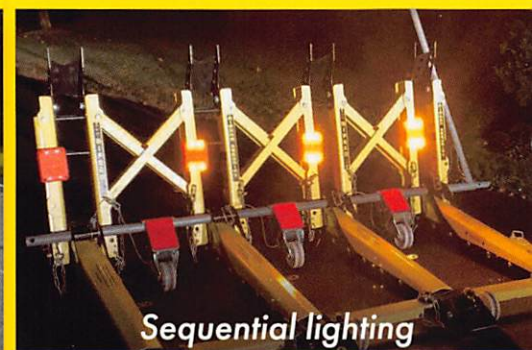
AST trailers are made in the United States and comply with US DOT regulations. Each trailer is specially designed to safely store and transport the MVB3X system inventory. Built with ease of use in mind, every complete system includes the specific number of MVB3X barriers, appropriate size trailer and the accessories to meet your operational requirements.



Lockers for fixed storage



Banners for public information



Sequential lighting

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CITY OF SNELLVILLE
MEETINGS AND LOCAL EVENTS
MAY 12, 2025

May 12

Council Meeting

Monday, May 12, 2025

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

7:30 pm Meeting - Council Chambers, City Hall

May 18

Broadcast of May 12, 2025 Council Meeting

Sunday, May 18, 2025

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

May 21

Downtown Development Authority Meeting

Wednesday, May 21, 2025

4:30 p.m. – 2nd Floor Conference Room 259

May 22

Parks & Recreation – Youth Kickball Starts

Thursday, May 22, 2025

TW Briscoe Park – 6 p.m. until 9 p.m.

May 23

Pool Opens @ Briscoe Park

Friday, May 23, 2025

Noon – Briscoe Park

May 24

Memorial Celebration - STAT

Saturday, May 24, 2025

4:30 pm to 6:00 pm

Towne Green

May 26

Memorial Day Holiday Observed

Monday, May 26, 2025

City Offices and the Recycling Center will be closed. Trash and Recycling pickup will operate as usual. Emergency Services will operate as usual.

May 26

Council Meeting – RESCHEDULED to May 27th

Monday, May 26, 2025

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

7:30 pm Meeting - Council Chambers, City Hall

May 27

Special Called Work Session and Meeting of Mayor and Council

Tuesday, May 27, 2025*

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

7:30 pm Meeting - Council Chambers, City Hall

***Public Hearing on the FY 2025-2026 Budget will be held**

May 27

Summer Camp Begins

Weekly from May 27th through July 25th 2025

TW Briscoe Park – 770-985-3535 for more information

June 3

Parks & Recreation Advisory Board Meeting

Tuesday, June 3, 2025

6:00 p.m.

TW Briscoe Park – Park Office

June 6

Food Truck Friday

Friday, June 6, 2025

4:00 pm to 8:00 pm

Towne Green

June 9

Council Meeting

Monday, June 9, 2025

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

7:30 pm Meeting - Council Chambers, City Hall



CITY OF SNELLVILLE

Proclamation

PRO 2025-11

POPPY PROCLAMATION

WHEREAS, America is the land of freedom, preserved and protected willingly and freely by generations of Veterans; and

WHEREAS, Millions who have answered the call to arms have died on the fields of battle; and

WHEREAS, A nation at peace must be reminded of the price of war and the debt owed to those who have died in war; and

WHEREAS, The American Legion Auxiliary has pledged to remind America annually of this debt through the distribution of the memorial flower, the poppy; and

WHEREAS, Since World War 1, the red poppy has been designated as the symbol of sacrifice of lives in all wars. Congress passed in 2017, the Friday before Memorial Day as "National Poppy Day".

THEREFORE, I, Barbara Bender, Mayor of the City of Snellville, Georgia, Where Everybody is PROUD to be Somebody, do hereby proclaim this 23rd day of May, 2025 as National Poppy Day and ask that all citizens pay tribute to those who have made the ultimate sacrifice in the name of freedom by wearing the Memorial Poppy on this day.

Proclaimed this _____ day of _____ 2025.



ATTEST:

Barbara Bender, Mayor

Tod Warner, Mayor Pro Tem

Norman A. Carter Jr., Council Member

Kerry Hetherington, Council Member

Cristy Lenski, Council Member

Melisa Arnold, City Clerk

Gretchen Schulz, Council Member



WORK SESSION
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, APRIL 28, 2025

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

CALL TO ORDER

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

REVIEW REGULAR BUSINESS MEETING AND PUBLIC HEARING AGENDA ITEMS

The agenda was reviewed. Mayor Bender said that the applicant for the Lenora Church Road development has asked if Council would consider reordering the agenda so they could be heard after Old Business, Summit Chase. After consensus the decision was to follow the order of the agenda as published.

Before discussion was held on the Lenora Church Road application, RZ 25-03 LUP 25-01, Council Member Lenski recused herself and left the room. Discussion was held by Mayor and Council about the development. Council Member Lenski returned to the meeting.

Discussion was held about Summit Chase. Mayor Bender advised that the public hearing has been concluded and the action to be taken is Council discussion and for the vote that is on the table.

REVIEW CORRESPONDENCE

Mayor Bender reviewed correspondence about a fundraiser she is attending.

CITY ATTORNEY'S REPORT

None

DISCUSSION ITEMS

Update of Ongoing Projects [Bender]

City Manager Pepper gave an update on the status of the Crooked Can buildout. He also gave an update on a new height bar and delivery parking spots being considered for the parking deck in the Grove.

City Manager Pepper introduced the new Downtown Development Director, Jan Harris and then finished his updates on other City projects such as recycling, North and Wisteria, and the Community Center at Briscoe Park.

City of Snellville Administration Department

WORK SESSION OF MAYOR AND COUNCIL
MONDAY, APRIL 14, 2025
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Discussion About Stormwater Detention Ponds [Warner]

Mayor Pro Tem Warner expressed his concern about detention ponds being on main thoroughfares. After discussion, Planning Director said his Department would conduct a study and bring the results back to Mayor and Council. Mayor Pro Tem Warner also talked about the location of the pond at the Community Center.

EXECUTIVE SESSION

None

ADJOURNMENT

Council Member Hetherington made a motion to adjourn, 2nd by Mayor Pro Tem Warner; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 7:15 pm.

Barbara Bender, Mayor

Mercy Montgomery, Assistant City Manager



PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, APRIL 28, 2025

Present: Mayor Barbara Bender, Mayor Pro Tem Tod Warner, Council Members Norman A. Carter Jr., Kerry Hetherington, and Cristy Lenski. (Council Member Gretchen Schulz was absent.) Also present City Manager Matthew Pepper, Assistant City Manager Mercy Montgomery, City Attorney Jay Crowley with Powell and Crowley, Police Chief Greg Perry, Planning and Development Director Jason Thompson, Public Information Officer Brian Arrington, and IT Administrator Erika Fleeman. (City Clerk Melisa Arnold was absent.)

CALL TO ORDER

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

INVOCATION

Bobby Howard gave the invocation.

PLEDGE TO THE FLAG

Brian Arrington led the Pledge of Allegiance.

CEREMONIAL MATTERS

PRO 2025-10 – In Honor of the Gwinnett Chapter of the National Society Sons of the American Revolution

Mayor Bender read the proclamation into the record and presented it to member of the National Society Sons of the American Revolution.

MINUTES

Approve the Minutes of the April 14, 2025 Meetings

Mayor Pro Tem Warner made a motion to approve the minutes of the April 14, 2025 meetings, 2nd by Council Member Carter; voted 5 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 as presented, 2nd by Council Member Hetherington; 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

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
MONDAY, APRIL 28, 2025
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PUBLIC HEARING

2nd Reading - RZ 25-03 LUP 25-01 – Consideration and Action on applications by The Revive Land Group, LLC (applicant) and Chris Dusik (property owner) and Soren S. Thomas Living Trust (property owner) requesting: a) to amend the Snellville 2045 Future Land Use Map from Residential –Low Density to Residential –Medium Density; b) to amend the Official Zoning Map from RS-30 (Single-family Residential) District to RX (Mixed Residential) District; and c) variance from UDO Sec. 201-1.6(D)(1) to increase the front yard area used for driveways from 35% to 67% for townhomes and 40% for single-family detached homes. The proposed project is for a single-family residential community consisting of 28 single-family (detached) homes and 42 single-family (attached) townhomes on a 15.149± acre site with a gross density of 4.62 units per acre, 2587 and 2597 Lenora Church Road, Snellville, Georgia (Tax Parcels 5027 001 and 5027 001E)

Council Member Lenski recused herself due to the fact that her property abuts the development. She left the Chambers at 7:42 p.m.

Planning Director Thompson gave an overview of the application. He advised that the Planning Department recommend approval of the Rezoning (RZ), the Land Use Plan (LUP) and the one requested variance.

Shane Lanham, Mahaffey Pickens Tucker, 1550 North Brown Rd., Lawrenceville, was present representing applicant and he spoke about the proposed development. Mr. Neville Allison with Revive Land Group, 3500 Lenox Road, Atlanta, also participated in providing an overview of the project. Both Mr. Lanham and Mr. Allison answered questions from Mayor and Council related to planned deceleration lane, access to the area for trash trucks, and placement of the water detention pond.

Mayor Bender opened the floor for public comment for those in favor and the following people came forward:

Chris Dusik, 2587 Lenora Church Road, Snellville stated that he thought this is an appropriate use for the property.

Megan Palich, 3224 Brooks Court, Snellville stated she was neutral and spoke about the application.

No one else came forward so Mayor Bender closed the floor for those in favor and opened the floor for those in opposition.

Applicant requested Megan Palich's comments (totaling 9 minutes) be counted toward total time allotted for opposition given the content of the remarks. City Attorney indicated this was appropriate and that the remaining time allotted for opposition was six (6) minutes.

Suzanne Krieger, 2612 Lake Street, Snellville stated that she does not believe this meets the character of the existing neighborhoods.

Time for the opposition expired so Mayor Bender closed public comment.

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
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Shane Lanham, Mahaffey Pickens Tucker, and Neville Allison, Revive Land Group came forward and addressed the concerns raised during the public hearing.

Mayor Pro Tem Warner asked applicant about including extra conditions regarding buffers and Homeowner's Association covenants.

Mayor Pro Tem Warner made a motion to approve RZ 25-03 and LUP 25-01 with the conditions provided in the staff report and the addition of the following:

6. Any garage shall not be converted to any other use such as an additional living room or bedroom.
7. No home shall be altered after the issuance of the Certificate of Occupancy as to add any bedrooms or bathrooms without getting proper permitting and approval from the City of Snellville.
8. A landscaping plan shall be reviewed and approved by Director of Planning and Development to include 15-foot planted buffer with a 3-foot berm is to be installed between the project and all existing residential parcels 5027-044, 5006-141, 5006-142, 5006-143, 5006-144, 5006-097, 5006-098, 5027-069, 5027-070, 5027-071, 5027-082, 5027-083, and 5027-084.
9. Installation of a deceleration lane on Lenora Church Road is required per Gwinnett County DOT approval.
10. A landscaping plan to include detention pond screening with evergreen plantings along Lenora Church Road is to be approved by the Planning and Development Director and installed.
11. Lots 43, 53, and 54 are to be removed from the site plan to accommodate large vehicles and prevent requirement for backing in order to navigate for service (such as refuse collection) without triggering auditory backing indicators on vehicles.

The applicant indicated agreement with proposed conditions but requested to bring back a new site plan to address the issue in Condition 11 with reconfiguration of "hammerhead" paved areas for vehicle navigation. Mayor Pro Tem Warner indicated openness to a new plan that addresses need for no required backing of large vehicles.

After further discussion Mayor Pro Tem Warner made a motion to withdrawn the motion to approve and substituted with a motion to table until the May 12, 2025 meeting, 2nd by Council Member Hetherington; approved 4 in favor and 0 opposed.

The Public Hearing has been completed and the item is postponed until May 12, 2025.

Council Member Lenski returned to the Chambers at 8:46 p.m.

Mayor Bender called for a break and announced the meeting would reconvene at 8:52 p.m.

Mayor Bender reconvened the meeting at 8:56 p.m.

CONSENT AGENDA

None

OLD BUSINESS

RZ 24-04 LUP 24-02 – Consideration and Action on applications by KJ Luxury Homes, LLC (applicant) and Summit Chase Country Club, Inc. (property owner) requesting: a) to amend the Snellville 2045 Future Land Use Map from Park/Residential to Residential –Low Density; and, b) amend the Official Zoning Map from RS-30 (Single-family Residential) District to RS-5 (Single-family Residential) District for a 150-lot single-family detached subdivision and 19.66± acres of open space including country club style tennis courts, swimming pool, clubhouse and other amenities for residents to enjoy on a 95.386± acre vacant, unused golf course and country club site with a gross density of 1.57 lots per acre, situated along Green Turf Drive and Classic Drive, 3197 Classic Drive, Snellville, Georgia (Tax Parcel 5093 106)

Mayor Bender explained that the Public Hearing was completed at the meeting held on March 24, 2025 and that they will now take up the original motion on the table to approve LUP 24-02 and RZ 24-04 with conditions.

Council Member Lenski amended her original motion to approve RZ 24-04 LUP 24-02 referencing ORD 2025-10 with conditions read into the record on March 24, 2025 and to include an additional eighth condition related to potential use of an earlier site plan:

8. If the restrictive covenants described on Book 2814, Page 588 of the Gwinnett County Property Records relating to Lots 55 and 56 identified on Plat Book 26, Page 164, recorded on July 2, 1984 is released by the Summit Chase Home Owners' Association, the Applicant may come back for approval by Mayor and Council to approve that the Property may be developed in accordance with the conceptual rezoning site plan entitled "Master Plan for Summit Chase West", dated 1-30-2025, (stamped received January 31, 2025), 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. However, if the Applicant comes back for approval of 1-30-2025, (stamped received January 31, 2025) plan, the applicant Lots 32 through 42 and the accompanying street shall not be developed, and may redraw the plan to not exceed 126 Lots.

Council Member Hetherington, who seconded the original motion, indicated her agreement with the amended motion including the new condition (#8).

The applicant confirmed no objection to the new condition.

Mayor Pro Tem Warner requested Councilmember Lenski consider amending her motion to also include conditions:

9. Any garage shall not be converted to any other use such as an additional living room or bedroom.

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
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10. No home shall be altered after issuance of a Certificate of Occupancy as to add any bedrooms or bathrooms without getting proper permitting and approval from the City of Snellville.

Council Member Lenski indicated her desire to amend her motion to include these additional conditions. Council Member Hetherington indicated her 2nd with addition of the new conditions (#9 and #10).

The applicant confirmed no objection to the new conditions.

Mayor Bender spoke about the legal process and steps involved in a development application that is submitted to the City.

The motion to approve with new conditions #8, #9, and #10 was voted 4 in favor and 1 abstention with Mayor Pro Tem Warner abstaining; motion was approved 5 in favor and 0 opposed. (Per Article II, Division 1, Section 2-47 of the Code of Ordinances, an abstention shall be counted as an affirmative vote.) (A copy of ORD 2025-09 and ORD 2025-10 are attached to and made a part of these minutes.)

NEW BUSINESS

Consideration and Action on Surplus of City Police Facilities Equipment [Bender]

Council Member Hetherington made a motion to approve the surplus. 2nd by Council Member Carter. Voted 5 in favor and 0 opposed, motion approved.

COUNCIL REPORTS

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

MAYOR'S REPORT

None.

PUBLIC COMMENTS

The following people came forward to speak:

Megan Palich, 3224 Brooks Court, Snellville.
Kit Vinsick, 1410 Summit Chase Drive, Snellville.
Richelle Brown, 2225 Wisteria Drive, Snellville.
Tricia Rawlins, 2088 Harbour Oaks Drive, Snellville.
Cat Hardrick, 2280 Buckley Trail, Snellville.

EXECUTIVE SESSION

None

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
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ADJOURNMENT

Mayor Pro Tem Warner made a motion to adjourn, 2nd by Council Member Hetherington; voted 5 in favor and 0 opposed, motion approved. The meeting adjourned at 9:55 p.m.

Barbara Bender, Mayor

Mercy Montgomery, Assistant City Manager

Agenda Item Summary



TO: The Mayor and Council

FROM: Jason Thompson, Director
Department of Planning and Development

DATE: May 12, 2025

CASE: #RZ 25-03 LUP 25-01– The Revive Land Group, LLC
70-Lot Mixed Residential Development)

STATUS: Case Tabled at April 28th Public Hearing (2nd Reading)

Applications by Shane Lanham, Mahaffey Pickens Tucker, LLP, attorney for applicant The Revive Land Group, LLC and property owners Chris Dusik and Soren S. Thomas Living Trust, requesting to amend the Future Land Use Map and Official Zoning Map for a 15.149± acre site located at 2587 and 2597 Lenora Church Road, Snellville for 70 mixed-residential residences consisting of 28 single-family (detached) homes and 42 single-family (attached) townhomes with a gross density of 4.62 units per acre.

Financial Impact:	Site Development Permit fees; Building Permit fees; and Real Property Taxes
Planning Department Recommendation:	Approval with Conditions
Planning Commission Meeting And Recommendation:	March 25, 2025 (Approval with Conditions)
Mayor and Council Meetings:	April 14, 2025 (1st Reading) April 28, 2025 (2nd Reading & Public Hearing) May 12, 2025 (Case Continuation)
Action Requested:	Consideration and Action
Draft Ordinances:	Attached
Case Documents (website link):	<ul style="list-style-type: none">• Letter of Intent (2-11-2025)• #RZ 25-03 Rezoning Application (2-11-2025)

Case #RZ 25-03 LUP 25-01 – The Revive Land Group, LLC

70-Lot Mixed Residential Development

May 12, 2025

Page... 2

- #LUP 25-01 Land Use Plan Amendment Application (2-11-2025)
- 1-24-2025 Boundary Survey (2-11-2025)
- 2-6-2025 Conceptual Rezoning Site Plan (2-11-2025)
- Building Elevations (2-11-2025)
- Mar 25 2025 Planning Department Case Summary & Analysis (3-19-2025)
- Mar 25 2025 Planning Commission Report (3-26-2025)
- Mar 26 2025 Planning Department Case Summary & Analysis with Planning Commission Report (3-26-2025)
- 3-28-2025 REVISED Rezoning Site Plan (4-8-2025)
- *Official* Mar 25 2025 Planning Commission Regular Meeting Minutes (4-23-2025)
- 5-1-2025 REVISED Rezoning Site Plan (5-5-2025)

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE NO. 2025-07

AN ORDINANCE TO AMEND THE 2045 COMPREHENSIVE PLAN FUTURE LAND USE MAP FOR THE CITY OF SNELLVILLE, GEORGIA, AS AMENDED, FOR THE 15.149± ACRE TRACT OF LAND LOCATED IN LAND LOT 27 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, 2587-2597 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 25-01
LOCATION:	2587-2597 Lenora Church Road, Snellville, Georgia
SIZE:	15.149± Acres
TAX PARCEL(s):	5027 001 and 5027 001E
REQUESTED FUTURE LAND USE MAP AMENDMENT:	Residential –Medium Density
DEVELOPMENT/PROJECT:	28-Lot Single-family (Detached) and 42-Unit Single-family (Attached) Subdivision
APPLICANT:	The Revive Land Group, LLC c/o Mahaffey Pickens Tucker, LLP Shane M. Lanham, Attorney for Applicant Lawrenceville, Georgia 30043
PROPERTY OWNER: (Parcel R5027 001)	Chris Dusik 2587 Lenora Church Rd, Snellville, GA 30078

PROPERTY OWNER:
(Parcel R5027 001E)

Soren S. Thomas Living Trust
PO Box 80042, Atlanta, GA 30366

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 2045 Comprehensive Plan Future Land Use Map as it applies to the 15.149± acre tract of land located in Land Lot 27 of the 5th Land District, Gwinnett County, Georgia at 2587-2597 Lenora Church Road, Snellville, Georgia (Tax Parcels 5027 001 and 5027 001E) for a mixed single-family (attached and detached) residential subdivision; and

WHEREAS, the subject property is located just south and outside of the Towne Center Character Area at the northern portion of the No Business Creek Character Area on the Snellville 2045 Comprehensive Plan Future Development Map; and

WHEREAS, the Residential –Medium Density future land use category is a *Considered* future land use category for the requested RX (Mixed Residential) zoning district; 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 15.149± acre tract of land described and shown on the boundary survey entitled “Lenora Church Road Properties” sealed and dated 1-24-2025 (stamped received FEB 11 2025) in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference is hereby amended and changed from Residential –Low Density to Residential –Medium Density.

This change in the future land use is to be noted on the City of Snellville 2045 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(s) affected by this Ordinance. Until the change is indicated on the City of Snellville 2045 Comprehensive Plan Future Land Use Map approved by the Mayor and Council, this Ordinance shall govern over the City of Snellville 2045 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 2045 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 _____, 2025. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

ORDAINED this ____ day of _____, 2025.

Barbara Bender, Mayor

ATTEST:

Tod Warner, Mayor Pro Tem

Melisa Arnold, City Clerk

Cristy Lenski, Council Member

APPROVED AS TO FORM:

Gretchen Schulz, Council Member

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

Kerry Hetherington, Council Member

Norman Carter, Council Member

EXHIBIT “A”

THIS BOX RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

Grid North (GA West Zone)



NOT TO SCALE

SITE ADDRESS

Tract 1 = 2587 Lenora Church Rd, Snellville, GA 30078
Tract 2 = 2597 Lenora Church Rd, Snellville, GA 30078

SITE AREA

Tract 1 = 315,205 square feet or 7.236 acres
Tract 2 = 344,669 square feet or 7.913 acres
Total = 659,874 square feet or 15.149 acres

REFERENCE PLATS

- Survey for Mr. & Mrs. W.M. Chapman prepared by Higginbotham & James dated 09/02/1964, recorded in Plat Book L, Page 276, Gwinnett County, Georgia records.
- Survey for Jeanette Walton Bearden prepared by Von Iltter & Associates dated 03/10/2003, recorded in Plat Book 100, Page 223, Gwinnett County, Georgia records.
- FINAL PLAT for HICKORY HILLS UNIT FOUR prepared by Hannon, Meeks and Bagwell dated 04/10/1972, recorded in Plat Book W, Page 202, Records of Gwinnett County Georgia.
- FINAL PLAT for HICKORY HILLS UNIT FIVE prepared by Hannon, Meeks and Bagwell dated 04/28/1972, recorded in Plat Book W, Page 229, Records of Gwinnett County Georgia.
- FINAL PLAT for ASHWORTH CIRCLE UNIT ONE prepared by Hannon, Meeks and Bagwell dated 07/31/1974, recorded in Plat Book 2, Page 100, Records of Gwinnett County Georgia.
- Plans and Profile of Proposed widening and reconstruction of LENORA CHURCH ROAD project # 7075, for Department of Transportation, Gwinnett County prepared by Post, Buckley, Schuh & Jernigan, Inc. dated 04/05/1994, last revised 04/20/1998.
- NO BUSINESS CREEK DRAINAGE AREA system of collector lines and interceptor sewer As-Built Sewer, Contract No. 25 for City of Snellville, Georgia, prepared by Hensley-Schmidt, Inc. dated 09/18/1974.

NOTES

- This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
- The survey shown hereon was prepared without benefit of any abstract of title; therefore, Kevin G. Pate and Travis Pruitt & Associates, Inc. make no guarantees or representations regarding information shown hereon pertaining to easements, rights of way, setback lines, agreements, reservations, and other similar matters.
- Unless otherwise specified, all distances shown are horizontal ground distances.
- The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, Georgia West Zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 18.
- By graphic plotting only a portion this property Does lie within a 100 year flood hazard zone and is depicted as Zone AE as defined by the F.E.M.A Flood Insurance Rate Map of Gwinnett County, Georgia and incorporated areas, Map Number 13135C0138F, effective date 9/29/2008 and Map Number 13135C0129F, effective date 9/29/2008.
- Information regarding the depicted presence, size, character and location of existing underground utilities and structure is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structure not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information.
- There may be underground utilities not shown on this survey.

CERTIFICATION:

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in Section 15-6-67.

This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based, was performed using an eGPS 207L receiver with network adjusted real time kinematic measurements referenced to the eGPS network. The GPS survey included redundant measurements with positional accuracy better than 0.07'.

This map or plat has been calculated for closure and is found to be accurate within one foot in 735,310 feet.

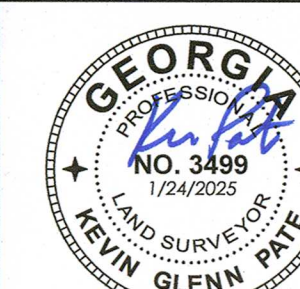
Kevin G. Pate
Date 1-24-25
For the Firm Travis Pruitt & Associates, Inc.

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Travis Pruitt & Associates, Inc.
These drawings and their reproductions are the property of the Surveyor and may not be reproduced, published, or used in any way without the written permission of this Surveyor.

BOUNDARY SURVEY LENORA CHURCH ROAD PROPERTIES

AUTHORIZED BY: THE REVEAL LAND GROUP
LAND LOT 27-5TH DISTRICT - CITY OF SNELLVILLE - GWINNETT COUNTY - GEORGIA
1/24/25

GRAPHIC SCALE - IN FEET
200
150
100
50
0



For The Firm
Travis Pruitt & Associates, Inc.
This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

PLAT DATE: 1/24/2025
FIELD DATE: 1/23/2025
SCALE: 1" = 50'
JN: 1-25-0001.604
FN: 219-E-109
SHEET NO: 1 of 1

LEGEND	
[Symbol]	MAILBOX
[Symbol]	C&G CURB AND GUTTER
[Symbol]	LAND LOT IDENTIFICATION
[Symbol]	IRON PIN FOUND (AS NOTED)
[Symbol]	1/2" REBAR SET W/CAPIPS
[Symbol]	CTP CRIMP TOP PIPE
[Symbol]	OTP OPEN TOP PIPE
[Symbol]	N/F NOW OR FORMERLY
[Symbol]	R/W RIGHT OF WAY
[Symbol]	FND FOUND
[Symbol]	CONC CONCRETE
[Symbol]	EOP EDGE OF PAVEMENT
[Symbol]	SW SIDEWALK
[Symbol]	CLF CHAINLINK FENCE
[Symbol]	WF WOODEN FENCE
[Symbol]	P.E. PERMANENT EASEMENT
[Symbol]	CL CENTER LINE
[Symbol]	LAMP POST
[Symbol]	AC UNIT
[Symbol]	ELECTRIC METER
[Symbol]	GUY WIRE
[Symbol]	POWER POLE
[Symbol]	DIP DUCTILE IRON PIPE
[Symbol]	RCP REINFORCED CONCRETE PIPE
[Symbol]	SM SANITARY SEWER MANHOLE
[Symbol]	CLEANOUT
[Symbol]	CATCH BASINS
[Symbol]	HEADWALL
[Symbol]	YARD INLET
[Symbol]	GAS METER
[Symbol]	WATER METER
[Symbol]	FIRE HYDRANT
[Symbol]	WATER VALVE
[Symbol]	WATER VALVE MONUMENT
[Symbol]	TREE
[Symbol]	FENCE LINE
[Symbol]	SANITARY SEWER LINE
[Symbol]	STORM SEWER LINE
[Symbol]	APPROXIMATE LOCATION OF UNDERGROUND GAS LINE
[Symbol]	OVERHEAD POWER
[Symbol]	WETLANDS

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE NO. 2025-08

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SNELLVILLE, GEORGIA, AS AMENDED, FOR A 15.149± ACRE TRACT OF LAND LOCATED IN LAND LOT 27 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, 2587-2597 LENORA CHURCH ROAD, 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 25-03
LOCATION:	2587-2597 Lenora Church Road, Snellville, Georgia
SIZE:	15.149± Acres
TAX PARCEL(s):	5027 001 and 5027 001E
REQUESTED ZONING:	RX (Mixed Residential) District
DEVELOPMENT/PROJECT:	28-Lot Single-family (Detached) and 42-Unit Single-family (Attached) Subdivision
APPLICANT:	The Revive Land Group, LLC c/o Mahaffey Pickens Tucker, LLP Shane M. Lanham, Attorney for Applicant Lawrenceville, Georgia 30043
PROPERTY OWNER: (Parcel R5027 001)	Chris Dusik 2587 Lenora Church Rd, Snellville, GA 30078
PROPERTY OWNER: (Parcel R5027 001E)	Soren S. Thomas Living Trust PO Box 80042, Atlanta, GA 30366

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 15.149± acre tract of land located at 2587-2597 Lenora Church Road, Snellville, Georgia (Tax Parcels 5027 001 and 5027 001E) for a mixed single-family (attached and detached) residential subdivision; and

WHEREAS, the governing authority of the City of Snellville, Georgia desires to grant variance from Article 1 of Chapter 200 of the Snellville Unified Development Ordinance; and

WHEREAS, the governing authority of the City of Snellville, Georgia desires to add conditions of zoning to the property; 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 15.149± acre tract of land described and shown on the boundary survey entitled “Lenora Church Road Properties” sealed and dated 1-24-2025 (stamped received FEB 11 2025) 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 RX (Mixed Residential) District, subject to the attachment of the following enumerated variance and conditions:

VARIANCE:

1. Approval of variance from UDO Sec. 201-1.6(D)(1) to increase the amount of front yard area for driveways from 35% to 67% for townhomes and from 35% to 40% for single-family (detached) lots.

CONDITIONS:

1. The property shall be developed in accordance with the conceptual rezoning site plan entitled “Somerset at Snellville”, dated 5-1-2025 (stamped received MAY 5 2025) in Exhibit “B”, a copy of which is attached hereto and incorporated herein by reference, 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.
2. Townhomes shall be developed and constructed in accordance with the UDO provisions in effect prior to the 3-10-2025 approved text amendment #8.
3. 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.
4. Signs higher than 15 feet and larger than 225 sq. ft. in area are prohibited.
5. A mandatory Homeowner’s Association shall be formed and incorporated within the State of Georgia for all single-family (detached) and (attached) lots in the development and common areas. A rental cap of ten-percent (10%) of the total number of lots at any given time for rentals greater than thirty (30) consecutive days shall be placed on the development with such language being included in the Homeowner’s Association Declaration of Covenants, Conditions and Restrictions.
6. Any garage shall not be converted to any other use such as an additional living room or bedroom.
7. No home shall be altered after construction as to add any bedrooms or bathrooms without getting proper permitting and approval from the City of Snellville.
8. Anywhere the 15 feet external buffer strip is disturbed, it shall be replanted with staggered 12 feet tall, 4 inch caliber trees to provide screening against existing residential structures.
9. Open space areas on the northwest corner and the southwest corner, shall remain undisturbed with the exception of necessary grading and utilities.
10. A decel lane shall be required at the entrance as shown on the conceptual site plan dated 5-1-2025.

11. The planted landscape strip between the stormwater pond and Lenora Church Road shall be increased from 10 feet wide to 20 feet wide as shown on the conceptual site plan site dated 5-1-2025 and shall include evergreen tree screening across the street frontage.
12. Horizontal street alignment minimum radius shall be 50.5 feet, as shown on the conceptual site plan dated 5-1-2025 and shall meet Gwinnett County fire code.

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 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 _____, 2025. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

ORDAINED this ____ day of _____, 2025.

Barbara Bender, Mayor

ATTEST:

Tod Warner, Mayor Pro Tem

Melisa Arnold, City Clerk

Cristy Lenski, Council Member

APPROVED AS TO FORM:

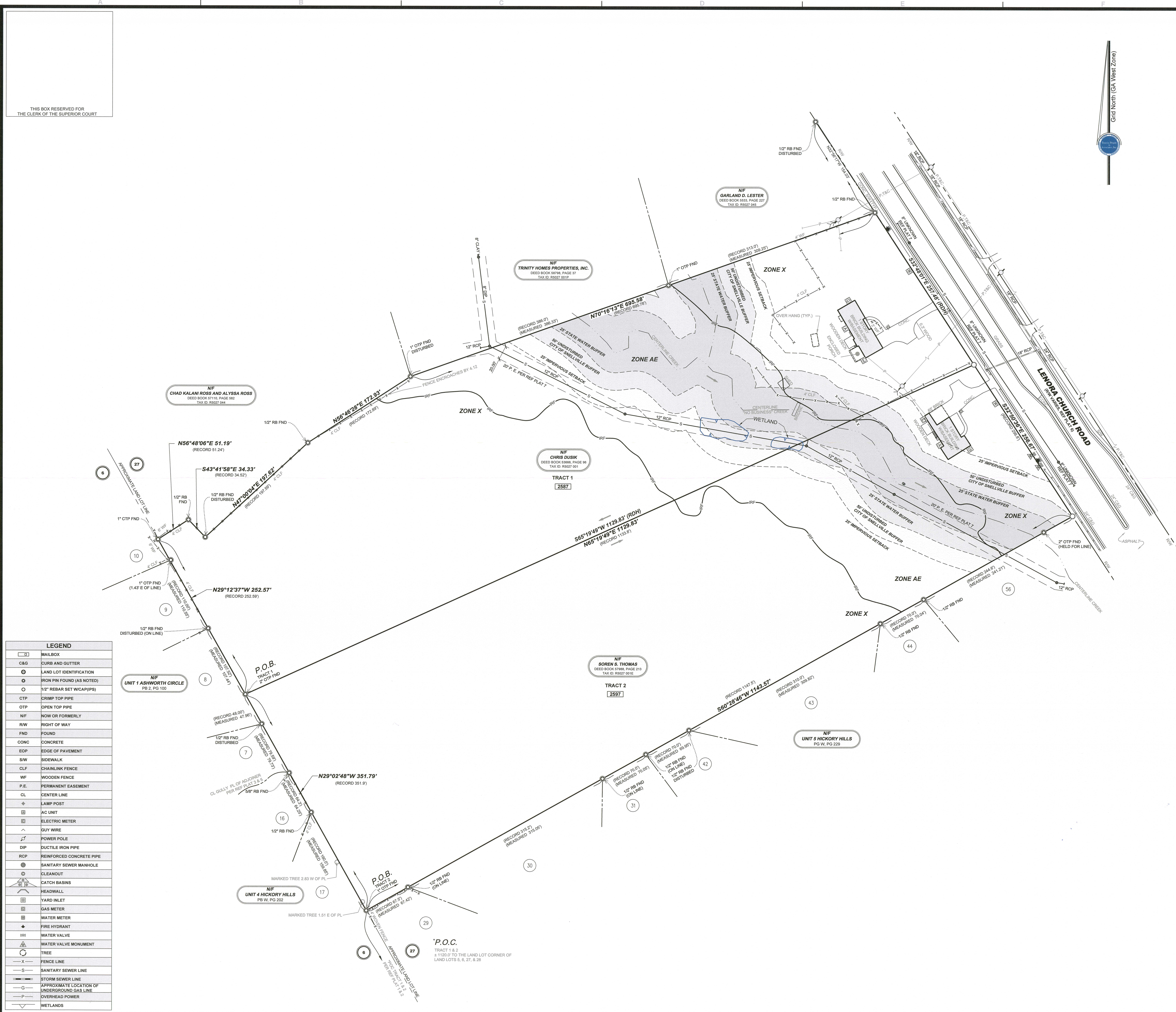
Gretchen Schulz, Council Member

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

Kerry Hetherington, Council Member

Norman Carter, Council Member

EXHIBIT “A”



SITE ADDRESS
Tract 1 = 2587 Lenora Church Rd, Snellville, GA 30078
Tract 2 = 2597 Lenora Church Rd, Snellville, GA 30078

SITE AREA
Tract 1 = 315,205 square feet or 7.236 acres
Tract 2 = 344,659 square feet or 7.913 acres
Total = 659,874 square feet or 15.149 acres

- REFERENCE PLATS**
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 - NO BUSINESS CREEK DRAINAGE AREA system of collector lines and interceptor sewer As-Built Sewer, Contract No. 25 for City of Snellville, Georgia, prepared by Hensley-Schmidt, Inc. dated 09/18/1974.

- NOTES**
- This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
 - The survey shown hereon was prepared without benefit of any abstract of title; therefore, Kevin G. Pate and Travis Pruitt & Associates, Inc. make no guarantees or representations regarding information shown hereon pertaining to easements, rights of way, setback lines, agreements, reservations, and other similar matters.
 - Unless otherwise specified, all distances shown are horizontal ground distances.
 - The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, Georgia West Zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 18.
 - By graphic plotting only a portion this property Does lie within a 100 year flood hazard zone and is depicted as Zone AE as defined by the F.E.M.A Flood Insurance Rate Map of Gwinnett County, Georgia and incorporated areas, Map Number 13135C0138F, effective date 9/29/2008 and Map Number 13135C0129F, effective date 9/29/2008.
 - Information regarding the depicted presence, size, character and location of existing underground utilities and structure is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structure not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information.
 - There may be underground utilities not shown on this survey.

CERTIFICATION:

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in Section 15-6-67.

This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based, was performed using an eGPS 207L receiver with network adjusted real time kinematic measurements referenced to the eGPS network. The GPS survey included redundant measurements with positional accuracy better than 0.07'.

This map or plat has been calculated for closure and is found to be accurate within one foot in 735,310 feet.

Kevin G. Pate Date *1-24-25*
KEVIN G. PATE Date
Georgia Professional Land Surveyor No. 3459
For the Firm Travis Pruitt & Associates, Inc.

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Travis Pruitt & Associates, Inc.
These drawings and their reproductions are the property of the Surveyor and may not be reproduced, published, or used in any way without the written permission of this Surveyor.

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-6751
Fax: (770) 416-6759
www.travispрутt.com

Certificate of Authorization Number 613

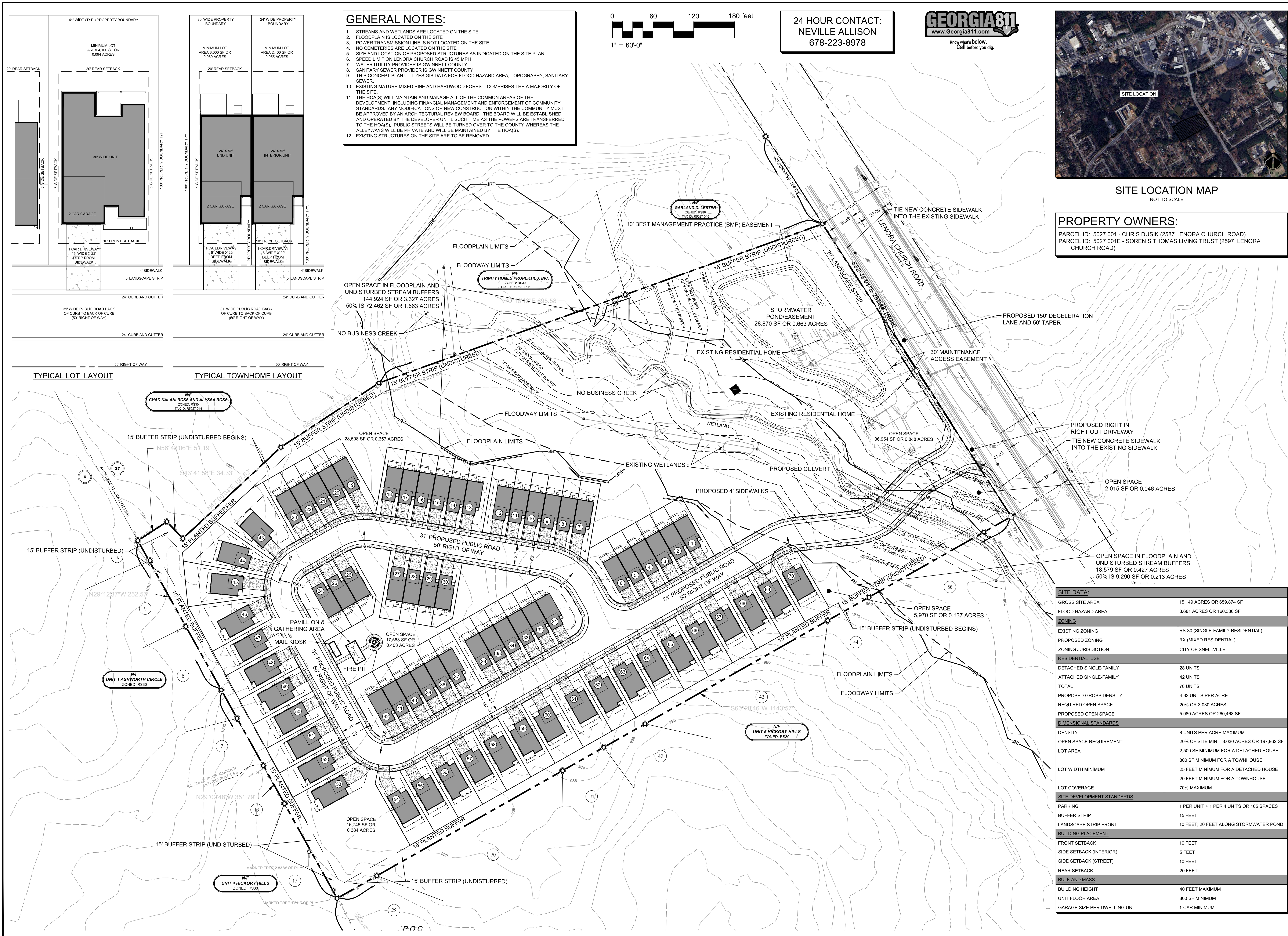
BOUNDARY SURVEY
LENORA CHURCH ROAD PROPERTIES
AUTHORIZED BY: THE REVUE LAND GROUP
LAND LOT 27, 5TH DISTRICT - CITY OF SNELLVILLE - GWINNETT COUNTY - GEORGIA
GRAPHIC SCALE - IN FEET
200
150
100
50
0

GEORGIA
NO. 3459
1/24/25
KEVIN G. PATE
LAND SURVEYOR
FOR THE FIRM
Travis Pruitt & Associates, Inc.

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

PLAT DATE: 1/24/2025
FIELD DATE: 1/23/2025
SCALE: 1" = 50'
JN: 1-25-0001.604
FN: 219-E-109
SHEET NO: 1 of 1

EXHIBIT “B”





Agenda Item Summary

May 12, 2025

Prepared by: David Mitchell, Director of Public Works

Agenda item: Award of City of Snellville Street Paving & Resurfacing RFP PW250326 to E.R. Snell Contractor, Inc.

Background: This item is the contracting of patching, milling, resurfacing, striping, and shoulder filling of eight (8) City streets per the contract and two (2) City streets that are add alternates. They are listed & highlighted on the attached sheet. There were seven (7) total contractors that submitted bids.

Financial Impact: The cost of the patching, milling, resurfacing, striping, and shoulder fill for the ten (10) City streets will be \$759,699.78. Funds utilized will be taken from our LMIG allotment, SPLOST & Capital Paving Expense. This doesn't prohibit the patching, milling, resurfacing, shoulder filling, and striping of additional streets if the budget allows using the unit price given.

Recommendation: We recommend awarding the contract to E.R. Snell Contractor Inc. based on the lowest submitted price of \$759,699.78 and the quality of past work performed for the City.

Motion requested: Motion and affirmative vote for awarding of PW250326 to E.R. Snell Contractor, Inc. in the amount of \$759,699.78.

Attachments: List of all contractors and their submitted bids - List of initial streets for current bid package.

Attachment A

Proposed Resurfacing Projects FY 2024-2025

PW250326

For Contract

- Presidential Circle
- Medical Way
- Unnamed road off Presidential Circle
- Stockton Walk Way
- Stockton Walk Ln
- Blackberry Ct
- Burlington Ln
- Stockton Walk Ct

Add Alternates

Ravenwood Neighborhood

- Ellis Ct
- Market Ct
- Gene Ct
- Ravenwood Dr
- Ravenwood Ct

Farmington Neighborhood

- Hartridge Dr
- Fallowridge Ct

City of Snellville
Bid Registry / Summary

Annual Paving
PW250326

May 1, 2025
2:00 pm

	Contractor	Bid Form Executed	Bid Bond Enclosed	Base Bid Amount
1	ALL ABOUT ASPHALT	YES	YES	\$ 1,101,233.80
2			ALT #1	\$ 882,265.25
3			ALT #2	\$ 108,558.87
4			Total	\$ 2,092,057.92
5	TRIPLE R PAVING & CONSTRUCTION	YES	YES	\$ 851,359.33
6			ALT #1	\$ 767,509.10
7			ALT #2	\$ 128,591.22
8			Total	\$ 1,747,459.60
9	THE SCRUBBS COMPANY D.B.A	YES	YES	\$ 907,532.59
10	SUNBEET		ALT #1	\$ 693,437.74
11			ALT #2	\$ 66,981.22
12			Total	\$ 1,667,952.10
13	PITMAN CONST.	YES	YES	\$ 1,012,567.00
14			ALT #1	\$ 740,469.00
			ALT #2	\$ 78,977.41
			Total	\$ 1,832,013.41

I certify that this a true and accurate record of bids received, opened and read publicly on May 1, 2025 at 2:05 PM.

1. [Signature]
2. [Signature]
3. [Signature]

City of Snellville
Bid Registry / Summary

Annual Paving
PW250326

May 1, 2025
2:00 pm

	Contractor	Bid Form Executed	Bid Bond Enclosed	Base Bid Amount
	Georgia Paving	Yes	Yes	\$ 876,104. <u>59</u>
			ALT #1	\$ 740,247. <u>01</u>
			ALT #2	\$ 74,673. <u>91</u>
			Total	\$ 1,691,025. <u>50</u>
	E.R. SNELL	YES	YES	\$ 697,532. <u>14</u>
			ALT 1	\$ 691,133. <u>75</u>
			ALT 2	\$ 62,167. <u>64</u>
			Total	\$ 1,450,833. <u>53</u>
	SHEP CO PAVING	YES	YES	\$ 896,902. <u>62</u>
			ALT 1	\$ 809,708. <u>00</u>
			ALT 2	\$ 108,050. <u>33</u>
			Total	\$ 1,814,660. <u>95</u>

I certify that this a true and accurate record of bids received, opened and read publicly on MAY 1, 2025 at 2:05.

1. [Signature]
2. [Signature]
3. [Signature]