

The City of Snellville
2342 Oak Road
Snellville, Georgia 30078
(770) 985-3500 • FAX (770) 985-3525



AGENDA

WORK SESSION
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, SEPTEMBER 8, 2025

Publication Date: September 4, 2025

TIME: 6:30 p.m.

DATE: September 8, 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 EV Chargers for New Residential and Commercial Projects [Warner]
- c) Discussion about Updates on Snellville Youth Commission Change Proposals [Lenski]
- d) Discussion About Towne Greene Committee Progress [Carter]

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, SEPTEMBER 8, 2025

Publication Date: September 4, 2025

TIME: 7:30 p.m.

DATE: September 8, 2025

PLACE: Council Chambers

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE TO THE FLAG

IV. CEREMONIAL MATTERS

V. MINUTES

Approve the Minutes of the August 25, 2025 Millage Rate Public Hearings and the August 25, 2025 Regular Meetings

VI. INVITED GUESTS

VII. COMMITTEE / DEPARTMENT REPORTS

VIII. APPROVAL OF THE AGENDA

IX. PUBLIC HEARING

- a) 2nd Reading - RZ 25-05 – Consideration and Action on application by DeThomas Investments, LLC (applicant) and Tree Lane Development, LLC (property owner) requesting to amend the Official Zoning Map from BG (General Business) District to R-TH (Townhouse Residential) District and variances from the Snellville Unified Development Ordinance for a 108-unit single-family (attached) townhome development on a 15.0137± acre site with a gross density of 7.19 units per acre located on Tree Ln at 1719 Scenic Highway (SR 124 N), Snellville, Georgia (Tax Parcel 5056 003).

X. CONSENT AGENDA (Please see *Note)

- a) Approval of Opioid Settlement Agreement

XI. OLD BUSINESS

XII. NEW BUSINESS

- a) Consideration and Action on Approval of Contract for City Hall Roof Repairs
[Bender]
- a) Consideration and Action on Approval of the Memorandum of Understanding (MOU) with
the Georgia Department of Natural Resources (DNR) for Funding for the Community Center
[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
SEPTEMBER 8, 2025**

September 8

Council Meeting

Monday, September 8, 2025

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

7:30 pm Meeting - Council Chambers, City Hall

September 22

Council Meeting

Monday, September 22, 2025

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

7:30 pm Meeting - Council Chambers, City Hall

September 9

Board of Appeals Meeting - CANCELED

Tuesday, September 9, 2025

7:30 pm – Council Chambers, City Hall

September 23

Planning Commission Meeting - CANCELED

Tuesday, September 23, 2025

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

7:30 pm Meeting - Council Chambers, City Hall

September 13

International Taste of Snellville

Saturday, September 13, 2025

4:00 pm to 8:00 pm

Towne Green

September 26

Splash Bash! Free Movie at the Grove

Friday, September 26, 2025

A Minecraft Movie

6:00 pm to 10:00 pm

The Grove at Towne Center

September 14

Broadcast of September 8, 2025 Council Meeting

Sunday, September 14, 2025

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

September 17

Downtown Development Authority Meeting

Wednesday, September 17, 2025

**4:30 p.m. – 2nd Floor Conference Room 259, City
Hall**

September 18

Downtown Tunes – Free Concert at the Grove

Thursday, September 18, 2025

Free Music by Ignatius Hines

6:00 pm to 9:00 pm

The Grove at Towne Center

September 20

Live on the Lawn Concert

Saturday, September 20, 2025

6:00 pm to 9:00 pm

Towne Green



SPECIAL CALLED MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, AUGUST 25, 2025

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

Call To Order

Mayor Pro Tem Warner called the meeting to order at 11:30 a.m. and recognized City Manager Pepper who gave a brief explanation of the millage rate and the property tax budgeted amount.

Provide Citizens the Opportunity to Submit Written and Oral Comments on the Proposed 2024 Millage Rate

Mayor Pro Tem Warner opened the floor for public comment.

No one came forward to speak.

Mayor Pro Tem Warner closed public comment.

Adjournment

Council Member Schulz made a motion to adjourn, 2nd by Council Member Carter; voted 4 in favor and 0 opposed, motion approved. The meeting adjourned at 11:33 a.m.

Tod Warner, Mayor Pro Tem

Melisa Arnold, City Clerk



SPECIAL CALLED MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, AUGUST 25, 2025

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

Call To Order

Mayor Bender called the meeting to order at 6:00 p.m. and recognized City Manager Pepper who gave a brief explanation of the millage rate and the property tax budgeted amount.

Provide Citizens the Opportunity to Submit Written and Oral Comments on the Proposed 2024 Millage Rate

Mayor Bender opened the floor for public comment.

No one came forward to speak.

Mayor Bender closed public comment.

Adjournment

Mayor Pro Tem Warner made a motion to adjourn, 2nd by Council Member Hetherington; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 6:02 p.m.

Barbara Bender, Mayor

Melisa Arnold, City Clerk



WORK SESSION
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, AUGUST 25, 2025

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

CALL TO ORDER

Mayor Bender called the meeting to order at 6:06 p.m., which was at the completion of the 6:00 p.m. millage rate Public Hearing and advised that they would be going into Executive Session.

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

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

The meeting was closed at 6:08 p.m.

The meeting reconvened at 6:26 p.m.

Mayor Bender advised that since representatives were present from Parker Young, discussion item (a) would be heard first.

Discussion about Roof Repairs for City Hall [Bender]

Chase Macon with Parker Young showed pictures of the current state of the roof and slate entry ways and pointed out the issues that were causing multiple leaks around the building. Discussion was held about repairs and consensus was to update the current quote, which is roof repair only, to include the slate sections. Additional discussion was held and consensus was that due to the severity of the leaks around the building, City Manager Pepper could proceed as an emergency repair project.

REVIEW REGULAR BUSINESS MEETING AND PUBLIC HEARING AGENDA ITEMS

During review of the agenda Mayor Bender announced that a new site plan was received for RZ 25-05 that included design changes to the townhomes as well as making the streets public instead of private. Planning Director Thompson said they needed additional time to review the new site plan so consensus was to postpone the rezoning.

WORK SESSION OF MAYOR AND COUNCIL
MONDAY, AUGUST 25, 2025
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REVIEW CORRESPONDENCE

Mayor Bender talked about a ribbon cutting for the Evermore Community Improvement District (CID) road extension on September 30th.

CITY ATTORNEY'S REPORT

None

DISCUSSION ITEMS

Discussion about Roof Repairs for City Hall [Bender]

Discussed at the beginning of the meeting.

Discussion about EV Chargers for New Residential and Commercial Projects [Warner]

Mayor Pro Tem Warner asked to move this to the September 8th Work Session.

Discussion about Updates on Snellville Youth Commission Change Proposals [Lenski]

Council Member Lenski asked to move this to the September 8th Work Session.

Discussion about Unified Development Ordinance (UDO) Updates [Warner]

Planning Director Thompson explained that there are several items they are working on that may be addressed with updates to the UDO including issues with driveways, certain uses in the OP (Office Professional) District, detention ponds, and certain variance languages.

Discussion about the Closure of Harbour Oaks Drive [Warner]

Mayor Bender explained that the City received a request to close Harbour Oaks Drive. Discussion was held and consensus was that traffic counts should be taken before and after the construction of the new roundabout at Mountain View Road to see if that project will help alleviate any traffic issues.

Discussion about the Town Green Lawn [Lenski]

Council Member Lenski asked that a committee be put together to discuss possible options for preserving the Towne Green. Mayor Bender asked that any suggestions for committee members be submitted to her for review.

Update of Ongoing Projects [Bender]

City Manager Pepper gave an update on the Towne Center and other projects around the City. He asked the Mayor and Council's thoughts on pursuing \$3 to \$4 million dollars in funding for the Community Center through the Georgia Municipal Association's Brick and Mortar program. The funding would be paid back through the Splost funds that come in monthly and have already been allocated for that project. After discussion the consensus was to move forward with the funding.

EXECUTIVE SESSION

The Executive Session was held at the beginning of the meeting.

WORK SESSION OF MAYOR AND COUNCIL
MONDAY, AUGUST 25, 2025
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ADJOURNMENT

Mayor Pro Tem Warner made a motion to adjourn, 2nd by Council Member Hetherington; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 7:32 p.m.

Barbara Bender, Mayor

Melisa Arnold, City Clerk



PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, AUGUST 25, 2025

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

CALL TO ORDER

Mayor Bender called the meeting to order at 7:35 p.m.

INVOCATION

Mayor Bender gave the invocation.

PLEDGE TO THE FLAG

Boy Scout Troop 506 presented the colors and led the Pledge of Allegiance.

CEREMONIAL MATTERS

PRO 2025-14 – 50th Anniversary of Scouting America Troop 506

Mayor Bender read the proclamation into the record and presented it to leaders and troop members of 506.

MINUTES

Approve the Minutes of the August 11, 2025 Meetings

Council Member Schulz made a motion to approve the minutes of the August 11, 2025 meetings, 2nd by Council Member Carter; 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 as presented, 2nd by Council Member Hetherington; 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

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
MONDAY, AUGUST 25, 2025
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PUBLIC HEARING

2nd Reading - RZ 25-05 – Consideration and Action on application by DeThomas Investments, LLC (applicant) and Tree Lane Development, LLC (property owner) requesting to amend the Official Zoning Map from BG (General Business) District to R-TH (Townhouse Residential) District and variances from the Snellville Unified Development Ordinance for a 108-unit single-family (attached) townhome development on a 15.0137± acre site with a gross density of 7.19 units per acre located on Tree Ln at 1719 Scenic Highway (SR 124 N), Snellville, Georgia (Tax Parcel 5056 003).

Council Member Lenski made a motion to postpone RZ 25-05 to the September 8, 2025 meeting, 2nd by Council Member Carter.

Mayor Bender explained that an updated site plan was submitted on Friday, August 22, 2025 and the Planning and Development staff needed time to review it and post it on the City website for the public.

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

CONSENT AGENDA

None

OLD BUSINESS

None

NEW BUSINESS

Consideration and Action on Approval of RES 2025-12 – Adoption of the 2025 Millage Rate [Bender]

City Manager Pepper explained that for the fourth year in a row, this year's millage rate will continue to be 4.00 mills.

Mayor Bender advised that the City has held the three required public hearings when not rolling back the millage rate.

Council Member Lenski made a motion to approve RES 2025-12, 2nd by Council Member Hetherington; voted 6 in favor and 0 opposed, motion approved. (A copy of RES 2024-12 is attached to and made a part of these minutes.)

Consideration and Action on Surplus of Miscellaneous Police Equipment [Bender]

Council Member Schulz made a motion to approve the surplus of the police equipment, 2nd by Mayor Pro Tem Warner; voted 6 in favor and 0 opposed, motion approved.

The following items are surplus:

1. 3 - Pro-lite Binocular Laser
2. 7 - VidMIC - Video Radio Microphones
3. 35 - x26 Tasers with Holsters and Batteries
4. 30 - x2 Tasers with Holsters and Batteries
5. ½ box of Live x26 Cartridges
6. ½ Box x2 Training Cartridges
7. 12 - Used Shotgun Stocks and Foregrips
8. 1 - Kustom Hawk in car radar
9. Box of VieVue body cameras, moldy and discolored -non-working (destroy)

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
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COUNCIL REPORTS

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

MAYOR'S REPORT

Mayor Bender gave a report.

PUBLIC COMMENTS

The following people came forward to speak:
Norwood Davis, 13300 Olio Rd., Fishers, IN.
Ahmed Hussein, 3471 Pate Road, Snellville.
Cat Hardrick, 2280 Buckley Trail, Snellville.

EXECUTIVE SESSION

None

ADJOURNMENT

Mayor Pro Tem Warner made a motion to adjourn, 2nd by Council Member Carter; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 8:20 p.m.

Barbara Bender, Mayor

Melisa Arnold, City Clerk

Agenda Item Summary



TO: The Mayor and Council

FROM: Jason Thompson, Director
Department of Planning and Development

DATE: September 8, 2025

CASE: #RZ 25-05 – 108-Unit Townhome Development at Tree Ln., Snellville

STATUS: 2nd Reading (Public Hearing)

Application by DeThomas Investments, LLC to amend the Official Zoning Map from BG (General Business) District to R-TH (Townhouse Residential) District and variances from the UDO for a 15.01± acre site located on Tree Ln, behind 12 Stone Church for a 108-unit single-family (attached) townhouse development with a gross density of 7.20 units per acre.

Financial Impact: Site Development Fees; Building permit fees; Real Property Taxes; Stormwater Utility; and Sanitation Fees

Planning Department Recommendation: Approval with Conditions

**Planning Commission Meeting
And Recommendation:** July 22, 2025 (Denial)

Mayor and Council Meetings: August 11, 2025 (1st Reading)
August 25, 2025 (Table to Sept 8th Meeting)
September 8, 2025 (2nd Reading & Public Hearing)

Action Requested: Consideration, Public Hearing and Action

Draft Ordinance: Attached

Case Documents (website link):

- [Letter of Intent \(6-10-2025\)](#)
- [#RZ 25-05 Rezoning Application \(6-10-2025\)](#)
- [9-20-2005 Boundary Survey \(6-10-2025\)](#)
- [Sample Elevations and Floorplan \(6-10-2025\)](#)
- [Sample 6-Unit Front & Rear Elevation \(6-10-2025\)](#)

- Sample Colored Front Elevation (6-10-2025)
- 6-5-2025 Colored Conceptual Site Plan (Layout A) (6-10-2025)
- 3-25-2025 Conceptual Site Plan (Layout A) (6-10-2025)
- 6-17-2025 Boundary Survey (6-18-2025)
- Jul 22 2025 Planning Department Case Summary & Analysis (7-16-2025)
- *Unofficial* July 22 2025 Planning Commission Regular Meeting Minutes (7-24-2025)
- Jul 22 2025 Planning Commission Case Report (7-23-2025)
- Jul 23 2025 Planning Department Case Summary & Analysis with Planning Commission Report (7-24-2025)
- 8-20-2025 Trip Assessment Memorandum (8-22-2025)
- 8-19-2025 REVISED Colored Conceptual Site Plan (Layout A) 8-22-2025
- 8-26-2025 REVISED Colored Conceptual Site Plan (Layout A) 8-27-2025

AUG 25 TH CONDITIONS FROM DRAFT ORDINANCE 2025-17	SEP 8 TH RECOMMENDED REVISED DRAFT CONDITIONS
<p>1. The property shall be developed in accordance with the rezoning site plan entitled “Conceptual Site Layout 1719 Scenic Hwy Snellville GA”, dated 3-25-2025 (stamped received JUN 10 2025), 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.</p>	<p>1. The property shall be developed in accordance with the colored rezoning site plan entitled “Layout A Conceptual Site Plan 1719 Scenic Hwy Snellville GA”, dated AUGUST 26, 2025 (stamped received AUG 27 2025), 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.</p>
<p>2. 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.</p>	<p>2. 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.</p>
<p>3. There shall be a 25-foot undisturbed buffer adjacent to Parcels 5056 070; 5041 055; 5041 054; 5041 053; 5041 105; and portion of 5056 002 as shown on the site plan entitled “Conceptual Site Layout 1719 Scenic Hwy Snellville GA”, dated 3-25-2025 (stamped received JUN 10 2025). A Landscaping Plan shall be provided for areas within the 25-foot undisturbed buffer that are sparsely vegetated and/or disturbed, to be approved by the Director of Planning and Development.</p>	<p>3. There shall be a 25-foot undisturbed buffer adjacent to Parcels 5056 070; 5041 055; 5041 054; 5041 053; 5041 105; and portion of 5056 002 as shown on the site plan entitled “Conceptual Site Layout 1719 Scenic Hwy Snellville GA”, dated 3-25-2025 (stamped received JUN 10 2025). A Landscaping Plan shall be provided for areas within the 25-foot undisturbed buffer that are sparsely vegetated and/or disturbed, to be approved by the Director of Planning and Development.</p>
<p>4. In lieu of sidewalks required by the code on both sides of Street “A” and Street “B”, a minimum 4-foot wide sidewalk with minimum 5-foot wide planter strip shall be installed as shown on the site plan for Street “B”, with continuation of sidewalk and planter strip along Street “B” between Unit 72 and Unit 108, with sidewalk connection to the existing sidewalk at Tree Ln, with continuation of the Tree Ln sidewalk 150± feet to the west. To allow for the 22-foot minimum driveway length measured from garage door to Street “B” back-of-curb for front-entry Units 73-92, no sidewalk is required.</p>	<p>4. In lieu of sidewalks required by the code on both sides of Street “A” and Street “B”, a minimum 4-foot wide sidewalk with minimum 5-foot wide planter strip shall be installed as shown on the site plan for Street “B”, with continuation of sidewalk and planter strip along Street “B” between Unit 72 and Unit 108, with sidewalk connection to the existing sidewalk at Tree Ln, with continuation of the Tree Ln sidewalk 150± feet to the west. To allow for the 22-foot minimum driveway length measured from garage door to Street “B” back-of-curb for front-entry Units 73-92, no sidewalk is required.</p>
<p>5. The Applicant/Developer shall comply with the Georgia Blasting Standards Act, including pre-blast and post blast surveys for any structure within 750 feet of the blast site or directly adjacent to subject property with advanced notice to any affected property owner. The applicant will provide advanced notice of any blasting to the following H.O.A. #RZ 25-05 – DeThomas Investments, LLC 15.01± Acres at Tree Ln (Behind 12 Stone Church) 1719 Scenic Highway, Snellville, Georgia Page 12 of 12 Boards: Waterford Township and Shadowbrook Crossing. Before blasting work begins,</p>	<p>5. The Applicant/Developer shall comply with the Georgia Blasting Standards Act, including pre-blast and post blast surveys for any structure within 750 feet of the blast site or directly adjacent to subject property with advanced notice to any affected property owner. The applicant will provide advanced notice of any blasting to the following H.O.A. #RZ 25-05 – DeThomas Investments, LLC 15.01± Acres at Tree Ln (Behind 12 Stone Church) 1719 Scenic Highway, Snellville, Georgia Page 12 of 12 Boards: Waterford Township and Shadowbrook Crossing. Before blasting work begins,</p>

a blasting notification plan must be reviewed and approved by the Planning and Development Department. Said plan shall include signage, email notification, and any other notification deemed necessary.	a blasting notification plan must be reviewed and approved by the Planning and Development Department. Said plan shall include signage, email notification, and any other notification deemed necessary.
6. 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.	6. 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.
7. Signs higher than 15 feet and larger than 225 sq. ft. in area are prohibited.	7. Signs higher than 15 feet and larger than 225 sq. ft. in area are prohibited.
	8. Units 1-12, 61-72, and 101-108 as shown on the conceptual site plan dated August 26, 2025 shall provide architectural treatments on the road facing side of each unit to provide variation in elevations and avoid monotony.
	9. The Applicant/Developer shall provide a minimum of four different front doors throughout the project, alternating and four different elevations and finishes for garage doors, alternating.
	10. Any garage shall not be converted to any other use such as an additional living room or bedroom.
	11. No townhome shall be altered after construction as to add any bedroom or bathroom without getting proper permitting and approval from the City of Snellville.
	12. All internal streets, alleys and stormwater management facilities shall be privately owned and maintained by the Property Owner's Association.

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE 2025-17

AN ORDINANCE TO DENY THE APPLICATION AMEND THE OFFICIAL ZONING MAP FROM BG (GENERAL BUSINESS) DISTRICT TO R-TH (TOWNHOUSE RESIDENTIAL) DISTRICT FOR A 108-UNIT SINGLE-FAMILY (ATTACHED) TOWNHOUSE DEVELOPMENT WITH A GROSS DENSITY OF 7.20 UNITS PER ACRE ON 15.01± ACRES SITUATED ALONG TREE LANE AND ADDITIONAL RELATED VARIANCES.

CASE NUMBER: #RZ 25-05

APPLICANT/PROPERTY OWNER: DeThomas Investments, LLC (Applicant)
Tree Lane Development, LLC (Owner)

LOCATION: Tree Lane behind 12 Stone Church

TAX PARCEL: R5056 003

VARIANCES REQUESTED:

- 1.Variance from Sec. 401
3.4.B. (Vehicular Access): to eliminate the vehicular access requirement to the undeveloped 15± acre adjoining parcel to the north (Parcel 5056 004).
- 2.Variance from Sec. 401-
5.3.C. (Local Streets and Minor Arterials or Collectors): to allow a hammerhead street termination in lieu of a cul-de-sac turnaround for “deadend” Street “B”.
- 3.Variance from Sec. 202 6.6. (Dimensional Standards – Site Setback): to waive the minimum 50-feet site setback (along streets) and waive the minimum 40-feet site setback (not along streets).
- 4.Variance from Sec. 201-2.6. (Townhome Building Type): to allow front-entry townhomes for units 73-92.

5.Variance from Sec. 202-6.9.F. (R-TH Design Standards): to allow front-entry townhomes for units 73-92.

6.Variance from Sec. 201-1.6.D.1. (Driveways): to increase the 35% maximum front yard area for driveways or authorized onsite parking to 67%.

7.Variance from Sec. 401-5.11.C. (Horizontal Street Alignment): to reduce the minimum horizontal street curve radius for a local street from 81-feet to 50-feet.

DEVELOPMENT/PROJECT: Tree Lane Townhomes

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

WHEREAS, a public hearing was held before the Mayor and Council on August 25, 2025.

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, the council has made the following decision to deny the zoning amendment and the accompanying variances requested stated herein.

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

Section 3. The changes in zoning classification is to be noted on the Official Zoning Map of the City of Snellville, Georgia as approved by the Mayor and Council as

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

Section 4. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

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

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent

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

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

Section 6. This Ordinance was adopted on _____, 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

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE 2025-17

AN ORDINANCE TO GRANT THE APPLICATION AMEND THE OFFICIAL ZONING MAP FROM BG (GENERAL BUSINESS) DISTRICT TO R-TH (TOWNHOUSE RESIDENTIAL) DISTRICT FOR A 108-UNIT SINGLE-FAMILY (ATTACHED) TOWNHOUSE DEVELOPMENT WITH A GROSS DENSITY OF 7.20 UNITS PER ACRE ON 15.01± ACRES SITUATED ALONG TREE LANE AND ADDITIONAL RELATED VARIANCES.

CASE NUMBER: #RZ 25-05

APPLICANT/PROPERTY OWNER: DeThomas Investments, LLC (Applicant)
Tree Lane Development, LLC (Owner)

LOCATION: Tree Lane behind 12 Stone Church

TAX PARCEL: R5056 003

VARIANCES REQUESTED:

- 1.Variance from Sec. 401
3.4.B. (Vehicular Access): to eliminate the vehicular access requirement to the undeveloped 15± acre adjoining parcel to the north (Parcel 5056 004).
- 2.Variance from Sec. 401-
5.3.C. (Local Streets and Minor Arterials or Collectors): to allow a hammerhead street termination in lieu of a cul-de-sac turnaround for “deadend” Street “B”.
- 3.Variance from Sec. 202 6.6. (Dimensional Standards – Site Setback): to waive the minimum 50-foot site setback (along streets) and waive the minimum 40-foot site setback (not along streets).
- 4.Variance from Sec. 201-2.6. (Townhome Building Type): to allow front-entry townhomes for units 73-92.

5.Variance from Sec. 202-6.9.F. (R-TH Design Standards): to allow front-entry townhomes for units 73-92.

6.Variance from Sec. 201-1.6.D.1. (Driveways): to increase the 35% maximum front yard area for driveways or authorized onsite parking to 67%.

7.Variance from Sec. 401-5.11.C. (Horizontal Street Alignment): to reduce the minimum horizontal street curve radius for a local street from 81-feet to 50-feet.

DEVELOPMENT/PROJECT: Tree Lane Townhomes

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

WHEREAS, a public hearing was held before the Mayor and Council on August 25, 2025.

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, the council hereby grants the application to amend the Official Zoning Map for Tax Parcel 5056 003 from BG to R-TH with the following conditions:

1. The property shall be developed in accordance with the colored rezoning site plan entitled “Layout A Conceptual Site Plan 1719 Scenic Hwy Snellville GA”, dated AUGUST 26, 2025 (stamped received AUG 27 2025) , 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. 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.
3. There shall be a 25-foot undisturbed buffer adjacent to Parcels 5056 070; 5041 055; 5041 054; 5041 053; 5041 105; and portion of 5056 002 as shown on the site plan entitled "Conceptual Site Layout 1719 Scenic Hwy Snellville GA", dated 3-25-2025 (stamped received JUN 10 2025). A Landscaping Plan shall be provided for areas within the 25-foot undisturbed buffer that are sparsely vegetated and/or disturbed, to be approved by the Director of Planning and Development.
4. In lieu of sidewalks required by the code on both sides of Street "A" and Street "B", a minimum 4-foot wide sidewalk with minimum 5-foot wide planter strip shall be installed as shown on the site plan for Street "B", with continuation of sidewalk and planter strip along Street "B" between Unit 72 and Unit 108, with sidewalk connection to the existing sidewalk at Tree Ln, with continuation of the Tree Ln sidewalk 150± feet to the west. To allow for the 22-foot minimum driveway length measured from garage door to Street "B" back-of-curb for front-entry Units 73-92, no sidewalk is required.
5. The Applicant/Developer shall comply with the Georgia Blasting Standards Act, including pre-blast and post blast surveys for any structure within 750 feet of the blast site or directly adjacent to subject property with advanced notice to any affected property owner. The applicant will provide advanced notice of any blasting to the following H.O.A. #RZ 25-05 – DeThomas Investments, LLC 15.01± Acres at Tree Ln (Behind 12 Stone Church) 1719 Scenic Highway, Snellville, Georgia Page 12 of 12 Boards: Waterford Township and Shadowbrook Crossing. Before blasting work begins, a blasting notification plan must be reviewed and approved by the Planning and Development Department. Said plan shall include signage, email notification, and any other notification deemed necessary.
6. 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.
7. Signs higher than 15 feet and larger than 225 sq. ft. in area are prohibited.
8. Units 1-12, 61-72, and 101-108 as shown on the conceptual site plan dated August 26, 2025 shall provide architectural treatments on the road facing side of each unit to provide variation in elevations and avoid monotony.

9. The Applicant/Developer shall provide a minimum of four different front doors throughout the project, alternating and four different elevations and finishes for garage doors, alternating.
10. Any garage shall not be converted to any other use such as an additional living room or bedroom.
11. No townhome shall be altered after construction as to add any bedroom or bathroom without getting proper permitting and approval from the City of Snellville.
12. All internal streets, alleys and stormwater management facilities shall be privately owned and maintained by the Property Owner's Association.

Section 2. In addition, the following variances are hereby approved or denied as follows:

1. Approval of variance from Sec. 401-3.4.B. (Vehicular Access): to eliminate the inter-parcel access requirement to the undeveloped 15± acre adjoining parcel to the north (Parcel 5056 004).
2. Denial of variance from Sec. 401-5.3.C. (Local Streets and Arterials or Collectors): to allow a hammerhead street termination in lieu of a cul-de-sac turnaround for "deadend" Street "B".
3. Approval of variance from Sec. 202-6.6. (Dimensional Standards – Site Setback): to waive the minimum 50-foot site setback (along streets) and waive the minimum 40-foot site setback (not along streets).
4. Approval of variance from Sec. 202-6.9.F. (R-TH Design Standards): to allow front-entry townhomes for units 73-92. Applicant requested a similar variance per Sec. 202-6.3. (Building Types), no building type requirements apply in the R-TH District. Therefore, the requested variance under Sec. 202-6.3 is not applicable to the requested zoning.
5. Approval of variance from Sec. 201-1.6.D.1. (Driveways): to increase the 35% maximum front yard area for driveways or authorized onsite parking to 67%.
6. Approval of variance from Sec. 401-5.11.C. (Horizontal Street Alignment): to reduce the minimum horizontal street curve radius for a local street from 81-feet to 50-feet.

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

Section 4. The changes in zoning classification is to be noted on the Official Zoning Map of the City of Snellville, Georgia as approved by the Mayor and Council as soon as reasonably possible following the adoption of this Ordinance. The Official Zoning Map of the City of Snellville, Georgia, shall also be amended with an editorial note specifying the date these Snellville zoning amendments were approved by the Mayor and Council and specifying the parcels affected by this Ordinance. Until the changes are indicated on the Official Zoning Map of the City of Snellville, Georgia, as approved by the Mayor and Council, this Ordinance shall govern over Official Zoning Map of the City of Snellville, Georgia approved by the Mayor and Council to the extent of any discrepancy between this Ordinance and the Official Zoning Map of the City of Snellville, Georgia approved by the Mayor and Council.

Section 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.

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

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

Section 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

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Norman Carter, Council Member