

PUBLIC HEARING & REGULAR BUSINESS MEETING  
OF MAYOR AND COUNCIL  
CITY OF SNELLVILLE, GEORGIA  
MONDAY, APRIL 26, 2021

Publication Date: April 22, 2021

TIME: 7:30 p.m.  
DATE: April 26, 2021  
PLACE: Council Chambers

VIDEO - <https://youtu.be/awwiqzekLYo>

- I. CALL TO ORDER
- II. INVOCATION
- III. PLEDGE TO THE FLAG
- IV. CEREMONIAL MATTERS  
PRO 2021-07 - Arbor Day
- V. MINUTES  
Approve the Minutes of the April 2, 2021 Special Called Meeting and the April 12, 2021 Meetings
- VI. INVITED GUESTS  
None
- VII. COMMITTEE / DEPARTMENT REPORTS
- VIII. APPROVAL OF THE AGENDA
- IX. PUBLIC HEARING
  - a) 2nd Reading - RZ 20-04 LUP 20-03 – Consideration and Recommendation on applications by Meritage Homes of Georgia (applicant) and Crawford F. Juhan, Jr. (property owner) and Edjen Finance, LLC (property owner) requesting to amend the Snellville 2040 Comprehensive Plan Future Land Use Map from Office-Professional and Low-Density Residential to Medium-Density Residential; Official Zoning Map amendment from OP (Office Professional) District and BG (General Business) District to R-TH (Single-family Residential)

Townhome) District and request for variance from the front-load garage setback requirement for a 101-unit townhome development on a 14.724± acre site having a density of 6.859 units per acre, located at 2465 Scenic Highway S, Snellville, Georgia (Tax Parcels 5006 002 and 5006 003)

- b) 2nd Reading - CIC 21-01 – Consideration and Recommendation on application by Concept Engineering Services (applicant) and Rejoice in The Word Church International Ministry, Inc. (property owner) requesting a change in conditions from #RZ 07-01 (approved 2-26-2007) to allow 95 onsite parking spaces to be constructed between the street and 8,000 SF proposed religious assembly building on a 5.47± acre site, zoned CI (Civic Institutional) District, located at 3079 Lenora Church Road, Snellville, Georgia (Tax Parcel 5029 090)
- c) 2nd Reading - RZ 21-02 LUP 21-02 – Consideration and Action on applications by Patrick Mallory Companies (applicant) and Summit Chase Country Club, Inc. (property owner) requesting: 1) to amend the Snellville 2040 Comprehensive Plan Future Land Use Map from Park-Recreation to Low-Density Residential; 2) to amend the Official Zoning Map from RS-30 (Single-family Residential) District to RO (Residential for Older Persons) District; and 3) variances from the RO District regulations and General Architectural and Small Building Standards for 21-lot single-family (detached) residential lots on a 5.58± acre site and located at the intersection of Rosebud Road and Temple Johnson Road, Snellville, Georgia (Tax Parcel 5094 327). The subject property is to be incorporated into the adjoining 75.29 acre site, zoned RO (Residential for Older Persons) District for a combined 274-lot age-restricted single-family detached residential community
- d) 2nd Reading - RZ 21-03 LUP 21-03 – Consideration and Action on applications by Roger Fisher (applicant) and Oak Road, LLC (property owner) requesting: 1) to amend the Snellville 2040 Comprehensive Plan Future Land Use Map from Office-Professional to Medium-Density Residential; 2) to amend the Official Zoning Map from OP (Office Professional) District to RS-5 (Single-family Residential) District; and 3) variance from the Small Building Standards and required garage setback from the front elevation for a 5-lot single-family (detached) residential development on a 1.17± acre site located at 1736 Oak Road, Snellville, Georgia (Tax Parcel 5024 075)
- e) 2nd Reading - ANX 21-01 RZ 21-04 LUP 21-04 – Consideration and Action on applications by TOMCO2 Systems Company (applicant) and Stephen & Walter Moon (property owners) requesting: 1) to amend the Snellville 2040 Comprehensive Plan Future Land Use Map to Industrial Mixed-Use; and 2) to amend the Official Zoning Map to LM (Light Manufacturing) District for a 2.7± site located at 3320 Brushy Fork Road, Loganville for expansion of the TOMCO2 System facility and development of an office building with associated parking, (Tax Parcel 5099 003)

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

**XI. OLD BUSINESS**

**XII. NEW BUSINESS**

- a) Consideration and Action on Approval of Gwinnett County Water Metering Device and Access Easement for the Library and Business Building [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.**