



PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, JUNE 13, 2022

Present: Mayor Barbara Bender, Mayor Pro Tem Dave Emanuel, Council Members Solange Destang, Cristy Lenski, and Gretchen Schulz. (Council Member Tod Warner was absent.) Also present City Manager Butch Sanders, Assistant City Manager Matthew Pepper, City Attorney Jay Crowley with Powell and Edwards Attorneys at Law, (City Attorney Chuck Ross was absent.) 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

Pastor Jerrell Collins of Park Place Church gave the invocation.

PLEDGE TO THE FLAG

Children from the Church's Trail Life program lead the Pledge of Allegiance.

CEREMONIAL MATTERS

PRO 2022-10 – Recognition of the Green House Team of the Community Garden
Council Member Schulz read the proclamation into the record.

PRO 2022-11 – Honoring the Celebration of Juneteenth
Mayor Bender read the proclamation into the record.

MINUTES

Approve the Minutes of the May 23, 2022 Meetings

Mayor Pro Tem Emanuel made a motion to approve the minutes of the May 23, 2022 meetings, 2nd by Council Member Destang; voted 5 in favor and 0 opposed, motion approved.

INVITED GUESTS

Pastor Jerrell Collins of Park Place Church

COMMITTEE / DEPARTMENT REPORTS

None

APPROVAL OF THE AGENDA

Council Member Lenski made a motion to approve the agenda, 2nd by Council Member Destang; voted 5 in favor and 0 opposed, motion approved.

PUBLIC HEARING

2nd Reading - RZ 22-03 LUP 22-03 SUP 22-04 - Applications from Manor Lake Development, LLC (Applicant) and Ridgecliff, LLC (Property Owner) requesting: a) to amend the Official Zoning Map for the City of Snellville, Georgia from BG (General Business) District and RO (Residential for Older Persons) District to CI (Civic Institutional) District and RO (Residential for Older Persons) District; b) to Amend the Snellville 2040 Comprehensive Plan Future Land Use Map from Commercial Retail and Public Civic to Medium-Density Residential and Public Civic; c) a Special Use Permit for a Retirement Community (Continuing Care) Development; and d) Request for Variance from the Buffer Requirements for a Senior Oriented Retirement Community Consisting of 32 Independent Living Cottage/Villas Comprised of Eight (8) Single-Story Cottage/Villa Buildings and 87-Unit/Bed One-Story Assisted Living and Memory Care Facility with Associated Parking and Outside Amenity Area Serving Both the Assisted Living Facility and Villas on a 13.28± Acre Site Located at the Intersection of South Crestview Drive and Athens Highway, 1600 and 1642 Highway 78, Snellville, Georgia (Tax Parcels 5069 011 and 5069 282)

Planning and Development Director Jason Thompson presented the application to the Mayor and Council. During the presentation, he explained that the Planning Commission and staff recommend approval with conditions.

Jeff Timler, Split Silk Properties, LLC, presented the application on behalf of the applicant, Manor Lake Development LLC. During the presentation, he explained that the development proposes to reduce the density by 60% from a previous site plan presented in 2017. In addition, Mr. Timler explained that at least 80% of north facade of the main building will be covered in natural stone, similar to the building located on Hamilton Mill Road.

Michael and Linda Glenn, 2121 Slick Stone Drive, Snellville requested that the developer preserve several of the old growth trees on the property. In addition, they expressed concern about have signaled access to Hwy 78 from the development. Mayor Bender replied that the development will be able to reach signaled access via the Hwy 78 – Summit Chase Drive intersection.

Tricia Rawlins, 2088 Harbour Oaks Drive, Snellville expressed concerns about the influx of traffic onto Hwy 78 at the intersection of S. Crestview and Hwy 78.

Mayor Pro Tem Emanuel made a motion to approve RZ 22-03 with reference to the most recent plan submitted by the developer and adding a condition to read “The north facing elevation shall have at least 80% coverage of natural stone”, 2nd by Council Member Lenski; voted 5 in favor and 0 opposed, motion approved. (A copy of ORD 2022-07 is attached to and made a part of these minutes.)

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Council Member Lenski made a motion to approve LUP 22-03, 2nd by Council Member Destang; voted 5 in favor and 0 opposed, motion approved. (A copy of ORD 2022-08 is attached to and made a part of these minutes.)

Council Member Schulz made a motion to approve SUP 22-04, 2nd by Council Member Lenski; voted 5 in favor and 0 opposed, motion approved. (A copy of ORD 2022-09 is attached to and made a part of these minutes.)

1st Reading - RZ 22-04 LUP 22-04 – Consideration and Action on Applications by CKK Development Services LLC (applicant) and Larry Garner (property owner) Requesting: a) to Amend the Official Zoning Map for the City of Snellville, Georgia from BG (General Business) District to R-TH (Townhome Residential) District; b) to Amend the Snellville 2040 Comprehensive Plan Future Land Use Map from Commercial Retail to Medium-Density Residential; c) and Request for Variances from the Small Residential Building Standards; Minimum Building Setbacks, and Sidewalk and Planter Strip Requirements for a 27-Unit/Lot Townhome Development on a 3.43± Acre Site Located Adjacent to the Olde Hickory Village Subdivision, 2045-2055-2065-2075 E. Main Street, Snellville, Georgia (Tax Parcels 5059 248, 5059 485, 5059 486, and 5059 487)

Council Member Schulz made a motion to waive the first reading and place on the July 11, 2022 agenda for the second reading, 2nd by Mayor Pro Tem Emanuel; voted 5 in favor and 0 opposed, motion approved.

CONSENT AGENDA

None

OLD BUSINESS

None

NEW BUSINESS

2nd Reading – ORD 2022-10 – Adoption of the Fiscal Year 2022-2023 Budget for Each Fund of the City of Snellville, Georgia, Appropriating the Amounts Shown in Each Budget as Expenditures/Expenses, Adopting the Several Items of Revenue Anticipations, and Prohibiting Expenditures or Expenses from Exceeding the Actual Funding Available [Bender]

Council Member Lenski made a motion to approve ORD 2022-10 Adoption of the FY 2022-2023 budget, 2nd by Mayor Pro Tem Emanuel; voted 5 in favor and 0 opposed, motion approved. (A copy of ORD 2022-10 is attached to and made a part of these minutes.)

Consideration and Action on Nuisance Abatement of 1589 Beaver Creek Lane [Bender]

Council Member Lenski made a motion to approve the abatement of 1589 Beaver Creek Lane, 2nd by Council Member Schulz; voted 5 in favor and 0 opposed, motion approved.

Consideration and Action on Approval of Contract for the Collection of Delinquent Ad Valorem Taxes by Appalachian Mountain Services, Inc. [Bender]

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Council Member Schulz made a motion to approve the contract for the Collection of Delinquent Ad Valorem Taxes by Appalachian Mountain Services, Inc, 2nd by Council Member Destang; voted 5 in favor and 0 opposed, motion approved.

COUNCIL REPORTS

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

MAYOR'S REPORT

Mayor Bender gave a report.

PUBLIC COMMENTS

The following people spoke:

Catherine Hardrick, 2280 Buckley Trail, Snellville.

Tricia Rawlins, 2088 Harbour Oaks Drive, Snellville.

Preston Wren, Candidate for District 106.

EXECUTIVE SESSION

None

ADJOURNMENT

Mayor Pro Tem Emanuel made a motion to adjourn, 2nd by Council Member Destang; voted 5 in favor and 0 opposed, motion approved. The meeting adjourned at 8:41 p.m.



Barbara Bender, Mayor



Matthew Pepper, Assistant City Manager