



PUBLIC HEARING & REGULAR BUSINESS MEETING  
OF MAYOR AND COUNCIL  
CITY OF SNELLVILLE, GEORGIA  
MONDAY, MAY 23, 2022

Present: Mayor Barbara Bender, Mayor Pro Tem Dave Emanuel, Council Members Solange Destang, Cristy Lenski, and Tod Warner. (Council Member Gretchen Schulz was absent.) Also present City Manager Butch Sanders, Assistant City Manager Matthew Pepper, City Attorney Chuck Ross and Jay Crowley with Powell and Edwards Attorneys at Law, Chief Greg Perry, Planning and Development Director Jason Thompson, Public Information Officer Brian Arrington, IT Administrator Erika Fleeman and City Clerk Melisa Arnold.

**CALL TO ORDER**

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

**INVOCATION**

Rev. Dr. Quincy Brown with Snellville United Methodist Church gave the invocation.

**PLEDGE TO THE FLAG**

Council Member Destang led the Pledge of Allegiance.

**CEREMONIAL MATTERS**

None

**MINUTES**

Approve the Minutes of the May 9, 2022 Meetings

Mayor Pro Tem Emanuel made a motion to approve the minutes of the May 9, 2022 meetings, 2<sup>nd</sup> by Council Member Destang; 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, 2<sup>nd</sup> by Mayor Pro Tem Emanuel; voted 5 in favor and 0 opposed, motion approved.

**PUBLIC HEARING**

Provide Citizens the Opportunity to Submit Written and Oral Comments on the Proposed Operating Budget of the City of Snellville for Fiscal Year 2022-2023

**City of Snellville Administration Department**

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City Manager Sanders gave an overview of the Fiscal Year 2023 draft budget. He explained there is an 8.1% increase over the last budget and explained the reason for the increase.

Mayor Bender opened the floor for public comment and no one came forward. Mayor Bender closed the public comment.

2<sup>nd</sup> Reading - CIC 22-01 - Application by Devechio Capital, LLC (Property Owner) for a Change in Conditions from the 9-22-2003 Approved Rezoning (Case #RZ 03-09) to Remove Condition #3 that Limits Use of the Property to Only a Lawn Equipment Sales/Service Facility with Outdoor Storage, to Allow Office Use of the Property for the 1.1 Acre Property, Zoned HSB (Highway Service Business) District, 1721 Athens Highway, Grayson, Georgia (Tax Parcel R5069 269)

Planning Director Thompson gave an overview of the application. He explained that a condition from 2003 only allowed the use of a lawn equipment sales/service facility and that they are asking for removal of that condition and that the property be governed by the current zoning.

Jordan Edwards, attorney with The Galloway Law Firm Group, LLC, 4062 Peachtree Road, Suite A30, Atlanta, spoke representing the property owner Devechio Capital, LLC. He advised that the property owner intends to use the property for office space which is allowed under the current zoning.

Mayor Bender opened the floor for public comment and no one came forward. Mayor Bender closed public comment.

Council Member Lenski made a motion to approve CIC 22-01 with staff recommended conditions, 2<sup>nd</sup> by Council Member Warner; voted 5 in favor and 0 opposed, motion approved. (Reference ORD 2022-06 which is attached to and made a part of these minutes.)

2<sup>nd</sup> 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)

Council Member Lenski stated that due to the complexity of this case more time is needed to review the application.

Council Member Lenski made a motion to table until the June 13, 2022 meeting, 2<sup>nd</sup> by Mayor Pro Tem Emanuel; voted 5 in favor and 0 opposed, motion approved.

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**CONSENT AGENDA**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

1<sup>st</sup> 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 Warner made a motion to waive the first reading and place on the June 13, 2022 agenda for the second reading.

Mayor Bender advised that people can still email any questions or comments about the Fiscal Year 2023 budget to the Mayor and Council or the City Manager.

The motion was seconded by Mayor Pro Tem Emanuel; voted 5 in favor and 0 opposed, motion approved.

Consideration and Action on Approval of the Community Development Block Grant Subrecipient Agreement in the amount of \$267,127.00 for the Briscoe Park Lake Retaining Walls and Sidewalk Reconstruction Project [Bender]

Mayor Bender explained the need for the project and advised that the engineers are designing plans to go out for bid. This agenda item is for approval and signature of the CDBG agreement.

Mayor Pro Tem Emanuel made a motion to approve the Community Development Block Grant Subrecipient Agreement in the amount of \$267,127.00 for the Briscoe Park lake retaining walls and sidewalk reconstruction project, 2<sup>nd</sup> by Council Member Destang; voted 5 in favor and 0 opposed, motion approved.

**COUNCIL REPORTS**

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

**MAYOR'S REPORT**

Mayor Bender gave a report.

**PUBLIC COMMENTS**

The following people came forward to speak:

Tricia Rawlins, 2088 Harbour Oaks Drive, Snellville.

Kelly McAloon, 2916 Overwood Lane, Snellville.

LJ with the organization LJ is Making a Difference, Snellville

**EXECUTIVE SESSION**

None

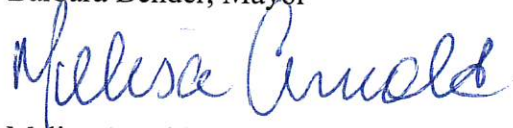
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**ADJOURNMENT**

Mayor Pro Tem Emanuel made a motion to adjourn, 2<sup>nd</sup> by Council Member Warner; voted 5 in favor and 0 opposed, motion approved. The meeting adjourned at 8:12 p.m.



Barbara Bender, Mayor



Melisa Arnold, City Clerk