



PUBLIC HEARING & REGULAR BUSINESS MEETING  
OF MAYOR AND COUNCIL  
CITY OF SNELLVILLE, GEORGIA  
MONDAY, NOVEMBER 8, 2021

Present: Mayor Barbara Bender, Mayor Pro Tem Dave Emanuel, Council Members Solange Destang, Cristy Lenski, Gretchen Schulz and Tod Warner. Also present City Manager Butch Sanders, Assistant City Manager Matthew Pepper, City Attorney Chuck Ross and Attorney Jay Powell with Powell and Edwards Attorneys at Law, Chief Greg Perry, Captain John Tainter, Planning and Development Director Jason Thompson, City Planner Josh Ferguson, Public Information Officer Brian Arrington, and City Clerk Melisa Arnold.

**CALL TO ORDER**

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

**INVOCATION**

Chaplain Jackie Turner gave the invocation.

**PLEDGE TO THE FLAG**

Jay Crowley led the Pledge of Allegiance.

**CEREMONIAL MATTERS**

Administer Oath of Office to Council Member Post 3 - Cristy Lenski

City Clerk Melisa Arnold administered the Oath of Office to Council Member Lenski.

Administer Oath of Office to Council Member Post 4 - Gretchen Schulz

City Clerk Melisa Arnold administered the Oath of Office to Council Member Schulz.

Administer Oath of Office to Council Member Post 5 – Tod Warner

City Clerk Melisa Arnold administered the Oath of Office to Council Member Warner.

PRO 2021-17 – Life Saving Actions of Officer Devries and Officer Thorpe

PRO 2021-18 – Life Saving Actions of Officer Devries and Officer Thorpe

Mayor Bender read the proclamations into the record and presented them to Officer Devries and Officer Thorpe.

**MINUTES**

Approve the Minutes of October 25, 2021 Meetings

Mayor Pro Tem Emanuel made a motion to approve the minutes of the October 25, 2021 meetings, 2<sup>nd</sup> by Council Member Warner; 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

**INVITED GUESTS**

None

**COMMITTEE / DEPARTMENT REPORTS**

None

**APPROVAL OF THE AGENDA**

Council Member Lenski made a motion to approve the agenda as presented, 2<sup>nd</sup> by Mayor Pro Tem Emanuel; voted 6 in favor and 0 opposed, motion approved.

**PUBLIC HEARING**

2<sup>nd</sup> Reading - ANX 21-02 LUP 21-05 RZ 21-05 – Consideration and Recommendation on Applications by Scenic Pointe, LLC (Applicant) The Lillian Margene Moulder Trust (Property Owner) Requesting: 1) Annexation To The Municipal Boundary Of The City Of Snellville, Georgia; 2) To Amend the Snellville 2040 Comprehensive Plan Future Land Use Map To Commercial Retail; 3) To Amend The Official Zoning Map To BG (General Business) District; And 4) Request For Variances From The Unified Development Ordinance For The 8.93± Site Tract Located At 1498 Scenic Highway, Snellville For A Mixed Retail, Commercial, Office Subdivision Development (Tax Parcel 5074 007)

Planning Director Thompson gave an overview of the application. He advised the Planning Commission and Planning Department recommend approval with conditions.

Jack Wilson, 10 Lumpkin Street, Lawrenceville was present representing the applicant Scenic Pointe, LLC. He talked about best use for the property and reviewed the details of the proposed plan and answered questions of the Mayor and Council.

Mayor Bender opened the floor to public comment and the following people spoke:

Gaye Bruce, 1710 Woodbury Run Drive, Snellville was in favor of the annexation but expressed concerns over the design of the proposed development. She brought up the issue of a campaign donation to Council Member Warner by Ronnie DeThomas, the applicant.

Council Member Warner recused himself and left the room at 8:25 p.m.

Jesse Hunter, 1434 North Road, Snellville spoke about the proposed development. He expressed concern over the North Road access, the buffer size, and noise from twenty four hour establishments.

Ashley Griffin, 1630 Willowbend Way, Snellville, expressed concern over access to North Road and noise from twenty four hour businesses.

When no one else came forward Mayor Bender closed the public comments.

Mr. Wilson came forward and advised that campaign donations are permitted and protected under State law. He explained that the Stratford Road cut through to North Road is necessary because the future plan for North Road is to become a cul-de-sac. He addressed the other concerns such as the buffer size and noise.

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Council Member Schulz made a motion to approve ANX 21-02 with reference to ORD 2021-20, 2<sup>nd</sup> by Council Member Destang; voted 5 in favor and 0 opposed, motion approved.

Council Member Lenski made a motion to approve LUP 21-05 with reference to ORD 2021-21, 2<sup>nd</sup> by Mayor Pro Tem Emanuel; voted 5 in favor and 0 opposed, motion approved.

Council Member Lenski made a motion to approve RZ 21-05 with the following changes in conditions to ORD 2021-22:

Condition #6 Change sentence to Prior to sign construction to final design to be approved by Mayor and Council, change condition #8 to read Buffer shall be as shown on sheet R-2, dated 10/26/2021, with the addition of an 8 foot opaque fence built at the earliest possible time to be built at the interior side of the planted buffer and to be approved by Director of Planning and Development. Fence shall extend the length of the planted buffer along North Road and Stratford Drive. Planted evergreens in the planted buffer shall be a minimum of 8 feet in height where available”, strike condition #9, and add condition #13 Any deliveries and garbage pick-ups shall be at times as specified in the Snellville Noise Ordinance.

Mayor Bender asked Jack Wilson, representing the applicant, if they accepted the changes in conditions and he advised that they were acceptable.

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

Council Member Warner returned to the meeting at 8:43 p.m.

**CONSENT AGENDA**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

Consideration and Action on Ratifying the Results of the November 2, 2021 General Election  
[Bender]

Mayor Bender read the results into the record:

Council Post 3

Cristy Lenksi – 1,260 votes

Council Post 4

Gretchen Schulz – 1,263 votes

Council Post 5

Catherine Hardrick – 685 votes

Tod Warner – 886 votes

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Mayor Pro Tem Emanuel made a motion to ratify the results, 2<sup>nd</sup> by Council Member Destang; voted 6 in favor and 0 opposed, motion approved.

**COUNCIL REPORTS**

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

**MAYOR'S REPORT**

Mayor Bender gave a report.

**PUBLIC COMMENTS**

Lisamarie Bristol, 4505 Shoemark Drive, Snellville  
Rebecca Mitchell, 3332 Crossing Drive, Snellville  
Catherine Hardrick, 2280 Buckley Trail, Snellville

**EXECUTIVE SESSION**

None

**ADJOURNMENT**

Mayor Pro Tem Emanuel made a motion to adjourn, 2<sup>nd</sup> by Council Member Warner; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 9:01 p.m.



Barbara Bender, Mayor



Melisa Arnold, City Clerk