



PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, MARCH 24, 2025

Present: Mayor Barbara Bender, Mayor Pro Tem Tod Warner, Council Members Norman A. Carter Jr., Kerry Hetherington, and Cristy Lenski. (Council Member Gretchen Schulz was absent and Mayor Pro Tem Warner left after the Public Hearing.) Also present City Manager Matthew Pepper, Assistant City Manager Mercy Montgomery, City Attorney Jay Crowley with Powell and Crowley, Captain John Tainter, Code Enforcement Officer Johnny Greene, 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

Associate Pastor Jerrell Collins of Park Place Church gave the invocation.

PLEDGE TO THE FLAG

Council Member Carter led the Pledge of Allegiance.

CEREMONIAL MATTERS

PRO 2025-06 – Month of the Military Child

Mayor Bender read the proclamation into the record and presented it to members of the American Legion Auxiliary.

MINUTES

Approve the Minutes of the March 10, 2025 Meetings

Mayor Pro Tem Warner made a motion to approve the minutes of the March 10, 2025 meetings, 2nd by Council Member Carter; 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, 2nd by Council Member Carter; voted 5 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

Mayor Bender explained the process that is used for public hearings and said that each side would get a total of 20 minutes to speak about the application.

PUBLIC HEARING

2nd Reading - RZ 24-04 LUP 24-02 – Consideration and Action on applications by KJ Luxury Homes, LLC (applicant) and Summit Chase Country Club, Inc. (property owner) requesting: a) to amend the Snellville 2045 Future Land Use Map from Park/Residential to Residential –Low Density; and, b) amend the Official Zoning Map from RS-30 (Single-family Residential) District to RS-5 (Single-family Residential) District for a 150-lot single-family detached subdivision and 19.66± acres of open space including country club style tennis courts, swimming pool, clubhouse and other amenities for residents to enjoy on a 95.386± acre vacant, unused golf course and country club site with a gross density of 1.57 lots per acre, situated along Green Turf Drive and Classic Drive, 3197 Classic Drive, Snellville, Georgia (Tax Parcel 5093 106) Planning Director Thompson gave an overview and history of the application. He explained that a revised site plan was submitted on March 20, 2025, due to the presence of existing covenants on a portion of the property that were anticipated to be removed but ultimately were not. He stated that the Planning Commission recommended denial of LUP 24-02 and the Planning Department recommends approval of LUP 24-02 and approval of RZ 24-04 with conditions.

He read the conditions into the record follows:

1. The property shall be developed in accordance with the conceptual rezoning site plan entitled "Master Plan for Summit Chase West", dated 3-18-2025, (stamped received March 20, 2025), with modifications permitted to meet conditions of zoning or State, County, and City regulations. Substantial variation from the conceptual rezoning site plan, as determined by the Director of Planning and Development, will require Mayor and Council approval.
2. Building setbacks are as follows: front yard = 40 ft.; Rear yard = 30 ft.; side (interior) yard = 10 ft.; and side (street) yard = 25 ft. Maximum lot coverage = 45 %.
3. All driveways shall be a minimum of twenty-two (22) feet in length, measured from the front of the garage door to the edge of the sidewalk closest to the dwelling, and shall be wide enough to accommodate the parallel parking of two vehicles.
4. Developer to provide an emergency access gate at the connection point to the Green Turf Drive cul-de-sac for the sole use by emergency first responders.
5. All blasting activities shall be in accordance with The Georgia Blasting Standards Act. 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 the area are prohibited.

The Mayor and Council asked questions of Planning Director Thompson.

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Shane Lanham with Mahaffey Pickens Tucker, LLP was present representing the applicant and spoke about the history of the application and the current site plan. Mayor and Council asked questions of Mr. Lanham.

Mayor Bender opened the floor to public comment for anyone that wanted to speak in favor of the application or just had a general comment.

Tricia Rawlins, 2088 Harbour Oaks Drive, Snellville came forward with a general comment.

When no one else came forward Mayor Bender closed public comment for those in favor and opened the floor to public comment for those in opposition.

Kristina Vinsick, 1410 Summit Chase Drive, Snellville gave a presentation on behalf of the Summit Chase neighborhoods explaining their opposition.

Ken Dial, Zermatt Way, Snellville spoke in opposition.

Kenneth Morgan, Timberline Trace, spoke in opposition.

The 20-minute time period expired so Mayor Bender closed public comment for those in opposition.

Shane Lanham with Mahaffey Pickens Tucker, LLP came forward and addressed issues and concerns from the opposition.

The applicant, Don Britt, came forward and spoke about the unsuccessful attempts and ideas that had been explored in the past for the property.

The 20-minute time period for the applicant expired so Mayor Bender closed the public hearing.

Council Member Lenski made a motion to approve LUP 24-02 and RZ 24-04 with the seven (7) conditions that were read into the record, 2nd by Council Member Hetherington.

After discussion, Mayor Pro Tem Warner made a secondary motion to postpone until the April 28, 2025 meeting, 2nd by Council Member Carter.

After further discussion, the secondary motion to postpone was approved 4 in favor and 1 opposed, with Council Member Lenski casting the opposing vote.

Public Hearing has been completed and the main motion is postponed until the April 28, 2025 meeting.

Mayor Pro Tem Warner announced that he was leaving the meeting due to a family illness.

Mayor Bender called for a five (5) minute recess at 9:02 p.m.

Mayor Bender reconvened the meeting at 9:09 p.m.

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CONSENT AGENDA

None

OLD BUSINESS

None

NEW BUSINESS

Consideration and Action on RES 2025-05 – Renewal of the Certified City of Ethics Designation [Bender]

Council Member Hetherington made a motion to approve RES 2025-05, 2nd by Council Member Carter; voted 4 in favor and 0 opposed, motion approved. (A copy of RES 2025-05 is attached to and made a part of these minutes.)

Consideration and Action on RES 2025-06 – Renewal of the Certified City of Civility Designation [Bender]

Council Member Carter made a motion to approve RES 2025-06, 2nd by Council Member Hetherington; voted 4 in favor and 0 opposed, motion approved. (A copy of RES 2025-06 is attached to and made a part of these minutes.)

COUNCIL REPORTS

Council Members Carter, Hetherington, and Lenski 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.

Pat Roesler, 3388 Summit Turf Lane, Snellville.

Resident from Zermatt Way, Snellville.


Catherine Hardrick, 2280 Buckley Trail, Snellville.

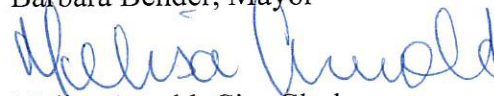
EXECUTIVE SESSION

None

ADJOURNMENT

Council Member Hetherington made a motion to adjourn, 2nd by Council Member Carter; voted 4 in favor and 0 opposed, motion approved. The meeting adjourned at 9:24 p.m.


Barbara Bender, Mayor


Melisa Arnold, City Clerk



CITY OF SNELLVILLE

Resolution

RES 2025-05

A RESOLUTION AUTHORIZING THE CITY OF SNELLVILLE TO SUBSCRIBE TO THE ETHICS PRINCIPLES OF THE GEORGIA MUNICIPAL ASSOCIATION AS A REQUIREMENT OF PARTICIPATION IN THE GEORGIA MUNICIPAL ASSOCIATION'S CERTIFIED CITY OF ETHICS PROGRAM

WHEREAS, the Board of Directors of the Georgia Municipal Association has established a Certified City of Ethics program; and,

WHEREAS, the City of Snellville wishes to be certified as a Certified City of Ethics under the Georgia Municipal Association Program; and,

WHEREAS, part of the certification process requires the Mayor and Council to subscribe to the Ethics principles approved by the Georgia Municipal Association Board;

NOW THEREFORE BE IT RESOLVED by the governing authority of the City of Snellville, Georgia, that as a group and as individuals, the governing authority subscribes to the following ethics principles and pledges to conduct its affairs accordingly:

1. Serve Others, Not Ourselves.
2. Use Resources with Efficiency and Economy.
3. Treat All People Fairly.
4. Use the Power of Our Position for The Well Being of Our Constituents.
5. Create an Environment of Honesty, Openness and Integrity.

RESOLVED this 24 day of March, 2025.



ATTEST:

Melisa Arnold
Melisa Arnold, City Clerk

APPROVED AS TO FORM:

John J. Crowley
John J. Crowley, City Attorney
Powell & Crowley, LLC

Barbara Bender

Barbara Bender, Mayor

(Absent)

Tod Warner, Mayor Pro Tem

Norman A. Carter

Norman A. Carter, Council Member

Kerry Hetherington

Kerry Hetherington, Council Member

Cristy Lenski

Cristy Lenski, Council Member

(Absent)

Gretchen Schulz, Council Member



RES 2025-06
PLEDGING TO PRACTICE AND PROMOTE CIVILITY IN THE CITY OF
SNELLVILLE

WHEREAS, the City Council of the City of Snellville (the “Council”), the governing body of the City of Snellville, Georgia (the “Municipality”), recognizes that robust debate and the right to self-expression, as protected by the First Amendment to the United States Constitution, are fundamental rights and essential components of democratic self-governance; and

WHEREAS, the City Council further recognizes that the public exchange of diverse ideas and viewpoints is necessary to the health of the community and the quality of governance in the Municipality; and

WHEREAS, the members of City Council, as elected representatives of the community and stewards of the public trust, recognize their special role in modeling open, free and vigorous debate while maintaining the highest standards of civility, honesty and mutual respect; and

WHEREAS, City Council meetings are open to the public and thus how City officials execute their legal duties is on public display. In that regard, City officials pledge that during public meetings, they will not engage in texting, sending email or any other actions that display a lack of concern or attention to the city's business,

WHEREAS, civility by City officials in the execution of their legislative duties and responsibilities fosters respect, kindness and thoughtfulness between City officials, avoiding personal ill will which results in actions being directed to issues made in the best interests of residents; and

WHEREAS, civility between City officials presents an opportunity to set a positive example of conduct and promotes thoughtful debate and discussion of legislative issues, resulting in better public policy and a more informed electorate while also encouraging civil behavior between residents; and

WHEREAS, civility between City officials is possible if each member of the elected body remembers that they represent not only themselves, but the constituents of their district and city; and

WHEREAS, in order to publicly declare its commitment to civil discourse and to express its concern for the common good and well-being of all of its residents, the City Council has determined to adopt this resolution.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION ONE

The City of Snellville pledges to practice and promote civility within the governing body as a means of conducting legislative duties and responsibilities.

SECTION TWO

The elected officials of the City Council enact this civility pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of the City of Snellville.

SECTION THREE

This pledge strives to ensure that all communication be open, honest, and transparent as this is vital for cultivating trust and relationships.

SECTION FOUR

This pledge strives to show courtesy by treating all colleagues, staff and members of the public in a professional and respectful manner whether in-person, online or in written communication, especially when we disagree.

SECTION FIVE

This pledge strives to ensure mutual respect to achieve municipal goals, recognizing that patience, tolerance and civility are imperative to success and demonstrates the Council's commitment to respect different opinions, by inviting and considering different perspectives, allowing space for ideas to be expressed, debated, opposed, and clarified in a constructive manner.

SECTION SIX

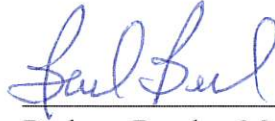
This pledge demonstrates our commitment against violence and incivility in all their forms whenever and wherever they occur in all our meetings and interactions.

SECTION SEVEN

The City of Snellville expects members of the public to be civil in its discussion of matters under consideration by and before the City Council, with elected officials, staff, and each other.

ADOPTED this 24 day of March, 2025.

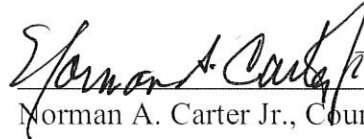
[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Barbara Bender, Mayor

(Absent)

Tod Warner, Mayor Pro Tem



Norman A. Carter Jr., Council Member



Kerry Hetherington, Council Member



Cristy Lenski, Council Member

(Absent)

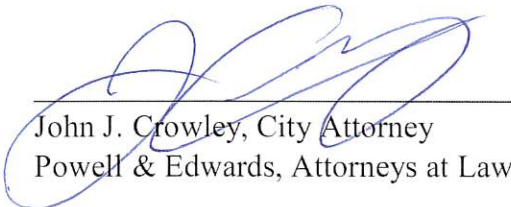
Gretchen Schulz, Council Member

ATTEST:



Melisa Arnold, City Clerk

APPROVED AS TO FORM:



John J. Crowley, City Attorney
Powell & Edwards, Attorneys at Law, P.C.