



PUBLIC HEARING & REGULAR BUSINESS MEETING  
OF MAYOR AND COUNCIL  
CITY OF SNELLVILLE, GEORGIA  
MONDAY, MAY 12, 2025

Present: Mayor Barbara Bender, Mayor Pro Tem Tod Warner, Council Members Norman A. Carter Jr., Cristy Lenski and Gretchen Schulz. (Council Member Kerry Hetherington was absent.) Also present City Manager Matthew Pepper, Assistant City Manager Mercy Montgomery, City Attorney Tony Powell with Powell and Crowley, Police Chief Greg Perry, Captain John Tainter, Public Works Director David Mitchell, 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 7:32 p.m.

**INVOCATION**

Attorney Powell gave the invocation.

**PLEDGE TO THE FLAG**

Mayor Pro Tem Warner led the Pledge of Allegiance.

**CEREMONIAL MATTERS**

PRO 2025-11 – Poppy Proclamation

Mayor Bender read the proclamation into the record and presented it to Ms. Cricket Agee of the Ladies Auxiliary of American Legion Post 232.

**MINUTES**

Approve the Minutes of the April 28, 2025 Meetings

Council Member Lenski made a motion to approve the minutes of the April 28, 2025 meetings, 2<sup>nd</sup> by Council Member Carter; voted 5 in favor and 0 opposed, motion approved.

**INVITED GUESTS**

Newton's Crest HOA Presentation

Ms. Shahara Ruth and members of the Newton's Crest Home Owner's Association presented the Police Department, Code Enforcement, and Public Works with plaques in recognition for their work in their neighborhood.

**COMMITTEE / DEPARTMENT REPORTS**

None

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL  
MONDAY, MAY 12, 2025  
PAGE TWO

**APPROVAL OF THE AGENDA**

Council Member Lenski made a motion to approve the agenda as presented, 2<sup>nd</sup> by Council Member Schulz; voted 5 in favor and 0 opposed, motion approved.

**PUBLIC HEARING**

None

**CONSENT AGENDA**

None

**OLD BUSINESS**

2nd Reading - RZ 25-03 LUP 25-01 – Consideration and Action on applications by The Revive Land Group, LLC (applicant) and Chris Dusik (property owner) and Soren S. Thomas Living Trust (property owner) requesting: a) to amend the Snellville 2045 Future Land Use Map from Residential –Low Density to Residential –Medium Density; b) to amend the Official Zoning Map from RS-30 (Single-family Residential) District to RX (Mixed Residential) District; and c) variance from UDO Sec. 201-1.6(D)(1) to increase the front yard area used for driveways from 35% to 67% for townhomes and 40% for single-family detached homes. The proposed project is for a single-family residential community consisting of 28 single-family (detached) homes and 42 single-family (attached) townhomes on a 15.149± acre site with a gross density of 4.62 units per acre, 2587 and 2597 Lenora Church Road, Snellville, Georgia (Tax Parcels 5027 001 and 5027 001E)

Mayor Bender explained that the public hearing was completed at the prior meeting and the motion to approve was withdrawn and replaced with a motion to postpone.

Council Member Lenski recused herself since her property abuts the development. She left the meeting at 7:44 p.m.

Planning Director Thompson reviewed the revised site plan that was submitted based on Council concerns expressed at the last meeting. He read the conditions into the record that were added due to the revisions:

7. No home shall be altered after construction as to add any bedrooms or bathrooms without getting proper permitting and approval from the City of Snellville.
8. Anywhere the 15 feet external buffer strip is disturbed, it shall be replanted with staggered 12 feet tall, 4-inch caliber trees to provide screening against existing residential structures.
9. Open space areas on the northwest corner and the southwest corner, shall remain undisturbed with the exception of necessary grading and utilities.
10. A decel lane shall be required at the entrance as shown on the conceptual site plan dated 5-1-2025.

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL  
MONDAY, MAY 12, 2025  
PAGE THREE

11. The planted landscape strip between the stormwater pond and Lenora Church Road shall be increased from 10 feet wide to 20 feet wide as shown on the conceptual site plan site dated 5-1-2025 and shall include evergreen tree screening across the street frontage.
12. Horizontal street alignment minimum radius shall be 50.5 feet, as shown on the conceptual site plan dated 5-1-2025 and shall meet Gwinnett County fire code.

Mayor Pro Tem Warner asked questions about the development.

Mayor Pro Tem Warner made a motion to approve RZ 25-03 and LUP 25-01 (referencing ordinances 2025-07 and 2025-08) with the recommended twelve (12) conditions, one (1) variance and the addition of two (2) new conditions, #13 and #14:

VARIANCE:

1. Approval of variance from UDO Sec. 201-1.6(D)(1) to increase the amount of front yard area for driveways from 35% to 67% for townhomes and from 35% to 40% for single-family (detached) lots.

CONDITIONS:

1. The property shall be developed in accordance with the conceptual rezoning site plan entitled "Somerset at Snellville", dated 5-1-2025 (stamped received MAY 5 2025) in Exhibit "B", a copy of which is attached hereto and incorporated herein by reference, 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. Townhomes shall be developed and constructed in accordance with the UDO provisions in effect prior to the 3-10-2025 approved text amendment #8.
3. 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.
4. Signs higher than 15 feet and larger than 225 sq. ft. in area are prohibited.
5. A mandatory Homeowner's Association shall be formed and incorporated within the State of Georgia for all single-family (detached) and (attached) lots in the development and common areas. A rental cap of ten-percent (10%) of the total number of lots at any given time for rentals greater than thirty (30) consecutive days shall be placed on the development with such language being included in the Homeowner's Association Declaration of Covenants, Conditions and Restrictions.

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL  
MONDAY, MAY 12, 2025  
PAGE FOUR

6. Any garage shall not be converted to any other use such as an additional living room or bedroom.
7. No home shall be altered after construction as to add any bedrooms or bathrooms without getting proper permitting and approval from the City of Snellville.
8. Anywhere the 15 feet external buffer strip is disturbed, it shall be replanted with staggered 12 feet tall, 4-inch caliber trees to provide screening against existing residential structures.
9. Open space areas on the northwest corner and the southwest corner, shall remain undisturbed with the exception of necessary grading and utilities.
10. A decel lane shall be required at the entrance as shown on the conceptual site plan dated 5-1-2025.
11. The planted landscape strip between the stormwater pond and Lenora Church Road shall be increased from 10 feet wide to 20 feet wide as shown on the conceptual site plan site dated 5-1-2025 and shall include evergreen tree screening across the street frontage.
12. Horizontal street alignment minimum radius shall be 50.5 feet, as shown on the conceptual site plan dated 5-1-2025 and shall meet Gwinnett County fire code.
13. On properties abutting the 15-foot planted buffer a low maintenance fence to be installed before occupancy to divide the new single-family homes from the planted buffer strip.
14. A "No Parking" zone will be installed on the interior radius of the street on the northwest corner of the property and the southwest corner of the property as approved by the Director of Planning and Development.

The motion was seconded by Council Member Carter.

Mayor Pro Tem Warner spoke about the site plan.

The motion was voted 4 in favor and 0 opposed, motion approved. (A copy of ORD 2025-07 and 2025-08 are attached to and made a part of these minutes.)

Council Member Lenski returned to the meeting at 7:55 p.m.

#### **NEW BUSINESS**

Consideration and Action on Award of Annual Resurfacing & Paving Bid PW250326 [Bender]

Mayor Bender explained that SPLOST and LMIG help to fund the paving projects and the projects are chosen based on a street listing.

Council Member Schulz made a motion to award the bid to ER Snell in the amount of \$759,699.78, 2<sup>nd</sup> by Council Member Lenski; voted 5 in favor and 0 opposed, motion approved.

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL  
MONDAY, MAY 12, 2025  
PAGE FIVE

**COUNCIL REPORTS**

Council Members Carter, Lenski, Schulz, and Mayor Pro Tem Warner 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.

Kurt Schulz, 2027 Tanglewood Drive, Snellville.

Gerard Reynolds, 1054 Luke Street, Snellville.

Tyler Palich, 3224 Brooks Court, Snellville.

Cat Hardrick, 2280 Buckley Trail, Snellville.

**EXECUTIVE SESSION**

None

**ADJOURNMENT**

Council Member Carter made a motion to adjourn, 2nd by Council Member Schulz; voted 5 in favor and 0 opposed, motion approved. The meeting adjourned at 8:29 p.m.



Barbara Bender, Mayor



Melisa Arnold, City Clerk

**STATE OF GEORGIA**  
**CITY OF SNELLVILLE**

**ORDINANCE NO. 2025-07**

AN ORDINANCE TO AMEND THE 2045 COMPREHENSIVE PLAN FUTURE LAND USE MAP FOR THE CITY OF SNELLVILLE, GEORGIA, AS AMENDED, FOR THE 15.149± ACRE TRACT OF LAND LOCATED IN LAND LOT 27 OF THE 5<sup>TH</sup> LAND DISTRICT, GWINNETT COUNTY, GEORGIA, 2587-2597 LENORA CHURCH ROAD, SNELLVILLE, GEORGIA; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

<b>CASE NUMBER:</b>	#LUP 25-01
<b>LOCATION:</b>	2587-2597 Lenora Church Road, Snellville, Georgia
<b>SIZE:</b>	15.149± Acres
<b>TAX PARCEL(s):</b>	5027 001 and 5027 001E
<b>REQUESTED FUTURE LAND USE MAP AMENDMENT:</b>	Residential –Medium Density
<b>DEVELOPMENT/PROJECT:</b>	28-Lot Single-family (Detached) and 42-Unit Single-family (Attached) Subdivision
<b>APPLICANT:</b>	The Revive Land Group, LLC c/o Mahaffey Pickens Tucker, LLP Shane M. Lanham, Attorney for Applicant Lawrenceville, Georgia 30043
<b>PROPERTY OWNER:</b> (Parcel R5027 001)	Chris Dusik 2587 Lenora Church Rd, Snellville, GA 30078

**PROPERTY OWNER:**  
(Parcel R5027 001E)

Soren S. Thomas Living Trust  
PO Box 80042, Atlanta, GA 30366

**WHEREAS**, the governing authority of the City of Snellville, Georgia is the Mayor and Council thereof; and

**WHEREAS**, the governing authority of the City of Snellville, Georgia desires to amend the 2045 Comprehensive Plan Future Land Use Map as it applies to the 15.149± acre tract of land located in Land Lot 27 of the 5<sup>th</sup> Land District, Gwinnett County, Georgia at 2587-2597 Lenora Church Road, Snellville, Georgia (Tax Parcels 5027 001 and 5027 001E) for a mixed single-family (attached and detached) residential subdivision; and

**WHEREAS**, the subject property is located just south and outside of the Towne Center Character Area at the northern portion of the No Business Creek Character Area on the Snellville 2045 Comprehensive Plan Future Development Map; and

**WHEREAS**, the Residential –Medium Density future land use category is a *Considered* future land use category for the requested RX (Mixed Residential) zoning district; and,

**WHEREAS**, the health, safety, and welfare of the citizens of Snellville, Georgia, will be positively impacted by the adoption of this Ordinance; therefore:

**IT IS HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF SNELLVILLE, GEORGIA**, and by the authority thereof:

**Section 1.** The future land use designation of the 15.149± acre tract of land described and shown on the boundary survey entitled “Lenora Church Road Properties” sealed and dated 1-24-2025 (stamped received FEB 11 2025) in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference is hereby amended and changed from Residential –Low Density to Residential –Medium Density.

This change in the future land use is to be noted on the City of Snellville 2045 Comprehensive Plan Future Land Use Map, as previously amended and as approved by the Mayor and Council as soon as reasonably possible following the adoption of this Ordinance. The future land use map shall also be amended with an editorial note specifying the date this Snellville Land Use Plan Amendment was approved by the Mayor and Council and specifying the parcel(s) affected by this Ordinance. Until the change is indicated on the City of Snellville 2045 Comprehensive Plan Future Land Use Map approved by the Mayor and Council, this Ordinance shall govern over the City of Snellville 2045 Comprehensive Plan Future Land Use Map approved by the Mayor and Council to the extent of any discrepancy between this Ordinance and the City of Snellville 2045 Comprehensive Plan Future Land Use Map approved by the Mayor and Council.

**Section 2.** The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

**Section 3.** (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence,



clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

**Section 4.** Penalties in effect for violations of the Unified Development Ordinance of the City of Snellville at the time of the effective date of this Ordinance shall be and are hereby made applicable to this Ordinance and shall remain in full force and effect.

**Section 5.** All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

**Section 6.** This Ordinance was adopted on 5/12, 2025. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

ORDAINED this 12 day of May, 2025.

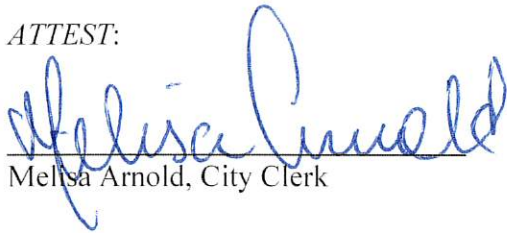


Barbara Bender, Mayor



Tod Warner, Mayor Pro Tem

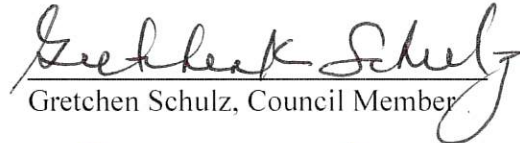
ATTEST:



Melissa Arnold, City Clerk

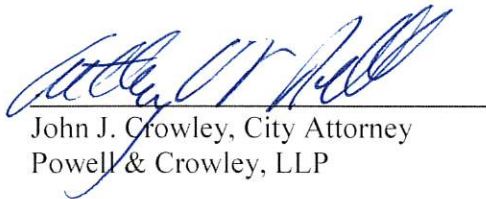
(Recused)

Cristy Lenski, Council Member



Gretchen Schulz, Council Member

APPROVED AS TO FORM:



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

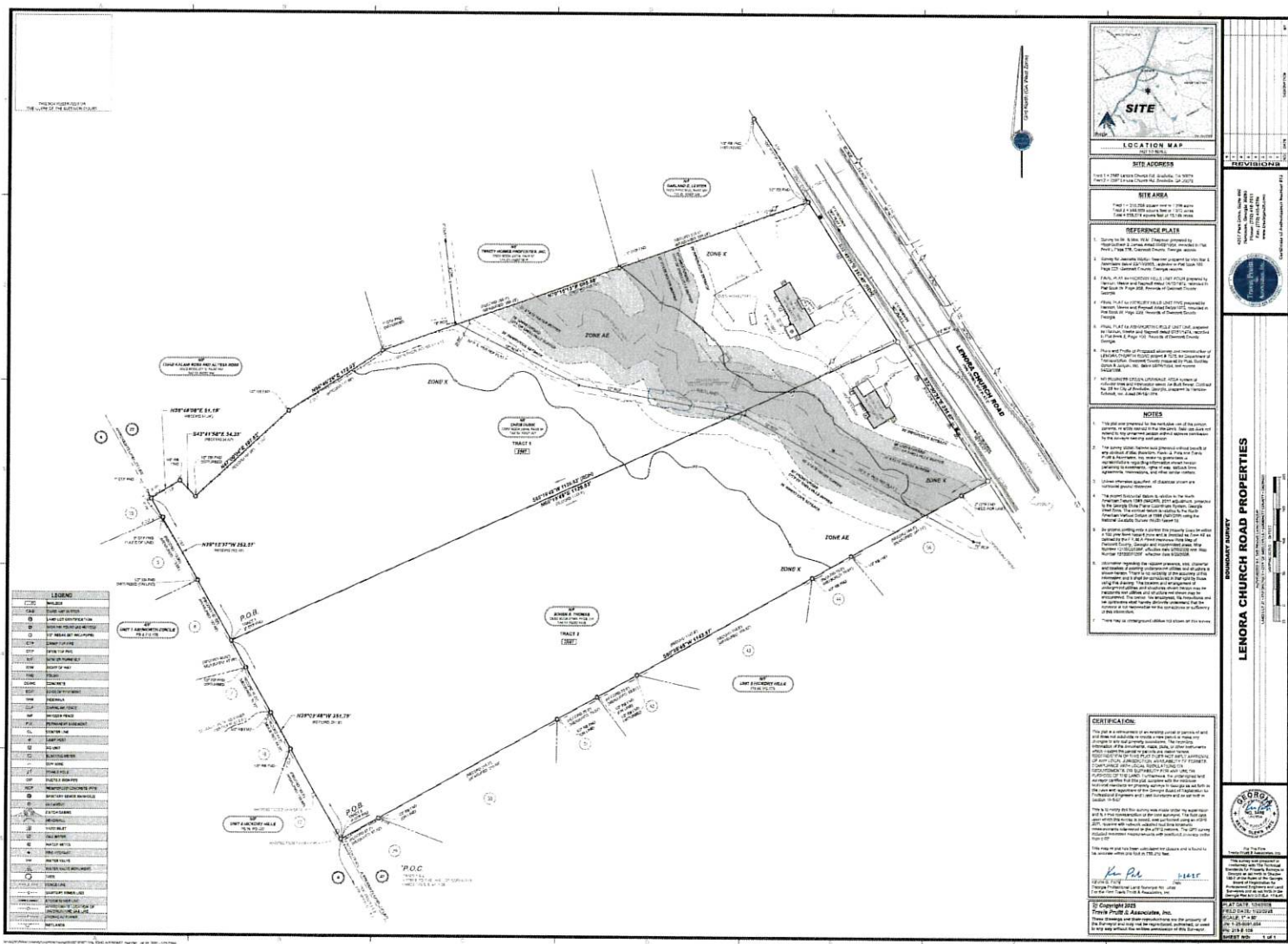
(Absent)

Kerry Hetherington, Council Member



Norman Carter, Council Member

EXHIBIT "A"



LEGEND	
1	EXISTING LOT
2	EXISTING LOT
3	EXISTING LOT
4	EXISTING LOT
5	EXISTING LOT
6	EXISTING LOT
7	EXISTING LOT
8	EXISTING LOT
9	EXISTING LOT
10	EXISTING LOT
11	EXISTING LOT
12	EXISTING LOT
13	EXISTING LOT
14	EXISTING LOT
15	EXISTING LOT
16	EXISTING LOT
17	EXISTING LOT
18	EXISTING LOT
19	EXISTING LOT
20	EXISTING LOT
21	EXISTING LOT
22	EXISTING LOT
23	EXISTING LOT
24	EXISTING LOT
25	EXISTING LOT
26	EXISTING LOT
27	EXISTING LOT
28	EXISTING LOT
29	EXISTING LOT
30	EXISTING LOT
31	EXISTING LOT
32	EXISTING LOT
33	EXISTING LOT
34	EXISTING LOT
35	EXISTING LOT
36	EXISTING LOT
37	EXISTING LOT
38	EXISTING LOT
39	EXISTING LOT
40	EXISTING LOT
41	EXISTING LOT
42	EXISTING LOT
43	EXISTING LOT
44	EXISTING LOT
45	EXISTING LOT
46	EXISTING LOT
47	EXISTING LOT
48	EXISTING LOT
49	EXISTING LOT
50	EXISTING LOT
51	EXISTING LOT
52	EXISTING LOT
53	EXISTING LOT
54	EXISTING LOT
55	EXISTING LOT
56	EXISTING LOT
57	EXISTING LOT
58	EXISTING LOT
59	EXISTING LOT
60	EXISTING LOT
61	EXISTING LOT
62	EXISTING LOT
63	EXISTING LOT
64	EXISTING LOT
65	EXISTING LOT
66	EXISTING LOT
67	EXISTING LOT
68	EXISTING LOT
69	EXISTING LOT
70	EXISTING LOT
71	EXISTING LOT
72	EXISTING LOT
73	EXISTING LOT
74	EXISTING LOT
75	EXISTING LOT
76	EXISTING LOT
77	EXISTING LOT
78	EXISTING LOT
79	EXISTING LOT
80	EXISTING LOT
81	EXISTING LOT
82	EXISTING LOT
83	EXISTING LOT
84	EXISTING LOT
85	EXISTING LOT
86	EXISTING LOT
87	EXISTING LOT
88	EXISTING LOT
89	EXISTING LOT
90	EXISTING LOT
91	EXISTING LOT
92	EXISTING LOT
93	EXISTING LOT
94	EXISTING LOT
95	EXISTING LOT
96	EXISTING LOT
97	EXISTING LOT
98	EXISTING LOT
99	EXISTING LOT
100	EXISTING LOT

**LOCATION MAP**

**SITE ADDRESS**

**SITE AREA**

**REFERENCE PLAT**

**NOTES**

**CERTIFICATION**

**REVISIONS**

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

**LEWIS CHURCH ROAD PROPERTIES**

**OWNER**

**PREPARED BY**

**DATE**

**SCALE**

**PROJECT NO.**

**STATE OF GEORGIA**

**CITY OF SNELLVILLE**

**ORDINANCE NO. 2025-08**

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SNELLVILLE, GEORGIA, AS AMENDED, FOR A 15.149± ACRE TRACT OF LAND LOCATED IN LAND LOT 27 OF THE 5<sup>TH</sup> LAND DISTRICT, GWINNETT COUNTY, GEORGIA, 2587-2597 LENORA CHURCH ROAD, SNELLVILLE, GEORGIA; TO GRANT VARIANCES; TO ADD CONDITIONS AFFECTING THE PROPERTY; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

<b>CASE NUMBER:</b>	#RZ 25-03
<b>LOCATION:</b>	2587-2597 Lenora Church Road, Snellville, Georgia
<b>SIZE:</b>	15.149± Acres
<b>TAX PARCEL(s):</b>	5027 001 and 5027 001E
<b>REQUESTED ZONING:</b>	RX (Mixed Residential) District
<b>DEVELOPMENT/PROJECT:</b>	28-Lot Single-family (Detached) and 42-Unit Single-family (Attached) Subdivision
<b>APPLICANT:</b>	The Revive Land Group, LLC c/o Mahaffey Pickens Tucker, LLP Shane M. Lanham, Attorney for Applicant Lawrenceville, Georgia 30043
<b>PROPERTY OWNER:</b> (Parcel R5027 001)	Chris Dusik 2587 Lenora Church Rd, Snellville, GA 30078
<b>PROPERTY OWNER:</b> (Parcel R5027 001E)	Soren S. Thomas Living Trust PO Box 80042, Atlanta, GA 30366

**WHEREAS**, the governing authority of the City of Snellville, Georgia is the Mayor and Council thereof; and

**WHEREAS**, the governing authority of the City of Snellville, Georgia desires to amend its official zoning map as it applies to the 15.149± acre tract of land located at 2587-2597 Lenora Church Road, Snellville, Georgia (Tax Parcels 5027 001 and 5027 001E) for a mixed single-family (attached and detached) residential subdivision; and

**WHEREAS**, the governing authority of the City of Snellville, Georgia desires to grant variance from Article 1 of Chapter 200 of the Snellville Unified Development Ordinance; and

**WHEREAS**, the governing authority of the City of Snellville, Georgia desires to add conditions of zoning to the property; and,

**WHEREAS**, the health, safety, and welfare of the citizens of Snellville, Georgia, will be positively impacted by the adoption of this Ordinance; therefore:

**IT IS HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF SNELLVILLE, GEORGIA**, and by the authority thereof:

**Section 1.** The Official Zoning Map for the City of Snellville, Georgia for the 15.149± acre tract of land described and shown on the boundary survey entitled “Lenora Church Road Properties” sealed and dated 1-24-2025 (stamped received FEB 11 2025) in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference is hereby amended and changed from RS-30 (Single-family Residential) District to RX (Mixed Residential) District, subject to the attachment of the following enumerated variance and conditions:

**VARIANCE:**

1. Approval of variance from UDO Sec. 201-1.6(D)(1) to increase the amount of front yard area for driveways from 35% to 67% for townhomes and from 35% to 40% for single-family (detached) lots.

CONDITIONS:

1. The property shall be developed in accordance with the conceptual rezoning site plan entitled "Somerset at Snellville", dated 5-1-2025 (stamped received MAY 5 2025) in Exhibit "B", a copy of which is attached hereto and incorporated herein by reference, 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. Townhomes shall be developed and constructed in accordance with the UDO provisions in effect prior to the 3-10-2025 approved text amendment #8.
3. 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.
4. Signs higher than 15 feet and larger than 225 sq. ft. in area are prohibited.
5. A mandatory Homeowner's Association shall be formed and incorporated within the State of Georgia for all single-family (detached) and (attached) lots in the development and common areas. A rental cap of ten-percent (10%) of the total number of lots at any given time for rentals greater than thirty (30) consecutive days shall be placed on the development with such language being included in the Homeowner's Association Declaration of Covenants, Conditions and Restrictions.
6. Any garage shall not be converted to any other use such as an additional living room or bedroom.
7. No home shall be altered after construction as to add any bedrooms or bathrooms without getting proper permitting and approval from the City of Snellville.
8. Anywhere the 15 feet external buffer strip is disturbed, it shall be replanted with staggered 12 feet tall, 4 inch caliber trees to provide screening against existing residential structures.
9. Open space areas on the northwest corner and the southwest corner, shall remain undisturbed with the exception of necessary grading and utilities.
10. A decel lane shall be required at the entrance as shown on the conceptual site plan dated 5-1-2025.

11. The planted landscape strip between the stormwater pond and Lenora Church Road shall be increased from 10 feet wide to 20 feet wide as shown on the conceptual site plan site dated 5-1-2025 and shall include evergreen tree screening across the street frontage.
12. Horizontal street alignment minimum radius shall be 50.5 feet, as shown on the conceptual site plan dated 5-1-2025 and shall meet Gwinnett County fire code.
13. On properties abutting the 15-foot planted buffer a low maintenance fence to be installed before occupancy to divide the new single-family homes from the planted buffer strip.
14. A "No Parking" zone will be installed on the interior radius of the street on the northwest corner of the property and the southwest corner of the property as approved by the Director of Planning and Development.

**Section 2.** The changes in zoning classification are to be noted on the Official Zoning Map of the City of Snellville, Georgia as approved by the Mayor and Council as soon as reasonably possible following the adoption of this Ordinance. The Official Zoning Map of the City of Snellville, Georgia, shall also be amended with an editorial note specifying the date these Snellville zoning amendments were approved by the Mayor and Council and specifying the parcels affected by this Ordinance. Until the changes are indicated on the Official Zoning Map of the City of Snellville, Georgia, as approved by the Mayor and Council, this Ordinance shall govern over Official Zoning Map of the City of Snellville, Georgia approved by the Mayor and Council to the extent of any discrepancy between this Ordinance and the Official Zoning Map of the City of Snellville, Georgia approved by the Mayor and Council.

**Section 3.** The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

**Section 4.** (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are



or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

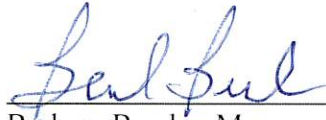
**Section 5.** Penalties in effect for violations of Chapter 1 of the Code of Ordinances, City of Snellville, Georgia at the time of the effective date of this Ordinance shall be and are hereby made applicable to this Ordinance and shall remain in full force and effect.

**Section 6.** All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed

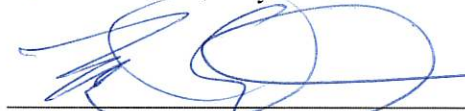
**Section 7.** This Ordinance was adopted on 5/12, 2025. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

ORDAINED this 12 day of May, 2025.



Barbara Bender, Mayor



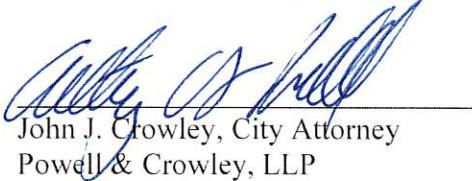
Tod Warner, Mayor Pro Tem

ATTEST:



Melisa Arnold, City Clerk

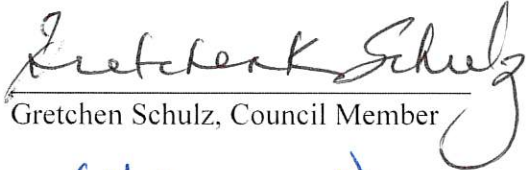
APPROVED AS TO FORM:



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

(Absent)

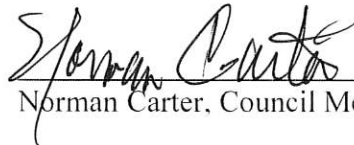
Cristy Lenski, Council Member



Gretchen Schulz, Council Member

(Absent)

Kerry Hetherington, Council Member



Norman Carter, Council Member

EXHIBIT "A"

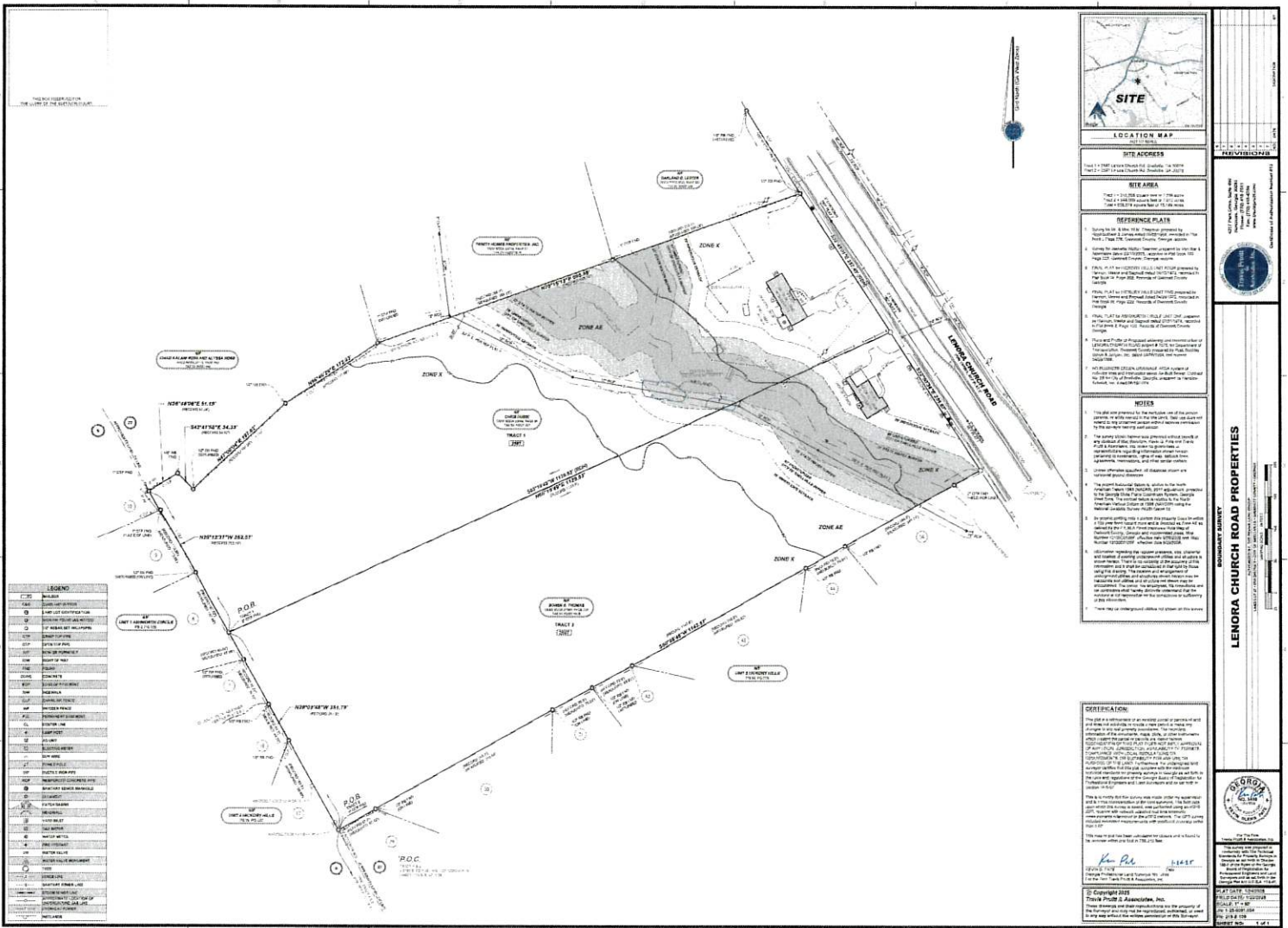


EXHIBIT "B"

