



PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, FEBRUARY 22, 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 Attorney Chuck Ross and Attorney Jay Crowley with Powell and Edwards Attorneys at Law, Planning and Development Director Jason Thompson, Chief Roy Whitehead, Assistant Chief Greg Perry, Public Information Officer Brian Arrington, Economic Development Manager Eric Van Otteren and City Clerk Melisa Arnold.

CALL TO ORDER

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

INVOCATION

Marcus Huff gave the invocation.

PLEDGE TO THE FLAG

Stephanie McDonald and students from Snellville Performing Arts led the Pledge of Allegiance.

CEREMONIAL MATTERS

Administer Oath of Office to of Antonio Jones for Planning Commission Post 2
Mayor Bender administered the oath to Tony Jones.

MINUTES

Approve the Minutes of the February 5, 2021 Meeting and February 8, 2021 Meetings
Mayor Pro Tem Emanuel made a motion to approve the minutes of the February 5, 2021 Meeting and February 8, 2021 Meetings, 2nd by Council Member Destang; voted 6 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 with one amendment to move New Business Item "c" Mayors Nomination and Council Confirmation of Marcus Huff to Snellville Youth Commission Advisory Board as the next agenda item, 2nd by Mayor Pro Tem Emanuel; voted 6 in favor and 0 opposed, motion approved.

City of Snellville Administration Department

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Mayors Nomination and Council Confirmation of Marcus Huff to Snellville Youth Commission Advisory Board [Lenski]

Mayor Bender nominated Marcus Huff to the Snellville Youth Commission Advisory Board, confirmed 6 in favor and 0 opposed, nomination confirmed.

PUBLIC HEARING

2nd Reading - RZ 20-03 LUP 20-02 SUP 20-02 – Consideration and Recommendation on applications by Khalid Javed & Rita Shah to amend the Snellville 2040 Comprehensive Plan Future Land Use Map from Office-Professional to Commercial Retail; Official Zoning Map amendment from OP (Office Professional) District to BG (General Business) District; and request for a Special Use Permit for a 95 room hotel development on a 5.08± acre property located at 2752 W. Main Street, Snellville, Georgia (Tax Parcel 5007 018)

Planning Director Jason Thompson gave an overview of the application and said that the Planning Commission and Planning Department both recommend approval of LUP 20-02 and RZ 20-03 and denial of SUP 20-02. The Council asked questions about the project.

Mohsen Ashfaque, 2456 Bent Oak Trail was present representing the applicants. He thanked Planning and the Council for their consideration and spoke about the project, property layout and uses.

Mayor Bender opened the floor to public comment:

Kim Long, 2259 Valley Drive, Snellville spoke in opposition.

Stephen Moonen, 2856 Lanier Drive, Snellville spoke in opposition.

Robert Tanner, 2734 Twin Springs Drive, Snellville spoke in opposition.

Mr. Ashfaque asked the Mayor and Council to approve LUP 20-02 and RZ 20-03 and then stated he would like to withdraw SUP 20-02 for the hotel.

No one else came forward so Mayor Bender closed public comment.

Mayor and Council asked Planning Director Thompson if future projects at that location would have to come back before Council and he confirmed that it is a condition in the approval ordinance.

Council Member Warner made a motion to approve LUP 20-02 with reference to ORD 2021-02, 2nd by Council Member Lenski; voted 6 in favor and 0 opposed, motion approved. (A copy of ORD 2021-02 is attached to and made a part of these minutes)

Council Member Lenski made a motion to approve RZ 20-03 with reference to ORD 2021-01, 2nd by Council Member Schulz, voted 6 in favor and 0 opposed, motion approved. (A copy of ORD 2021-01 is attached to and made a part of these minutes)

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Mayor Pro Tem Emanuel made a motion to approve the withdrawal request by the applicant for SUP 20-02, 2nd by Council Member Destang; voted 6 in favor and 0 opposed, motion approved.

Mayor Bender called for a 5 minutes recess at 8:24 p.m.
The meeting reconvened at 8:30 p.m.

2nd Reading - RZ 20-04 LUP 20-03 – Consideration and Recommendation on applications by Meritage Homes of Georgia (applicant) and Crawford F. Juhan, Jr. (property owner) and Edjen Finance, LLC (property owner) requesting to amend the Snellville 2040 Comprehensive Plan Future Land Use Map from Office-Professional and Low-Density Residential to Medium-Density Residential; Official Zoning Map amendment from OP (Office Professional) District and BG (General Business) District to R-TH (Single-family Residential Townhome) District and request for variance from the front-load garage setback requirement for a 101-unit townhome development on a 14.724± acre site having a density of 6.859 units per acre, located at 2465 Scenic Highway S, Snellville, Georgia (Tax Parcels 5006 002 and 5006 003)

Planning Director Jason Thompson gave an overview of the application and said that the Planning Commission and Planning Department both recommend approval of LUP 20-03 and RZ 20-04. The Council asked questions about the project.

Mitch Peevy, 6095 Atlanta Highway, Buford was present representing the applicant. He spoke about the project's quality and front entrance versus rear entrance. Council asked questions of Mr. Peevy.

Mayor Bender opened the floor to public comment:

Stephen Moonen, 2856 Lanier Drive Snellville spoke in opposition but thanked developer for his communication.

Richard Adcox, 2876 Lanier Drive Snellville spoke in opposition but thanked developer for his communication.

Michael Long, 2259 Valley Drive, Snellville expressed concern over design of the townhomes.

Kim Long, 2259 Valley Drive, Snellville expressed concern over project.

No one else came forward so Mayor Bender closed public comment.

Mr. Peevy came forward and talked about the price point of the project, how it would be a Home Owner's Association development, how it would attract young people and empty nesters, and layout of the townhomes. He answered questions of Council Member Lenski.

Planning Director Thompson clarified what would need to be done if the application is approved or denied.

Council Member Lenski made a motion to deny LUP 20-03 with reference to ORD 2021-05, 2nd by Mayor Pro Tem Emanuel.

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After further discussion by Council, Mitch Peevy came forward and asked if the item could be tabled.

Council Member Lenski withdrew her motion to deny LUP 20-03.

Council Member Schulz made a motion to table LUP 20-03 until the March 22nd Public Hearing, 2nd by Council Member Warner; voted 6 in favor and 0 opposed, motion approved.

Council Member Schulz made a motion to table RZ 20-04 until the March 22nd Public Hearing, 2nd by Council Member Destang; voted 6 in favor and 0 opposed, motion approved.

2nd Reading - SUP 20-03 – Consideration and Recommendation on application by Melvin Lee Harris (applicant for the Love Center Family Ministry) and MCRE Management Partners, LLC (property owner) requesting a Special Use Permit for a Place of Worship located in Suites 2124-2130 of the Fountain Square Shopping Center, zoned BG (General Business) District, 2110 McGee Road, Snellville, Georgia (Tax Parcel 5007 230)

Planning Director Jason Thompson gave an overview of the application. He advised the Planning Commission and Planning Department both recommend denial.

Applicants Melvin and Sandra Harris were present. Mrs. Harris advised that when they signed the lease the property owner did not tell them about the Special Use Permit that would be needed. She spoke about the work and money that had already been put into renovating the spaces.

Mayor Bender opened the floor to public comment:

Kurt Schulz, 2027 Tanglewood Drive, Snellville came forward and asked about taxation on the property.

No one else came forward so Mayor Bender closed public comment.

Council Member Lenski made a motion to approve SUP 20-03 with reference to ORD 2021-06 with the amendment that there would be a 14 month sunset provision or until end of the lease, 2nd by Council Member Destang. (A copy of ORD 2021-06 is attached to and made a part of these minutes)

Mayor Pro Tem Emanuel and Council Member Warner spoke.

The motion was voted 6 in favor and 0 opposed, motion approved.

CONSENT AGENDA

None

OLD BUSINESS

None

NEW BUSINESS

Consideration and Action on Mayor and Council Review and Approval of Initial Development Plan and Budget for City Market Development [Bender]

City Manager Butch Sanders gave an overview about the item. He advised this is 1 of the 6 approvals that will be needed throughout the process.

Council Member Schulz made a motion to approve the Initial Development Plan and Budget for the City Market Development, 2nd by Mayor Pro Tem Emanuel; voted 6 in favor and 0 opposed, motion approved.

Consideration and Action on Approval of RES 2021-02 Amendments to the Snellville Youth Commission Enabling Resolution [Lenski]

Council Member Lenski gave a brief overview of the changes.

Council Member Lenski made a motion to approve RES 2021-02, 2nd by Mayor Pro Tem Emanuel; voted 6 in favor and 0 opposed, motion approved. (A copy of RES 2021-02 is attached to and made a part of these minutes)

Mayors Nomination and Council Confirmation of Marcus Huff to Snellville Youth Commission Advisory Board [Lenski]

This item was handled after Approval of the Agenda.

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


None


EXECUTIVE SESSION

None

ADJOURNMENT

Mayor Pro Tem Emanuel made a motion to adjourn, 2nd by Council Member Lenski; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 9:52 p.m.


Barbara Bender, Mayor


Melisa Arnold, City Clerk