



PUBLIC HEARING & REGULAR BUSINESS MEETING  
OF MAYOR AND COUNCIL  
CITY OF SNELLVILLE, GEORGIA  
MONDAY, FEBRUARY 28, 2022

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 Assistant City Attorney Jay Crowley with Powell and Edwards Attorneys at Law, Planning and Development Director Jason Thompson, Public Information Officer Brian Arrington, Captain Zach Spahr, and City Clerk Melisa Arnold.

**CALL TO ORDER**

Mayor Bender called the meeting to order at 7:32 p.m.

**INVOCATION**

Mr. D.A. Williams gave the invocation.

**PLEDGE TO THE FLAG**

South Gwinnett High School JROTC presented the colors and led the Pledge of Allegiance.

**CEREMONIAL MATTERS**

Administer Oath of Office to Lori-Ann Spears for Board of Appeals Post 6

Mayor Bender administered the oath to Ms. Spears for Post 6.

**MINUTES**

Approve the Minutes of the February 14, 2022 Meetings

Mayor Pro Tem Emanuel made a motion to approve the minutes of the February 14, 2022 meetings, 2<sup>nd</sup> by Council Member Destang; voted 6 in favor and 0 opposed, motion approved.

**INVITED GUESTS**

Mr. D.A. Williams & Dr. Alexis Williams, South Gwinnett High School PTSA President & Vice President

Dr. Alexis Williams introduced the following members of the SGHS Army JROTC: Faculty Advisor/Sponsor: Lieutenant Colonel Samson Sider, former Assistant Principal Dr. Stanley Burney, Cadet Executive Officer Amber Sellers, Cadet Captain Olivia Salmon, Cadet Battalion Commander Lt. Nicholas Williams.

**COMMITTEE / DEPARTMENT REPORTS**

None

**City of Snellville Administration Department**

2342 Oak Road Snellville, GA 30078 770-985-3500 770-985-3525 Fax [www.snellville.org](http://www.snellville.org)

**APPROVAL OF THE AGENDA**

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

**PUBLIC HEARING**

2<sup>nd</sup> Reading - UDO 22-01 - Consideration and Recommendation on Proposed Amendments to the Text of the Unified Development Ordinance ("UDO") for the City of Snellville, Georgia ("UDO"), adopted 10-26-2020 and Last Amended 10-25-2021 Affecting: Chapter 100 (General Provisions) and Chapter 200 (Zoning and Land Use)

Planning Director Thompson explained this is just a housekeeping measure to help clear up some ambiguities in the ordinance.

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

Council Member Schulz made a motion to approve UDO 22-01, 2<sup>nd</sup> by Council Member Warner; voted 6 in favor and 0 opposed, motion approved. (A copy of UDO 22-01 is attached to and made a part of these minutes.)

2<sup>nd</sup> Reading CP 22-01 – Consideration and Recommendation on a Proposed Amendment to Table 2. Future Land Use Categories and Corresponding Zoning Districts (Page 53) of the Snellville 2040 Comprehensive Plan (Adopted 2-11-2019 and Last Amended 10-26-2020) to Amend the Appropriate and Considered Future Land Use Categories for the RS-5 (Single-Family Residential) District

Planning Director Thompson explained that this is being done to reflect the new zoning districts. Mayor Bender opened the floor to public comment and no one came forward.

Mayor Pro Tem Emanuel made a motion to approve CP 22-01, 2<sup>nd</sup> by Council Member Schulz; voted 6 in favor and 0 opposed, motion approved. (A copy of RES 2022-01 is attached to and made a part of these minutes.)

2<sup>nd</sup> Reading - SUP 22-01 – Consideration and Recommendation on Application by RCG Snellville, LLC Requesting a Special Use Permit to Develop and Operate a Kidney Dialysis Facility for Davita Dialysis Center and Request for Variances From Sec. 205-1 Towne Center Overlay District Requirements of the Snellville Unified Development Ordinance for a Proposed 0.768 Acre Outparcel in the Snellville Oaks Shopping Center, Zoned BG (General Business) District and Located in the Towne Center Overlay District, 2135 E. Main Street, Snellville (p/o Tax Parcel 5038 174)

Mayor Bender advised that the applicant requested an extension.

Council Member Lenski made a motion to table this item until the March 28, 2022 meeting, 2<sup>nd</sup> by Council Member Destang; voted 6 in favor and 0 opposed, motion approved.

2<sup>nd</sup> Reading - RZ 22-01 – Consideration and Recommendation on Application by Alliance Engineering and Planning (Applicant) and PLG Partners, LLC (Property Owner) Requesting to Amend the Official Zoning Map for the City of Snellville, Georgia from BG (General Business) District to OP (Office Professional) District and Request for Variances from the Buffer Requirements for a 2-Story 20,000 Sq. Ft. Office Building Development on a 3.3± Acre Site Located at 2165 North Road, Snellville, Georgia (Tax Parcels 5039 220 and 5039 273)

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Planning Director Thompson gave an overview of the application and stated the Planning Department recommends approval with conditions and the Planning Commission recommended denial.

Applicant, Tyler Lasser with Alliance Engineering and Planning, Alpharetta, came forward to speak about the application and answered questions of the Mayor and Council.

Mayor Bender opened the floor to public comment and the following people came forward: Tricia Rawlins, 2088 Harbour Oaks Dr, Snellville spoke in opposition.

Tom Flynn, 2358 Eastwood Drive, Snellville spoke in opposition.

Karl Krutzky, 2262 Timer Lane, Snellville spoke in opposition.

Barry Wiggs, 2210 Stockton Walk Lane, Snellville spoke in opposition.

Mayor Bender closed public comment when no one else came forward.

Applicant Tyler Lasser came forward and addressed the concerns raised by the citizens and answered additional questions of the Mayor and Council. Planning Director Thompson also spoke and answered questions of the Mayor and Council.

Council Member Warner made a motion to approve RZ 22-01 with staff recommended variances and conditions and with the addition of Condition 7: Architectural design to be approved by Director of Planning and Development; Condition 8: No electronic signage allowed on the site; and Condition 9: Existing trees along the rear of the property shall be maintained and protected; 2<sup>nd</sup> by Council Member Lenski.

Council Member Warner spoke about the application and the properties surrounding the proposed rezoning.

The motion was voted 5 in favor and 1 opposed with Council Member Destang casting the opposing vote, motion approved. (A copy of ORD 2022-03 is attached to and made a part of these minutes.)

2<sup>nd</sup> Reading - SUP 22-03 – Consideration and Recommendation on Application By Gaganjot Sambi, Member, Balark 19, LLC (Applicant) and Vikram Chaudhary (Property Owner) Requesting a Special Use Permit to Develop and Operate a 4-Story 42,000 Sq. Ft. 82-Room Avid Brand ING Hotel on a 2.15± Acre Tract, Zoned BG (General Business) District and Located at 2785 W. Main Street, Snellville (Tax Parcel 5007 285)

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

Kellen Carr, Excelsis Public Strategies, Athens was present representing the applicant, Gaganjot Sambi, Member Balark 19, LLC. Ms. Carr spoke about the application and answered questions of the Mayor and Council.

Mayor Bender opened the floor to public comment and the following people came forward: Tom Flynn, 2358 Eastwood Drive, Snellville spoke about the application.

William Ellis, 2772 Anscot Court, Snellville spoke in opposition.

Barry Wiggs, 2210 Stockton Walk Lane, Snellville spoke in opposition.

Mayor Bender closed public comment when no one else came forward.

Ms. Carr came forward to address the concerns brought up by the public.

Council Member Schulz made a motion to deny SUP 22-03, 2<sup>nd</sup> by Council Member Warner. Mayor Bender asked the applicant if they would like to withdraw the application. Kellen Carr asked that the withdrawal of the application be approved.

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Council Member Warner withdrew his second on the motion to deny and it died for lack of a second.

Council Member Lenski made a motion to allow the applicants to withdraw the application, 2<sup>nd</sup> by Council Member Schulz; voted 6 in favor and 0 opposed, motion approved.

**CONSENT AGENDA**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

Consideration and Action on Approval of the FY 2021 Budget Amendment [Bender]

City Manager Sanders explained the reasoning for the budget amendment.

Mayor Pro Tem Emanuel made a motion to approve the FY 2021 budget amendment, 2<sup>nd</sup> by Council Member Lenski; voted 6 in favor and 0 opposed, motion approved.

Consideration and Action on Approval of Design Services for the Park Maintenance Facility [Bender]

Mayor Bender explained that the old public works building is being used as a maintenance building and it is in very bad shape and needs to be replaced. The design services are for a new park maintenance building that was recently approved in the Park Master Plan.

Council Member Schulz made a motion to authorize the Mayor to sign the contract after legal review for design services for the park maintenance facility with Croft for \$141,700, 2<sup>nd</sup> by Mayor Pro Tem Emanuel; voted 6 in favor and 0 opposed, motion approved.

Consideration and Action on Sidewalk Survey and Design Proposal from Collaborative Infrastructure Services [Bender]

City Manager Sanders gave an overview of the project.

Mayor Pro Tem Emanuel made a motion to authorize the Mayor to sign the Survey and Design Proposal with Collaborative Infrastructure Services for an amount not to exceed \$105,425, 2<sup>nd</sup> by Council Member Lenski; voted 6 in favor and 0 opposed, motion approved.

Consideration and Action on RES 2022-02 - Resolution Opposing HB 1093 and SB 494 and Opposing Limitations on a Municipality's Authority to Make Housing, Land Use and Zoning Decisions Within a Local Government's Geographical Boundaries [Bender]

Mayor Bender explained the negative effects these restrictions would have on municipalities if the legislation was approved. She read the resolution into the record.

Council Member Lenski made a motion to approve RES 2022-02, 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 COMENTS**

The following people spoke:

Betty Ann Kumin, 2155 Woodberry Run Drive, Snellville.

Tom Flynn, 2358 Eastwood Drive, Snellville.

Tricia Rawlins, 2088 Harbour Oaks Drive, Snellville.

Rebecca Mitchell, 3332 Crossing Drive, Snellville

Barry Wiggs, 2210 Stockton Walk Lane, Snellville

**EXECUTIVE SESSION**

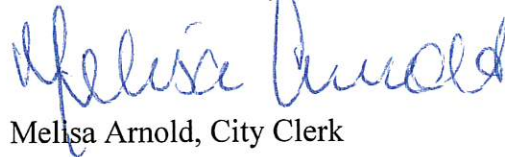
None

**ADJOURNMENT**

Mayor Pro Tem Emanuel made a motion to adjourn, 2<sup>nd</sup> by Council Member Lenski; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 10:01 p.m.



Barbara Bender, Mayor



Melisa Arnold, City Clerk