



PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, FEBRUARY 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 Attorney Chuck Ross and Jay Crowley with Powell and Edwards Attorneys at Law, 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 7:32 p.m.

INVOCATION

Kelly McAloon gave the invocation.

PLEDGE TO THE FLAG

Council Member Destang led the Pledge of Allegiance.

CEREMONIAL MATTERS

None

MINUTES

Approve the Minutes of January 25, 2021 Meetings, January 27, 2021 Meeting, and January 29, 2021 Meeting

Council Member Lenski made a motion to approve the minutes of the January 25, 2021 Meetings, January 27, 2021 Meeting, and January 29, 2021 Meeting, 2nd by Mayor Pro Tem Emanuel; voted 6 in favor and 0 opposed, motion approved.

INVITED GUESTS

None

COMMITTEE / DEPARTMENT REPORTS

None

APPROVAL OF THE AGENDA

Mayor Pro Tem Emanuel made a motion to approve the agenda, 2nd by Council Member Destang; voted 6 in favor and 0 opposed, motion approved.

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PUBLIC HEARING

1st 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)

Council Member Lenski made a motion to waive the first reading and place on the February 22nd agenda for 2nd reading and public hearing; 2nd by Council Member Destang; voted 6 in favor and 0 opposed, motion approved.

1st 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)

Council Member Schulz made a motion to waive the first reading and place on the February 22nd agenda for 2nd reading and public hearing; 2nd by Mayor Pro Tem Emanuel; voted 6 in favor and 0 opposed, motion approved.

1st 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)

Council Member Lenski made a motion to waive the first reading and place on the February 22nd agenda for 2nd reading and public hearing; 2nd by Mayor Pro Tem Emanuel; voted 6 in favor and 0 opposed, motion approved.

CONSENT AGENDA

None

OLD BUSINESS

Consideration and Action on Approval of the 2021 Snellville Tourism and Trade Contract [Bender]

Council Member Schulz made a motion to approve the contract, 2nd by Mayor Pro Tem Emanuel; voted 6 in favor and 0 opposed, motion approved.

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NEW BUSINESS

Mayors Nomination and Council Confirmation of Antonio Jones to Planning Commission Post 2 with an Expiration Date of June 30, 2022 [Bender]

Mayor Bender nominated Antonio Jones to Post 2 with an expiration date of June 30, 2022, confirmed by Council 6 in favor and 0 opposed, nomination is confirmed.

Mayor Bender explained that the following agreements are for the Towne Center. She advised they are not in their final form but are substantially final. There may be some minor changes because they have to go to the developer's lenders so tonight's vote is to approve in their current form and text.

Consideration and Action on Approval as to Form and Text of the Declaration of Parking Easements, Covenants and Restrictions [Bender]

Mayor Pro Tem Emanuel made a motion to approve the Declaration of Parking Easements, Covenants and Restrictions as to substantially final form subject to future consideration of Exhibit B to the extent it is not available and as presented in the February 8th agenda packet; 2nd by Council Member Warner; voted 6 in favor and 0 opposed, motion approved.

Consideration and Action on Approval as to Form and Text of the Joint Development Agreement [Bender]

Council Member Schulz made a motion to approve the Joint Development Agreement as to substantially final form subject to future consideration of Exhibits B and C to the extent they are not available and as presented in the February 8th agenda packet; 2nd by Council Member Warner; voted 6 in favor and 0 opposed, motion approved.

Consideration and Action on Approval as to Form and Text of the Master Declaration of Covenants, Conditions, Restrictions and Easements [Bender]

Mayor Pro Tem Emanuel made a motion to approve the Master Declaration of Covenants, Conditions, Restrictions and Easements as to substantially final form subject to future consideration of Exhibit E to the extent it is not available and as presented in the February 8th agenda packet; 2nd by Council Member Destang; voted 6 in favor and 0 opposed, motion approved.

Consideration and Action on Approval as to Form and Text of the Drainage Easement Agreement for Parcel 14 [Bender]

Council Member Lenski made a motion to approve the Drainage Easement Agreement for Parcel 14 as to substantially final form and as presented in the February 8th agenda packet, 2nd by Council Member Destang; voted 6 in favor and 0 opposed, motion approved.

Consideration and Action on Approval as to Form and Text of the Easement Agreement for Parcel 13 [Bender]

Council Member Lenski made a motion to approve the Easement Agreement for Parcel 13 as to substantially final form subject to future consideration of Exhibits A and B to the extent they are

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not available and as presented in the February 8th agenda packet, 2nd by Council Member Destang; voted 6 in favor and 0 opposed, motion approved.

Consideration and Action on Authority for Mayor to sign Quit Claim Deeds for Any Potential City interest in Tract 1 – Oak Road, North Road and Wisteria Drive and Tract 2 Oak Road and North Road for Acquisition to or by the DDA – [Bender]

Council Member Schulz made a motion to authorize the Mayor to execute Quit Claim Deeds for any Potential City interest in Tract 1 – Oak Road, North Road and Wisteria Drive and Tract 2 - Oak Road and North Road for Acquisition to or by the DDA on the advice and consent of the City Attorney; 2nd by Mayor Pro Tem Emanuel; voted 6 in favor and 0 opposed, motion approved.

Consideration and Action by the City to accept the Right of Way Dedication on Towne Center Tract 1 – North Road, Tract 2 – Oak Road and Tract 3 – Wisteria Drive from the DDA [Bender]

Council Member Warner made a motion to authorize the Mayor to sign the documents for consideration by the City to accept the Right of Way Dedication on Towne Center Tract 1 – North Road, Tract 2 – Oak Road and Tract 3 – Wisteria Drive from the DDA when they are available; 2nd 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

Kelly McAloon, 2960 Overwood Lane, Snellville spoke.

EXECUTIVE SESSION

None

ADJOURNMENT

Mayor Pro Tem Emanuel made a motion to adjourn, 2nd by Council Member Destang; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 8:04 p.m.



Barbara Bender, Mayor



Melisa Arnold, City Clerk