



PUBLIC HEARING & REGULAR BUSINESS MEETING  
OF MAYOR AND COUNCIL  
CITY OF SNELLVILLE, GEORGIA  
MONDAY, JULY 11, 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 with Powell and Edwards Attorneys at Law, Police Chief Greg Perry, Planning and Development Director Jason Thompson, Parks and Recreation Director Lisa Platt, Senior Program Supervisor Kathi Gargiulo, Public Works Manager Craig Barton, and City Clerk Melisa Arnold. (Public Information Officer Brian Arrington was absent.)

**CALL TO ORDER**

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

**INVOCATION**

Mike Sabbagh gave the invocation.

**PLEDGE TO THE FLAG**

Council Member Destang led the Pledge of Allegiance.

**CEREMONIAL MATTERS**

None

**MINUTES**

Approve the Minutes of the June 13, 2022 Meetings

Mayor Pro Tem Dave Emanuel made a motion to approve the minutes of the June 13, 2022 meetings, 2<sup>nd</sup> by Council Member Destang; voted 6 in favor and 0 opposed, motion approved.

**INVITED GUESTS**

Mike Sabbagh spoke about the Arabic Baptist Church of Atlanta.

**COMMITTEE / DEPARTMENT REPORTS**

None

**APPROVAL OF THE AGENDA**

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

**PUBLIC HEARING**

Provide Citizens the Opportunity to Submit Written and Oral Comments on the Proposed 2022 Millage Rate

**City of Snellville Administration Department**

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Mayor Bender explained that this year's millage rate will be 4.00, which is a reduction from the prior year's rate of 4.588. She then opened the floor for public comment. No one came forward to speak, so Mayor Bender closed public comment.

2<sup>nd</sup> Reading - RZ 22-04 LUP 22-04 – Consideration and Action on Applications by CKK Development Services LLC (applicant) and Larry Garner (property owner) Requesting: a) to Amend the Official Zoning Map for the City of Snellville, Georgia from BG (General Business) District to R-TH (Townhome Residential) District; b) to Amend the Snellville 2040 Comprehensive Plan Future Land Use Map from Commercial Retail to Medium-Density Residential; c) and Request for Variances from the Small Residential Building Standards; Minimum Building Setbacks, and Sidewalk and Planter Strip Requirements for a 27-Unit/Lot Townhome Development on a 3.43± Acre Site Located Adjacent to the Olde Hickory Village Subdivision, 2045-2055-2065-2075 E. Main Street, Snellville, Georgia (Tax Parcels 5059 248, 5059 485, 5059 486, and 5059 487)

Mayor Bender recognized the applicant, Duncan Corley of CKK Development, who was present and he asked for the application to be tabled for 30 days.

Council Member Lenski made a motion to table the item until the August 22, 2022 meeting, 2<sup>nd</sup> by Council Member Warner; voted 6 in favor and 0 opposed, motion approved.

1<sup>st</sup> Reading – CIC 22-02 -- Consideration and Recommendation on application by TOMCO2 Systems Company requesting a change in conditions and variances from the Snellville Unified Development Ordinance to allow certain nonconformities to remain 'as-is' while also allowing for a 2,400 sq. ft. Expansion of an existing nonconforming metal building. The property consists of: a) Tract 1, 2,699± acres, zoned OP (Office Professional) District, 3320 Brushy Fork Road, Loganville (Tax Parcel R5099 003); b) Tract 2A, 6.90± acres, zoned LM (Light Manufacturing) District, 3340 Rosebud Road, Loganville (Tax Parcel 5099 005); and c) Tract 2B, 8.32± acres, zoned LM (Light Manufacturing) District, 3330 Rosebud Road, Loganville (Tax Parcel 5099 027)

Council Member Schulz made a motion to waive the first reading and place it on the July 25, 2022 agenda for the second reading, 2<sup>nd</sup> by Mayor Pro Tem Emanuel; voted 6 in favor and 0 opposed, motion approved.

1<sup>st</sup> Reading - RZ 22-05 – Consideration and Recommendation on application by Lazaro Mota (applicant) and Britt and Camp, LLC (property owner) requesting to amend the Official Zoning Map from RS-30 (Single-family Residential) District to RS-5 (Single-family Residential) District for an 11-lot single-family (detached) residential subdivision on a 2.765± acre site having a gross density of 3.978 units per acre, located at 2706 Lenora Church Road, Snellville, Georgia (Tax Parcel 5028 001)

Council Member Lenski made a motion to waive the first reading and place it on the July 25, 2022 agenda for a second reading, 2<sup>nd</sup> by Council Member Schulz; voted 6 in favor and 0 opposed, motion approved.

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1<sup>st</sup> Reading - RZ 22-07 LUP 22-06 – Consideration and Recommendation on applications by Century Communities of Georgia, LLC (applicant) and Hazel L. Lee and Brenda G. Lee (property owners) requesting: a) to amend the 2040 Comprehensive Plan Future Land Use Map from Medium-Density Residential to Low-Density Residential; b) to amend the Official Zoning Map from RS-15 (Single-family Residential) District to RS-5 (Single-family Residential) District for a 98-lot single-family (detached) residential subdivision on a 25.052± acre site having a gross density of 3.91 units per acre, located at 1689 and 1725 Rockdale Circle, Snellville, Georgia (Tax Parcels 5060 008 and 5060 023)

Council Member Schulz made a motion to waive the first reading and place it on the July 25, 2022 agenda for the second reading, 2<sup>nd</sup> by Mayor Pro Tem Emanuel; voted 6 in favor and 0 opposed, motion approved.

**CONSENT AGENDA**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

Consideration and Action on the Gwinnett County Intergovernmental Agreement for Fiscal Year 2023 Special Purpose Local Options Sales Tax (SPLOST) [Bender]

Mayor Bender explained that this agreement is for the City's participation in the 2022 SPLOST program and explained that the revenue breakdown is handled by population. The City's portion would be \$28,487,184 spread over six years beginning in 2023.

Mayor Pro Tem Emanuel made a motion to approve the Intergovernmental Agreement for Fiscal Year 2023 (2022) Special Purpose Local Options Sales Tax and authorize Mayor Bender to sign, 2<sup>nd</sup> by Council Member Warner; voted 6 in favor and 0 opposed, motion approved.

Consideration and Action on Award of Bid for Janitorial Services [Bender]

City Manager Sanders gave an overview of the bidding process and advised that the recommendation was to award the contract to our current contractor and low bidder for a 90 day probationary period, to be extended if they meet the City standards.

Council Member Lenski made a motion to award to Modern Maintenance for 3 months with a possible one year extension for the annual amount of \$23,868.00, 2<sup>nd</sup> by Council Member Schulz; voted 6 in favor and 0 opposed, motion approved.

Consideration and Action on the Purchase of the New Maintenance Building at Briscoe Park [Bender]

City Manager Sanders explained this building is part of the Master Plan and will replace the old maintenance building they are currently using at the park. The purchase price is \$254,500 and is funded through SPLOST. The site work and build-out would be done via the bid process.

Council Member Schulz made a motion to approve the purchase of the maintenance building from Champion Buildings, Inc. in the amount of \$254,500, 2<sup>nd</sup> by Mayor Pro Tem Emanuel; voted 6 in favor and 0 opposed, motion approved.

Consideration and Action on a Moratorium of Residential Zoning [Warner]

Council Member Warner explained that the moratorium is being done so the City can look at the Unified Development Ordinance to make sure we properly address the future impact of the rental communities that are being built.

Council Member Warner made a motion to approve RES 2022-06, a six (6) month moratorium on any application or request for a permit for the development of three or more units within the R-TH, RS-5, RS-15, RS-30 or RO zoning districts applications related to the development or construction of any for rent developments where an owner intends to solely rent units, 2<sup>nd</sup> by Council Member Lenski; voted 6 in favor and 0 opposed, motion approved. (A copy of RES 2022-06 is attached to and made a part of these minutes.)

Mayor's Nomination and Council Confirmation on Re-Appointment of the Following Planning Commission Board Members:

- a) Post 2 – Antonio Jones – Term Expiration 6/30/2024
- b) Post 3 – Terry Kori – Term Expiration 6/30/2024
- c) Post 4 – Ann Sechrist – Term Expiration 6/30/2024

Mayor nominated Post 2 – Antonio Jones, Post 3 – Terry Kori, and Post 4 – Ann Sechrist for reappointment with a Term Expiration 6/30/2024, confirmed 6 in favor and 0 opposed.

Mayor's Nomination and Council Confirmation on Re-Appointment of the Following Board of Appeals Board Members:

- a) Post 2 – Deborah Jones – Term Expiration 6/30/2024
- b) Post 4 – Tim Van Valkenburg – Term Expiration 6/30/2024

Mayor nominated Post 2 – Deborah Jones and Post 4 – Tim Van Valkenburg for reappointment with a Term Expiration 6/30/2024, confirmed 6 in favor and 0 opposed.

Mayor's Nomination and Council Confirmation on Re-Appointment of the Following Parks and Recreation Board Members:

- a) Post 3 – Regina Hart - Term Expiration June 30, 2024
- b) Post 4 – Alice Snipes – Term Expiration June 30, 2024

Mayor nominated Post 3 – Regina Hart and Post 4 – Alice Snipes for reappointment with a Term Expiration 6/30/2024, confirmed 6 in favor and 0 opposed.

Mayor's Nomination and Council Confirmation on Re-Appointment of the Following Downtown Development Authority Members:

- a) Post 1 – Emmett Clower – Term Expiration June 30, 2026
- b) Post 2 – Don Britt – Term Expiration June 30, 2026

Mayor nominated Post 1 – Emmett Clower and Post 2 – Don Britt for reappointment with a Term Expiration 6/30/2026, confirmed 6 in favor and 0 opposed.

**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**

The following people came forward to speak:

Ann Lafavor, 35 Patterson Road, Lawrenceville.

Barry Wiggs, 2210 Stockton Walk Lane, Snellville.

Tricia Rawlins, 2088 Harbour Oaks Drive, Snellville.

Omar (?), 4255 Smoke Creek Parkway, Snellville.

Mike Sabbagh, 2600 Summit View Way, Snellville.

Cathryn Hardrick, 2280 Buckley Trail, Snellville.

Dorothy Brown, 2020 Hickory Station Circle, Snellville.

**EXECUTIVE SESSION**

None

**ADJOURNMENT**

Mayor Pro Tem Emanuel made a motion to adjourn, 2<sup>nd</sup> by Council Member Schulz; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 8:46 p.m.



Barbara Bender, Mayor



Melisa Arnold, City Clerk