



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, 2nd 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, 2nd 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

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
MONDAY, JULY 11, 2022
PAGE TWO

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.

2nd 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, 2nd by Council Member Warner; voted 6 in favor and 0 opposed, motion approved.

1st 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, 2nd by Mayor Pro Tem Emanuel; voted 6 in favor and 0 opposed, motion approved.

1st 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, 2nd by Council Member Schulz; voted 6 in favor and 0 opposed, motion approved.

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
MONDAY, JULY 11, 2022
PAGE THREE

1st 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, 2nd 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, 2nd 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, 2nd 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, 2nd by Mayor Pro Tem Emanuel; voted 6 in favor and 0 opposed, motion approved.

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
MONDAY, JULY 11, 2022
PAGE FOUR

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, 2nd 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.

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
MONDAY, JULY 11, 2022
PAGE FIVE

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

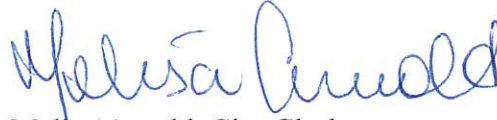
None

ADJOURNMENT

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



Barbara Bender, Mayor



Melissa Arnold, City Clerk

**STATE OF GEORGIA
CITY OF SNELLVILLE**

RES 2022-06

**RESOLUTION TO PROVIDE FOR A STUDY REGARDING THE CHANGES
NECESSARY TO THE MUNICIPAL CODE AND UNIFIED DEVELOPMENT
ORDINANCE OF THE CITY OF SNELLVILLE RELATED TO THE REGULATION
OF FOR RENT HOUSING DEVELOPMENTS IN THE CITY OF SNELLVILLE**

WHEREAS, the need for affordable housing is a growing concern across the United States;
and

WHEREAS, the City of Snellville is not immune to this need and City wishes to do all it
can to assist in making affordable housing available to its residents; and

WHEREAS, there has arisen an unforeseen trend of development wherein entire
neighborhoods of houses for rent are being constructed; and

WHEREAS, many of these neighborhoods are built to high standards and by reputable
developers, but many are then sold to business consortiums which may not have any ties to the
State they are built in, let alone the municipality; providing unique challenges to providing services
and maintaining a consistent quality of life; and

WHEREAS, many municipalities have concerns with ongoing and long-term upkeep and
maintenance of these communities; and

WHEREAS, such developments have unique circumstances which may require specialized
covenants and bonds to protect the residents of the developments and citizens of Snellville in the
event of a financial failure of the development; and

WHEREAS, all of the above factors are of concern to the City of Snellville; and

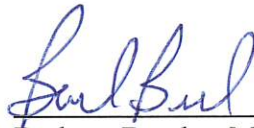
WHEREAS, issues surrounding the regulation of for rent housing developments continues
to be one of a sensitive nature; and

WHEREAS, the Municipal Code of Snellville and Zoning Ordinances of the City of
Snellville have not been updated to address these scenarios; and

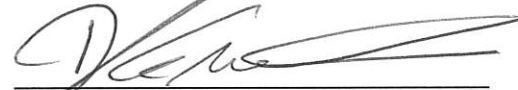
WHEREAS, the Mayor and Council believe it is in the best interest of the Citizens of
Snellville to study the current status of the Municipal Code of Snellville and the Unified
Development Ordinance in relation to for rent housing developments; therefore

BE IT RESOLVED, by the Mayor and Council of the City of Snellville that the City of Snellville Planning and Zoning Department will conduct a study to investigate the current status and proposed necessary changes to the Municipal Code of Snellville and the Unified Development Ordinance of the City of Snellville in regard to for rent housing developments in the City of Snellville. During the study period, the Department of Planning and Zoning is hereby directed that in 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, the applicant shall indicate whether the units in the proposed project will be constructed for sale or rent. The Department of Planning and Zoning is further directed not to issue any permits or accept any applications related to the development or construction of any for rent developments where an owner intends to solely rent units within those zoning districts until the conclusion of the study. Said study shall begin at 12:00 AM on July 11, 2022 and conclude at 12:00 AM on January 11, 2023.

SO RESOLVED this 11th day of July, 2022.

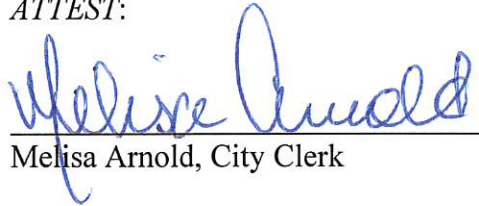


Barbara Bender, Mayor



Dave Emanuel, Mayor Pro Tem

ATTEST:



Melisa Arnold, City Clerk



Solange Destang, Council Member

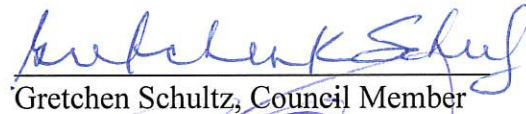


Cristy Lenski, Council Member

APPROVED AS TO FORM:



W. Charles Ross, City Attorney
Powell & Edwards, P.C.



Gretchen Schultz, Council Member



Tod Warner, Council Member