



PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, JULY 25, 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, City Attorney Chuck Ross and Assistant City Attorney Jay Crowley with Powell and Edwards Attorneys at Law, Captain Zach Spahr, Planning and Development Director Jason Thompson, Public Information Officer Brian Arrington, Public Works Director Gaye Johnson, Public Works Manager Craig Barton, and City Clerk Melisa Arnold. (Assistant City Manager Matthew Pepper and Chief Greg Perry were absent.)

CALL TO ORDER

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

INVOCATION

Mr. Jomy George gave the invocation.

PLEDGE TO THE FLAG

Public Works Director Gaye Johnson led the Pledge of Allegiance.

CEREMONIAL MATTERS

PRO 2022-12 – Recognition of Gaye Johnson

Mayor Bender read the proclamation recognizing Gaye Johnson for her 29 years of service into the record and presented it to her.

MINUTES

Approve the Minutes of the July 11, 2022 Meetings

Mayor Pro Tem Emanuel made a motion to approve the minutes of the July 11, 2022 meetings, 2nd by Council Member Lenski; voted 6 in favor and 0 opposed, motion approved.

INVITED GUESTS

Jomy George –Snellville Community Meets

Mr. George spoke about the Snellville Community Meets organization.

COMMITTEE / DEPARTMENT REPORTS

None

APPROVAL OF THE AGENDA

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

City of Snellville Administration Department

PUBLIC HEARING

2nd 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)

Planning Director Thompson gave an overview of the application.

Tyler Lasser, Alliance Engineer and Planning, 299 S. Main Street, Ste. A, Alpharetta spoke representing the applicant TOMCO2 Systems. He stated they want to expand an existing non-conforming building and advised that any non-conformities would be brought into compliance when phase two of the project commences gets scheduled and started.

Mayor and Council asked questions of the Mr. Lasser.

Mayor Bender opened the floor to public comment for anyone in favor or opposed.

No one came forward to speak.

Mayor Bender closed public comment.

Mayor Pro Tem Emanuel made a motion to approve CIC 22-02, 2nd by Council Member Warner; voted 6 in favor and 0 opposed, motion approved. (Reference ORD 2022-13, which is attached to and made a part of these minutes.)

2nd 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)

Planning Director Thompson gave an overview of the application and advised the Planning Department and Planning Commission recommended approval with conditions. Mayor and Council asked questions about the development.

Tyler Lasser, Alliance Engineer and Planning, 299 S. Main Street, Ste. A, Alpharetta spoke representing the applicants Lazaro Mota and Britt and Camp and answered questions of the Mayor and Council.

Mayor Bender opened the floor to public comment and the following people came forward: Betty Ann Kumin – 2155 Woodberry Run Drive, Snellville asked about the retention pond.

Barry Wiggs, 2210 Stockton Walk Lane, spoke about the width of the roads and retention pond.

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

Tyler Lasser, Alliance Engineer and Planning came forward and spoke. He advised that the plan will go through the City’s review process and all standards and codes will be met.

Council Member Lenski made a motion to deny RZ 22-05, 2nd by Council Member Warner.

A discussion about recusal was held and Attorney Ross advised there is no conflict.

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Mayor Bender asked Tyler Lasser if he would like to withdraw the application and he agreed and asked that the application be withdrawn.

Council Member Lenski withdrew her motion to deny and made a motion to approve the request for withdrawal, 2nd by Council Member Warner; voted 5 in favor and 1 abstention with Council Member Destang abstaining. (Per Article II, Division 1, Section 2-47 of the Code of Ordinances, an abstention shall be counted as an affirmative vote.) Motion approved.

2nd 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)

Mayor Bender advised that the applicant asked for the item to be tabled.

Council Member Schulz made a motion to table until August 22, 2022, 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 RES 2022-07 – Adoption of the 2022 Millage Rate [Bender]

City Manager Sanders advised that a millage rate of 4.00 mills is recommended to balance the Fiscal Year 2023 budget.

Mayor Pro Tem Emanuel made a motion to approve RES 2022-07, 2nd by Council Member Lenski; voted 6 in favor and 0 opposed, motion approved.

Consideration and Action on the Approval of the Contractor and Budget for the Construction of The Hall at the Grove [Bender]

Mayor Bender explained that there is not information from the developer to make a decision.

Council Member Lenski made a motion to table, 2nd by Mayor Pro Tem Emanuel; 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.

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PUBLIC COMMENTS

The following citizens spoke:

Kelly McAloon, 2916 Overwood Lane, Snellville.
Norman Carter, 2777 Nathaniel Way, Grayson.
Deborah Jones, 1657 Ramblewood Way, Snellville.
Melvin Everson, 1725 Winding Creek Circle, Snellville.
Bobby Howard, 2240 Pinehurst Road, Snellville.
Preston Wren, 3680 Pine Bloom Place, Loganville.
Tricia Rawlins, 2088 Harbour Oaks Drive, Snellville.
Barry Wiggs, 2210 Stockton Walk Lane, Snellville.

EXECUTIVE SESSION

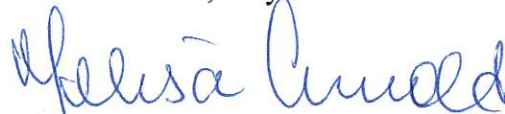
None

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 9:21 p.m.



Barbara Bender, Mayor



Melisa Arnold, City Clerk