



PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, SEPTEMBER 8, 2025

Present: Mayor Barbara Bender, Mayor Pro Tem Tod Warner, Council Members Norman A. Carter Jr., Kerry Hetherington, Cristy Lenski, and Gretchen Schulz. Also present City Manager Matthew Pepper, Assistant City Manager Mercy Montgomery, City Attorney Tony Powell with Powell and Crowley, Captain John Tainter, Planning and Development Director Jason Thompson, IT Administrator Erika Fleeman 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

Bobby Howard gave the invocation.

PLEDGE TO THE FLAG

Council Member Schulz led the Pledge of Allegiance.

CEREMONIAL MATTERS

None

MINUTES

Approve the Minutes of the August 25, 2025 Millage Rate Public Hearings and the August 25, 2025 Regular Meetings

Council Member Schulz made a motion to approve the minutes of the August 25, 2025 Millage Rate Public Hearings and the August 25, 2025 Regular Meetings, 2nd by Council Member Carter; voted 6 in favor and 0 opposed, motion approved.

INVITED GUESTS

None

COMMITTEE / DEPARTMENT REPORTS

None

APPROVAL OF THE AGENDA

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

City of Snellville Administration Department

2342 Oak Road Snellville, GA 30078 770-985-3500 770-985-3525 Fax www.snellville.org

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
MONDAY, SEPTEMBER 8, 2025
PAGE TWO

Mayor Bender read the Public Hearing process into the record.

PUBLIC HEARING

2nd Reading - RZ 25-05 – Consideration and Action on application by DeThomas Investments, LLC (applicant) and Tree Lane Development, LLC (property owner) requesting to amend the Official Zoning Map from BG (General Business) District to R-TH (Townhouse Residential) District and variances from the Snellville Unified Development Ordinance for a 108-unit single-family (attached) townhome development on a 15.0137± acre site with a gross density of 7.19 units per acre located on Tree Ln at 1719 Scenic Highway (SR 124 N), Snellville, Georgia (Tax Parcel 5056 003).

Planning and Development Director Thompson gave an overview of the case and reviewed the requested variances and conditions. He advised that the R-TH zoning is in line with the Future Land Use Plan. After further review if the case he read the variances and conditions into the record as follows:

Variances:

- A. Approval of RZ 25-05, application to amend the City of Snellville Official Zoning Map from BG (General Business) District to R-TH (Townhouse Residential) District.
- B. Approval of variance from Sec. 401-3.4.B. (Vehicular Access): to eliminate the inter-parcel access requirement to the undeveloped 15± acre adjoining parcel to the north (Parcel 5056 004).
- C. Denial of variance from Sec. 401-5.3.C. (Local Streets and Minor Arterials or Collectors): to allow a hammerhead street termination in lieu of a cul-de-sac turnaround for “deadend” Street “B”.
- D. Approval of variance from Sec. 202-6.6. (Dimensional Standards – Site Setback): to waive the minimum 50-foot site setback (along streets) and waive the minimum 40-foot site setback (not along streets)
- E. Approval of variance from Sec. 202-6.9.F. (R-TH Design Standards): to allow front-entry to townhomes for units 73-92.
- F. Approval of variance from Sec. 201-1.6.D.1. (Driveways): to increase the 35% maximum front yard area for driveways or authorized onsite parking to 67%.
- G. Approval of variance from Sec. 401-5.11.C. (Horizontal Street Alignment): to reduce the minimum horizontal street curve radius for a local street from 81-feet to 50-feet.

Conditions:

1. The property shall be developed in accordance with the colored rezoning site plan entitled “Layout A Conceptual Site Plan 1719 Scenic Hwy Snellville GA”, dated AUGUST 26, 2025 (stamped received AUG 27 2025), with modifications permitted to meet conditions of zoning or State, County, and City regulations. Substantial variation from the rezoning site plan, as determined by the Director of Planning and Development will require Mayor and Council approval.
2. A mandatory Homeowner’s Association shall be formed and incorporated within the State of Georgia for all single family (detached) and (attached) lots in the Development and common areas. A rental cap of ten-percent (10%) of the total number of lots at any given time for rentals greater than thirty (30) consecutive days shall be placed on the development with such language being included in the Homeowner’s Association Declaration of Covenants, Conditions and Restrictions.

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
MONDAY, SEPTEMBER 8, 2025
PAGE THREE

3. There shall be a 25-foot undisturbed buffer adjacent to Parcels 5056 070; 5041 055; 5041 054; 5041 053; 5041 105; and portion of 5056 002 as shown on the site plan entitled "Conceptual Site Layout 1719 Scenic Hwy Snellville GA", dated 3-25-2025 (stamped received JUN 10 2025). A Landscaping Plan shall be provided for areas within the 25-foot undisturbed buffer that are sparsely vegetated and/or disturbed, to be approved by the Director of Planning and Development.
4. In lieu of sidewalks required by the code on both sides of Street "A" and Street "B", a minimum 4-foot wide sidewalk with minimum 5-foot wide planter strip shall be installed as shown on the site plan for Street "B", with continuation of sidewalk and planter strip along Street "B" between Unit 72 and Unit 108, with sidewalk connection to the existing sidewalk at Tree Ln, with continuation of the Tree Ln sidewalk 150± feet to the west. To allow for the 22-foot minimum driveway length measured from garage door to Street "B" back-of-curb for front-entry Units 73-92, no sidewalk is required.
5. The Applicant/Developer shall comply with the Georgia Blasting Standards Act, including pre-blast and post blast surveys for any structure within 750 feet of the blast site or directly adjacent to subject property with advanced notice to any affected property owner. The applicant will provide advanced notice of any blasting to the following H.O.A. Boards: Waterford Township and Shadowbrook Crossing. Before blasting work begins, a blasting notification plan must be reviewed and approved by the Planning and Development Department. Said plan shall include signage, email notification, and any other notification deemed necessary.
6. Uses involving adult entertainment, including the sale or display of adult magazines, books, videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited.
7. Signs higher than 15 feet and larger than 225 sq. ft. in area are prohibited.
8. Units 1-12, 61-72, and 101-108 as shown on the conceptual site plan dated August 26, 2025 shall provide architectural treatments on the road facing side of each unit to provide variation in elevations and avoid monotony.
9. The Applicant/Developer shall provide a minimum of four different front doors throughout the project, alternating and four different elevations and finishes for garage doors, alternating.
10. Any garage shall not be converted to any other use such as an additional living room or bedroom.
11. No townhome shall be altered after construction as to add any bedroom or bathroom without getting proper permitting and approval from the City of Snellville.
12. All internal streets, alleys and stormwater management facilities shall be privately owned and maintained by the Property Owner's Association.

Mayor and Council asked questions of Planning Director Thompson.

Jack Wilson, 295 Culver Street, Lawrenceville was present representing the applicant, DeThomas Investment. Mr. Wilson spoke about the current development as well as other projects the applicant has done in the City.

The Council asked questions of Mr. Wilson.

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
MONDAY, SEPTEMBER 8, 2025
PAGE FOUR

Mayor Bender opened the floor to those in support of the application and no one came forward.

Mayor Bender closed the floor for those in support and opened the floor to those in opposition.

The following people came forward:

Drew Williams, Executive Director of the Sheridan at Eastside, Snellville, spoke about traffic and public safety concerns for the senior residents.

Cat Hardrick, 2280 Buckley Trail, Snellville, expressed concerns about school buses, stormwater runoff, and blasting damage.

Marlyn Tillman, 1977 Tanglewood Drive, Snellville, expressed concerns about overcrowded schools and traffic.

Phyllis Wolf, 1900 Tree Lane, Sheridan at Eastside, expressed concerns about safety and traffic flow in the area.

Joe Anderson, 2289 Glenmore Lane, Snellville, expressed concerns about the traffic study and asked that they consider the Planning Commission's recommendation to deny the application.

Teresa Burk, 1450 Lakeshore Drive, Snellville, expressed concerns about watershed, traffic, fencing, buffers, and the HOA enforcing the 10% rental cap.

Cameron Hall, 1962 Sumter Court, Snellville, expressed concerns about school overcrowding.

The 15-minute time limit expired therefore Mayor Bender closed the floor to public comment.

Jack Wilson, representing the applicant, spoke to the concerns brought up during public comment and talked about the developments that could be built under the current zoning.

Council Member Lenski made a motion to approve RZ 25-05 with staff recommended variances and conditions.

After a brief discussion with Mayor Pro Tem Warner and Mayor Bender, Council Member Lenski clarified the approval of variances 1,3,4,5, and 6 and denial of variance 2 along with approval of conditions 1 through 12.

Mayor and Council spoke about the application and zoning.

Mayor Bender called for the vote and the motion was voted 6 in favor and 0 opposed, motion approved. (A copy of ORD 2025-17 is attached to and made a part of these minutes.)

CONSENT AGENDA

Approval of Opioid Settlement Agreement

Council Member Hetherington made a motion to approve the Consent Agenda, 2nd by Council Member Carter; voted 6 in favor and 0 opposed, motion approved.

OLD BUSINESS

None

NEW BUSINESS

Consideration and Action on Approval of Contract for City Hall Roof Repairs [Bender]

City Manager Pepper explained that there are currently leaks causing interior damage and also that Parker Young has done work on the roof in the past.

Council Member Lenski made a motion to approve the contract with Parker Young in the amount of \$386,266.70 and authorize Mayor Bender to sign, 2nd by Council Member Hetherington; voted 6 in favor and 0 opposed, motion approved.

Consideration and Action on Approval of the Memorandum of Understanding (MOU) with the Georgia Department of Natural Resources (DNR) for Funding for the Community Center [Bender]

City Manager Pepper explained that the State Legislature awarded the City \$100,000 towards construction of the new Community Center and this agreement allows for the City to apply for reimbursement.

Mayor Pro Tem Warner made a motion to approve the MOU with DNR for \$100,000, 2nd by Council Member Schulz; voted 6 in favor and 0 opposed, motion approved.

COUNCIL REPORTS

Council Member Carter, Hetherington, Lenski, Schulz and Mayor Pro Tem Warner each gave a report.

MAYOR'S REPORT

Mayor Bender gave a report.

PUBLIC COMMENTS

The following people spoke:

Betty Ann Kumin, 2159 Woodberry Run Dr, Snellville.

Marlyn Tillman, 1977 Tanglewood Drive, Snellville.

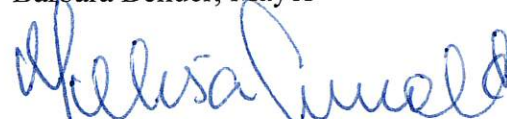
EXECUTIVE SESSION

None

ADJOURNMENT

Council Member Carter made a motion to adjourn, 2nd by Council Member Hetherington; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 9:20 p.m.


Barbara Bender, Mayor


Melisa Arnold, City Clerk

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE 2025-17

AN ORDINANCE TO GRANT THE APPLICATION AMEND THE OFFICIAL ZONING MAP FROM BG (GENERAL BUSINESS) DISTRICT TO R-TH (TOWNHOUSE RESIDENTIAL) DISTRICT FOR A 108-UNIT SINGLE-FAMILY (ATTACHED) TOWNHOUSE DEVELOPMENT WITH A GROSS DENSITY OF 7.20 UNITS PER ACRE ON 15.01± ACRES SITUATED ALONG TREE LANE AND ADDITIONAL RELATED VARIANCES.

CASE NUMBER: #RZ 25-05

APPLICANT/PROPERTY OWNER: DeThomas Investments, LLC (Applicant)
Tree Lane Development, LLC (Owner)

LOCATION: Tree Lane behind 12 Stone Church

TAX PARCEL: R5056 003

VARIANCES REQUESTED:

1. Variance from Sec. 401 3.4.B. (Vehicular Access): to eliminate the vehicular access requirement to the undeveloped 15± acre adjoining parcel to the north (Parcel 5056 004).
2. Variance from Sec. 401- 5.3.C. (Local Streets and Minor Arterials or Collectors): to allow a hammerhead street termination in lieu of a cul-de-sac turnaround for "deadend" Street "B".
3. Variance from Sec. 202 6.6. (Dimensional Standards – Site Setback): to waive the minimum 50-foot site setback (along streets) and waive the minimum 40-foot site setback (not along streets).
4. Variance from Sec. 201-2.6. (Townhome Building Type): to allow front-entry townhomes for units 73-92.

5.Variance from Sec. 202-6.9.F. (R-TH Design Standards): to allow front-entry townhomes for units 73-92.

6.Variance from Sec. 201-1.6.D.1. (Driveways): to increase the 35% maximum front yard area for driveways or authorized onsite parking to 67%.

7.Variance from Sec. 401-5.11.C. (Horizontal Street Alignment): to reduce the minimum horizontal street curve radius for a local street from 81-feet to 50-feet.

DEVELOPMENT/PROJECT: Tree Lane Townhomes

WHEREAS, the governing authority of the City of Snellville, Georgia is the Mayor and Council thereof; and

WHEREAS, a public hearing was held before the Mayor and Council on August 25, 2025.

WHEREAS, the health, safety, and welfare of the citizens of Snellville, Georgia, will be positively impacted by the adoption of this Ordinance; therefore:

IT IS HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF SNELLVILLE, GEORGIA, and by the authority thereof:

Section 1. For reasons stated in the public hearing, the council hereby grants the application to amend the Official Zoning Map for Tax Parcel 5056 003 from BG to R-TH with the following conditions:

1. The property shall be developed in accordance with the colored rezoning site plan entitled "Layout A Conceptual Site Plan 1719 Scenic Hwy Snellville GA", dated AUGUST 26, 2025 (stamped received AUG 27 2025), with modifications permitted to meet conditions of zoning or State, County, and City regulations. Substantial variation from the rezoning site plan, as determined by the Director of Planning and Development will require Mayor and Council approval.

2. A mandatory Homeowner's Association shall be formed and incorporated within the State of Georgia for all single family (detached) and (attached) lots in the Development and common areas. A rental cap of ten-percent (10%) of the total number of lots at any given time for rentals greater than thirty (30) consecutive days shall be placed on the development with such language being included in the Homeowner's Association Declaration of Covenants, Conditions and Restrictions.
3. There shall be a 25-foot undisturbed buffer adjacent to Parcels 5056 070; 5041 055; 5041 054; 5041 053; 5041 105; and portion of 5056 002 as shown on the site plan entitled "Conceptual Site Layout 1719 Scenic Hwy Snellville GA", dated 3-25-2025 (stamped received JUN 10 2025). A Landscaping Plan shall be provided for areas within the 25-foot undisturbed buffer that are sparsely vegetated and/or disturbed, to be approved by the Director of Planning and Development.
4. In lieu of sidewalks required by the code on both sides of Street "A" and Street "B", a minimum 4-foot wide sidewalk with minimum 5-foot wide planter strip shall be installed as shown on the site plan for Street "B", with continuation of sidewalk and planter strip along Street "B" between Unit 72 and Unit 108, with sidewalk connection to the existing sidewalk at Tree Ln, with continuation of the Tree Ln sidewalk 150± feet to the west. To allow for the 22-foot minimum driveway length measured from garage door to Street "B" back-of-curb for front-entry Units 73-92, no sidewalk is required.
5. The Applicant/Developer shall comply with the Georgia Blasting Standards Act, including pre-blast and post blast surveys for any structure within 750 feet of the blast site or directly adjacent to subject property with advanced notice to any affected property owner. The applicant will provide advanced notice of any blasting to the following H.O.A. Boards: Waterford Township and Shadowbrook Crossing. Before blasting work begins, a blasting notification plan must be reviewed and approved by the Planning and Development Department. Said plan shall include signage, email notification, and any other notification deemed necessary.
6. Uses involving adult entertainment, including the sale or display of adult magazines, books, videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited.
7. Signs higher than 15 feet and larger than 225 sq. ft. in area are prohibited.
8. Units 1-12, 61-72, and 101-108 as shown on the conceptual site plan dated August 26, 2025 shall provide architectural treatments on the road facing side of each unit to provide variation in elevations and avoid monotony.

9. The Applicant/Developer shall provide a minimum of four different front doors throughout the project, alternating and four different elevations and finishes for garage doors, alternating.
10. Any garage shall not be converted to any other use such as an additional living room or bedroom.
11. No townhome shall be altered after construction as to add any bedroom or bathroom without getting proper permitting and approval from the City of Snellville.
12. All internal streets, alleys and stormwater management facilities shall be privately owned and maintained by the Property Owner's Association.

Section 2. In addition, the following variances are hereby approved or denied as follows:

1. Approval of variance from Sec. 401-3.4.B. (Vehicular Access): to eliminate the inter-parcel access requirement to the undeveloped 15± acre adjoining parcel to the north (Parcel 5056 004).
2. Denial of variance from Sec. 401-5.3.C. (Local Streets and Arterials or Collectors): to allow a hammerhead street termination in lieu of a cul-de-sac turnaround for "deadend" Street "B".
3. Approval of variance from Sec. 202-6.6. (Dimensional Standards – Site Setback): to waive the minimum 50-foot site setback (along streets) and waive the minimum 40-foot site setback (not along streets).
4. Approval of variance from Sec. 202-6.9.F. (R-TH Design Standards): to allow front-entry townhomes for units 73-92. Applicant requested a similar variance per Sec. 202-6.3. (Building Types), no building type requirements apply in the R-TH District. Therefore, the requested variance under Sec. 202-6.3 is not applicable to the requested zoning.
5. Approval of variance from Sec. 201-1.6.D.1. (Driveways): to increase the 35% maximum front yard area for driveways or authorized onsite parking to 67%.
6. Approval of variance from Sec. 401-5.11.C. (Horizontal Street Alignment): to reduce the minimum horizontal street curve radius for a local street from 81-feet to 50-feet.

Section 3. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set forth herein.

Section 4. The changes in zoning classification is to be noted on the Official Zoning Map of the City of Snellville, Georgia as approved by the Mayor and Council as soon as reasonably possible following the adoption of this Ordinance. The Official Zoning Map of the City of Snellville, Georgia, shall also be amended with an editorial note specifying the date these Snellville zoning amendments were approved by the Mayor and Council and specifying the parcels affected by this Ordinance. Until the changes are indicated on the Official Zoning Map of the City of Snellville, Georgia, as approved by the Mayor and Council, this Ordinance shall govern over Official Zoning Map of the City of Snellville, Georgia approved by the Mayor and Council to the extent of any discrepancy between this Ordinance and the Official Zoning Map of the City of Snellville, Georgia approved by the Mayor and Council.

Section 5. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence,

clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

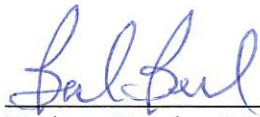
(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 6. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

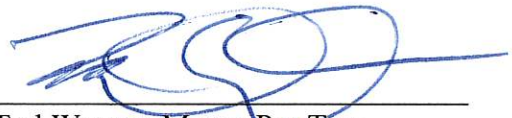
Section 7. This Ordinance was adopted on Sept. 8, 2025. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

ORDAINED this 8 day of Sept., 2025.



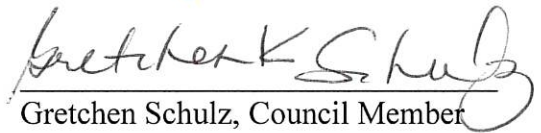
Barbara Bender, Mayor



Tod Warner, Mayor Pro Tem



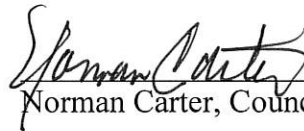
Cristy Lenski, Council Member



Gretchen Schulz, Council Member

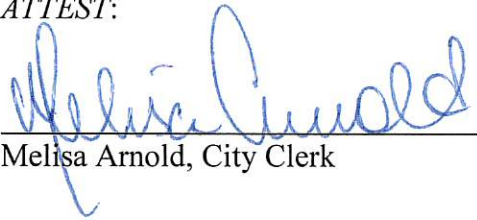


Kerry Hetherington, Council Member



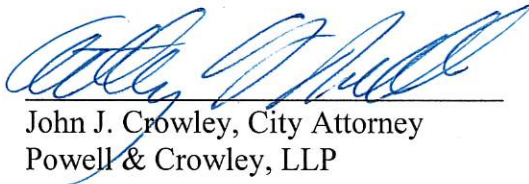
Norman Carter, Council Member

ATTEST:



Melisa Arnold, City Clerk

APPROVED AS TO FORM:



John J. Crowley, City Attorney
Powell & Crowley, LLP

