

PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, JULY 28, 2025

Summary Publication Date: July 30, 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 Jay Crowley with Powell and Crowley, Chief Greg Perry, Planning and Development Director Jason Thompson, and City Clerk Melisa Arnold.

CALL TO ORDER

Mayor Bender called the meeting to order at 7:31 p.m.

INVOCATION

Bobby Howard gave the invocation.

PLEDGE TO THE FLAG

Chief Perry led the Pledge of Allegiance.

CEREMONIAL MATTERS

None

MINUTES

Approve the Minutes of the July 14, 2025 Meetings

Mayor Pro Tem Warner made a motion to approve the minutes of the July 14th meetings, 2nd by Council Member Hetherington; voted 6 in favor and 0 opposed, motion approved.

INVITED GUESTS

Laura Drake, CEO of Southeast Gwinnett Cooperative Ministry

Ms. Drake spoke about the history and services of the Cooperative.

COMMITTEE / DEPARTMENT REPORTS

None

APPROVAL OF THE AGENDA

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

PUBLIC HEARING

2nd Reading - SUP 25-02 – Consideration and Action on application by Park Place Snellville, LLC requesting to renew a Special Use Permit approved in Nov. 2022 (case #SUP 22-06) for a 3-story, 102,000 sq. ft. climate controlled self-storage facility on the 1.82 acre site, zoned HSB (Highway Service Business) District located in the Park Place commercial development, 1915 Pharrs Road, Snellville, Georgia (Tax Parcel 5056 362)

Council Member Lenski made a motion to approve SUP 25-02 reference to ORD 2025-15 with staff recommended conditions and the addition of a condition 6 to read as follows: The applicant

shall complete the construction of the additional six (6) feet of missing sidewalk in the Park Place complex, 2nd by Council Member Carter.

After discussion Mayor Pro Tem Warner asked if Council Member Lenski would amend her motion to include a condition 7 as follows: The applicant will request from Gwinnett County to name the street Tree Lane and upon approval by Gwinnett County install street signage.

Council Member Lenski agreed to amend her motion to include condition 7.

The motion was voted 5 in favor and 1 opposed with Mayor Bender casting the opposing vote; motion approved with the following 7 conditions:

1. All variances and conditions applicable to the subject property and previously approved on 7-10-2017 by the Mayor and Council for case #RZ 17-06 LUP 17-04 are hereby repealed.
2. The property shall be developed in general accordance with the conceptual site plan entitled “Special Use Permit Site Plan Snellville Self Storage”, dated 2-14-2025 (stamped received APR 11 2025) and attached hereto as Exhibit A”, with modifications permitted to meet conditions of zoning or State, County, and City regulations. Substantial variation from the conceptual rezoning site plan, as determined by the Director of Planning and Development will require Mayor and Council approval, after receiving recommendations by the Planning Department and Planning Commission.
3. Uses involving adult entertainment, including the sale or display of adult magazine, books, videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited.
4. Signs higher than 15 feet or larger than 225 square feet are prohibited.
5. This special use permit shall sunset 24-months from the date of approval unless a certificate of occupancy or occupational tax license was approved and issued for the use.
6. The applicant shall complete the construction of the additional six (6) feet of missing sidewalk in the Park Place complex.
7. The applicant will request from Gwinnett County to name the street Tree Lane and upon approval by Gwinnett County install street signage.

2nd Reading - SUP 25-03 – Consideration and Action on application by 2440 Eastgate Place, LLC requesting a Special Use Permit for an indoor sports facility and variances from the Snellville Unified Development for an existing 12,000 sq. ft. building and adjacent undeveloped lot on a combined 1.72 acre site, zoned BG (General Business) District and located in the TCO (Towne Center Overlay) District, 2430-2440 Eastgate Place, Snellville, Georgia (Tax Parcels 5038 155 and 5038 156)

Council Member Lenski made a motion to approve SUP 25-03 with reference to ORD 2025-16 with staff recommended conditions and variances 1 through three 3 and denial of variance 4, 2nd by Council Member Schulz, voted 6 in favor and 0 opposed, motion approved with the following conditions and variances:

Conditions:

1. The property shall be developed in general accordance with the parking addition site plan entitled “Evolution Sports Complex Parking Addition”, dated 4-3-2025 (stamped received APR 15 2025 and attached hereto as Exhibit “A”), with modifications permitted to meet conditions of zoning or State, County, and City regulations. Substantial variation from the conceptual rezoning site plan, as determined by the Director of Planning and Development will require Mayor and Council approval, after receiving recommendations by the Planning Department and Planning Commission.

2. The parking lot, stormwater management, and landscaping improvements made to 2430 Eastgate Place (Parcel 5038 156) shall not trigger the Substantial Building Permit requirements for 2440 Eastgate Place (Parcel 5038 155).
3. Customer and employee parking within the Eastgate Place right-of-way is prohibited at all times.
4. Shrubs and other approved plantings are required to be planted within the sanitary sewer and overhead utility easement along the northeastern property line approximately 125-feet where adjacent to the proposed parking area.
5. In lieu of implementing the required streetscape improvements along the Eastgate Place right-of-way adjacent to parcels 5038 155 and 5038 156, property owner shall dedicate at no cost to the City of Snellville the required right-of-way for future streetscape improvements made by the City of Snellville for the Hugh Drive extension.
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 or larger than 225 square feet are prohibited.
8. All work shall be commenced within twelve months of this Ordinance approval.

Variances:

1. Variance from Table 207-1.2.B. (Vehicle Parking Requirements): to reduce the minimum required onsite parking spaces from 57 spaces to 34 spaces.
2. Variance from Sec. 206-1.6. (Space Limits) to increase the 10 feet maximum front yard building setback to 63 feet to allow the existing building to remain in its current location.
3. Variance from Sec. 207-3.2 (Landscape Strip) to eliminate the 5-feet minimum depth landscape strip along the northeastern property line due to existing overhead utility and sanitary sewer easements.

CONSENT AGENDA (Please see *Note)

None

OLD BUSINESS

None

NEW BUSINESS

2nd Reading – ORD 2025-14 - An Ordinance to Amend the Alcoholic Beverage Ordinance (Chapter 6); to Provide for and Amend Ordinances Related to Outside Consumption of Alcohol; to Provide Severability; to Repeal Conflicting Ordinances; to Provide an Effective Date; and for Other Purposes [Bender]

Mayor Bender explained that this amendment will clarify certain things within the Entertainment District.

Council Member Lenski made a motion to approve ORD 2025-147, 2nd by Council Member Hetherington; voted 6 in favor and 0 opposed, motion approved.

Consideration and Action on RES 2025-10 – Expansion of the Entertainment District Boundaries [Bender]

Mayor Bender explained that this will adjust the boundaries of the Entertainment District to allow for open carry of alcoholic beverages under certain conditions.

Council Member Lenski made a motion to approve RES 2025-10, 2nd by Mayor Pro Tem Warner; voted 6 in favor and 0 opposed, motion approved.

COUNCIL REPORTS

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

MAYOR'S REPORT

Mayor Bender gave a report.

PUBLIC COMMENTS

The following person came forward to speak:

Gaye Bruce, 1710 Woodberry Run Drive, Snellville.

EXECUTIVE SESSION

None

ADJOURNMENT

Council Member Hetherington made a motion to adjourn, 2nd by Mayor Pro Tem Warner; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 9:11 p.m.

***Note: Items on the Consent Agenda may be read by title only. Upon the request of any Council Member, any item may be removed from the Consent Agenda and placed on the Regular Agenda prior to the adoption of the Regular Agenda. The Consent Agenda, or the remainder thereof omitting the challenged items, shall be adopted by unanimous consent.**