

The City of Snellville
2342 Oak Road
Snellville, Georgia 30078
(770) 985-3500 • FAX (770) 985-3525



AGENDA

WORK SESSION
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, AUGUST 24, 2026

Publication Date: August 20, 2026

TIME: 6:30 p.m.

DATE: August 24, 2026

PLACE: City Hall Conference Room 145

I. CALL TO ORDER

II. REVIEW REGULAR BUSINESS MEETING AND PUBLIC HEARING
AGENDA ITEMS

III. REVIEW CORRESPONDENCE

IV. CITY ATTORNEY'S REPORT

V. DISCUSSION ITEMS

- a) Update of Ongoing Projects [Bender]
- b) Discussion About the Cobblestone Office Complex [Carter]

VI. EXECUTIVE SESSION

An Executive Session may be called:

- To discuss pending and/or potential litigation, settlement claims, administrative proceedings or other judicial actions, which is exempt from the Open Meetings Act pursuant to O.C.G.A. Section 50-14-2(1).
- To authorize negotiations to purchase, dispose of, or lease property; authorize the ordering of an appraisal related to the acquisition or disposal of real estate; enter into a contract to purchase, dispose of, or lease property subject to approval in a subsequent public vote; or enter into an option to purchase, dispose of, or lease real estate subject to approval in subsequent public vote, which is excluded from the Open Meetings Act pursuant to Section 50-14-3(b)(1)(C).
- Upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee, which is excluded pursuant to O.C.G.A. Section 50-14-3(b)(2).

VII. ADJOURNMENT

The City of Snellville
2342 Oak Road
Snellville, Georgia 30078
(770) 985-3500 • FAX (770) 985-3525



AGENDA

PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, AUGUST 24, 2026

Publication Date: August 20, 2026

TIME: 7:30 p.m.

DATE: August 24, 2026

PLACE: Council Chambers

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE TO THE FLAG

IV. CEREMONIAL MATTERS

V. MINUTES

Approve the Minutes of the August 10, 2026 Meetings

VI. INVITED GUESTS

- a) Mrs. Alida Sims - Education Specialist - Atlanta North Metro Multicultural
Donation Education Program (MDEP)

VII. COMMITTEE / DEPARTMENT REPORTS

VIII. APPROVAL OF THE AGENDA

IX. PUBLIC HEARING

X. CONSENT AGENDA (Please see *Note)

XI. OLD BUSINESS

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
MONDAY, AUGUST 24, 2026
PAGE TWO

XII. NEW BUSINESS

- a) Consideration and Action on RES 2026-09 – Adoption of the 2026 Millage Rate [Bender]

XIII. COUNCIL REPORTS

XIV. MAYOR'S REPORT

XV. PUBLIC COMMENTS

- Section 2-53
Each member of the public who wishes to address the Mayor and City Council in public session must submit their name, address and the topic (be as specific as possible) of their comments to the City Clerk prior to making such comments. Individuals will be allotted five minutes to make their comments and such comments must be limited to the chosen topic. Members of the public shall not make inappropriate or offensive comments at a City Council meeting and are expected to comply with our adopted rules of decorum.
- Decorum
You must conduct yourself in a professional and respectful manner. All remarks should be directed to the Chairman and not to individual Council Members, staff or citizens in attendance. Personal remarks are inappropriate.

XVI. EXECUTIVE SESSION

An Executive Session may be called:

- To discuss pending and/or potential litigation, settlement claims, administrative proceedings or other judicial actions, which is exempt from the Open Meetings Act pursuant to O.C.G.A. Section 50-14-2(1).
- To authorize negotiations to purchase, dispose of, or lease property; authorize the ordering of an appraisal related to the acquisition or disposal of real estate; enter into a contract to purchase, dispose of, or lease property subject to approval in a subsequent public vote; or enter into an option to purchase, dispose of, or lease real estate subject to approval in subsequent public vote, which is excluded from the Open Meetings Act pursuant to Section 50-14-3(b)(1)(C).
- Upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee, which is excluded pursuant to O.C.G.A. Section 50-14-3(b)(2).

XVII. ADJOURNMENT

***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.

CITY OF SNELLVILLE
MEETINGS AND LOCAL EVENTS
AUGUST 24, 2026

August 24

Public Hearing #2 on the 2026 Millage Rate

Monday, August 24, 2026

11:30 a.m. Meeting - Council Chambers, City Hall

August 24

Public Hearing #3 on the 2026 Millage Rate

Monday, August 24, 2026

6:00 pm Meeting - Council Chambers, City Hall

August 24

Council Meeting & Public Hearing

Monday, August 24, 2026

6:30 p.m. Work Session – Conference Room 145,
City Hall

7:30 pm Meeting - Council Chambers, City Hall

August 25

Planning Commission Meeting

Tuesday, August 25, 2026

7:00 pm Work Session – Conference Room 145,
City Hall

7:30 pm Meeting - Council Chambers, City Hall

August 30

Broadcast of the August 24, 2026 Meeting

Sunday, August 30, 2026

6:30 p.m. - Comcast Channel 25

September 5

Snellville Farmers Market

Saturday, September 5, 2026

8:30 am to 12:30 pm

Towne Green

September 7

Labor Day – City Offices Closed

Monday – September 7, 2026

(City Offices closed except for Emergency Services)

September 8

Board of Appeals Meeting - Canceled

Tuesday, September 8, 2026

City Hall

September 12

Snellville Farmers Market

Saturday, September 12, 2026

8:30 am to 12:30 pm

Towne Green

September 12

International Taste of Snellville & Wine Fest

Saturday, September 12, 2026

4:00 pm to 8:00 pm

Towne Green

September 14

Council Meeting & Public Hearing

Monday, September 14, 2026

6:30 p.m. Work Session – Conference Room 145,
City Hall

7:30 pm Meeting - Council Chambers, City Hall



**WORK SESSION
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, AUGUST 10, 2026**

Present: Mayor Barbara Bender, Mayor Pro Tem Norman A. Carter Jr., Council Members Richelle Brown, Catherine Hardrick, Kerry Hetherington and Shaunt'e Pitt. Also present City Manager Matthew Pepper, Assistant City Manager Mercy Montgomery, City Attorney John J. Crowley and Kevin Tallant with Tallant Howell, Chief Greg Perry, Code Enforcement Officers Johnny Greene and Tori Fobb-Moore, Planning and Development Director Jason Thompson, Public Works Director Javier Gonzalez, Public Information Officer Brian Arrington, IT Administrator Erika Fleeman and City Clerk Melisa Arnold.

CALL TO ORDER

Mayor Bender called the meeting to order at 6:30 p.m.

REVIEW REGULAR BUSINESS MEETING AND PUBLIC HEARING AGENDA ITEMS

The public hearing and regular business agenda were reviewed. During the review Mayor Bender confirmed the attendance of Council at the scheduled millage rate public hearings and Planning Director Thompson gave an overview of the revised agenda for the old business item CIC 26-01.

REVIEW CORRESPONDENCE

Mayor Bender talked about a meeting that was facilitated between the Downtown Development Authority (DDA) and Gwinnett Entrepreneur Center about the use of the Cobblestone offices. There was discussion about a possible partnership that would allow businesses from the Center to lease offices from Cobblestone.

CITY ATTORNEY'S REPORT

Attorney Crowley said an Executive Session is needed for litigation and personnel.

DISCUSSION ITEMS

Discussion About Millage and Roll Back Rate Calculations [Bender]

Mayor Bender explained how property taxes are calculated and compared the revenue-neutral rollback rate to the proposed millage rate. Further discussion was held about the millage rate and its effects on the budget.

WORK SESSION OF MAYOR AND COUNCIL
MONDAY, AUGUST 10, 2026
PAGE TWO

Update of Ongoing Projects [Bender]

City Manager Pepper gave an update on the market analysis by Jacobs, an issue with the Community Center construction that is being addressed, and the North Road and Wisteria Drive intersection improvement project.

EXECUTIVE SESSION

Mayor Bender read the closed meeting notice into the record as follows:

- To discuss pending and/or potential litigation, settlement claims, administrative proceedings or other judicial actions, which is exempt from the Open Meetings Act pursuant to O.C.G.A. Section 50-14-2(1).
- Upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee, which is excluded pursuant to O.C.G.A. Section 50-14-3(b)(2).

Upon a motion by Council Member Hetherington, 2nd by Mayor Pro Tem Carter, the meeting was closed, with all Council Members and the Mayor present and voting in favor.

The meeting was closed at 7:19 p.m.

The meeting was reconvened at 7:26 p.m.

ADJOURNMENT

Council Member Hetherington made a motion to adjourn, 2nd by Mayor Pro Tem Carter; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 7:25 p.m.

Barbara Bender, Mayor

Melisa Arnold, City Clerk



PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, AUGUST 10, 2026

Present: Mayor Barbara Bender, Mayor Pro Tem Norman A. Carter Jr., Council Members Richelle Brown, Catherine Hardrick, Kerry Hetherington and Shaunt'e Pitt. Also present City Manager Matthew Pepper, Assistant City Manager Mercy Montgomery, City Attorney John J. Crowley and Kevin Tallant with Tallant Howell, Chief Greg Perry, Code Enforcement Officer Johnny Greene, Planning and Development Director Jason Thompson, Public Information Officer Brian Arrington, IT Administrator Erika Fleeman and City Clerk Melisa Arnold.

CALL TO ORDER

Mayor Bender called the meeting to order at 7:32 p.m.

INVOCATION

Bobby Howard gave the invocation.

PLEDGE TO THE FLAG

Brian Arrington led the Pledge of Allegiance.

CEREMONIAL MATTERS

None

MINUTES

Approve the Minutes of the July 27, 2026 Meetings

Council Member Hetherington made a motion to approve the July 27, 2026 minutes, 2nd by Mayor Pro Tem Carter; voted 6 in favor and 0 opposed, motion approved.

INVITED GUESTS

None

COMMITTEE / DEPARTMENT REPORTS

None

APPROVAL OF THE AGENDA

Council Member Brown made a motion to approve the agenda, 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 www.snellville.gov

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
MONDAY, AUGUST 10, 2026
PAGE TWO

PUBLIC HEARING

Provide Citizens the Opportunity to Submit Written and Oral Comments on the Proposed 2026 Millage Rate

Mayor Bender gave an overview of how property taxes are calculated and gave an example of what the tax amount would be if billed at the current millage rate of 4 mills compared to the rollback millage rate of 3.951 mills. She also explained that majority of the published verbiage is required by State Law.

Mayor Bender opened the floor to public comment and the following people came forward:

Betty Ann Kumin, 2155 Woodberry Run Drive, Snellville, spoke in favor of not rolling back the millage rate.

Steven Healey, 2048 Harbour Oaks Drive, Snellville, spoke against not rolling the millage rate back.

No one else came forward so Mayor Bender closed public comment and gave the dates and times of the next hearings. She reminded everyone they could email their comments to the Mayor and Council.

CONSENT AGENDA

None

OLD BUSINESS

2nd Reading – CIC 26-01 – Consideration and Action on application by SPG Planners + Engineers (applicant) and Shifa Real Estate Investments LLC (property owner) requesting a Change in Conditions from the 7/22/2024 approved rezoning and Special Use Permit (RZ 24-03 SUP 24-01) for a 171-unit multi-family Towne Center Flat development to increase the number of units for a total of 239 units on a 2.677 +/- acre site, zoned TC-R (Towne Center Residential) District for a proposed 5-story, Towne Center Flat residential building with 239 mix of one-, two-, three-bedroom units located in the Towne Center Overlay District at 2380 Wisteria Dr, Snellville, Georgia (Tax Parcel 5038 133)

Mayor Bender explained that the public hearing portion of this case was held at the July 27th meeting and only the vote was tabled.

Planning Director Thompson reviewed the revised ordinance that addresses the concerns that were raised at the last meeting and read all the conditions into the record as follows:

1. All variances and conditions approved 7-22-2024 by the Snellville Mayor and City Council for case #RZ 24-03 AND #SUP 24-01 will remain in full force and effect and will be applied to the development.
2. Except for condition 1, to be replaced as follows:

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
MONDAY, AUGUST 10, 2026
PAGE THREE

- a. The property shall be developed in general accordance with the conceptual rezoning site plan entitled "Vespera 2380 Wisteria Drive Snellville GA 30078 Gwinnett County"(dated 7/14/26), attached as Exhibit "A" and "Proposed Exterior Elevations Sheet Number A1.00"(dated 7/7/26), attached as Exhibit "B" with modifications permitted to meet conditions of zoning or State, County, and City regulations. Substantial variation from the conceptual rezoning site plan or exterior elevations, as determined by the Director of Planning and Development will require Mayor and Council approval, after submitting a Change in Conditions application and receiving recommendations by the Planning Department and Planning Commission.
3. All ingress/egress access points into the parking lots shall be gated.
4. Developer shall be required to provide plantings around proposed bio-retention basin as provided in Exhibit "A".
5. Developer must install decel lanes and all other right-of-way improvements as prescribed by Gwinnett County and City of Snellville codes and ordinances.
6. All easements must be recorded prior to the issuance of a Land Disturbance Permit.

Council Member Hetherington made a motion to approve CIC 26-01 with the conditions as listed in ORD 2026-06, 2nd by Mayor Pro Tem Carter.

Council Members spoke about the application.

The motion was voted 5 in favor and 1 opposed with Council Member Hardrick casting the opposing vote; motion approved. (A copy of ORD 2026-06 is attached to and made a part of these minutes.)

NEW BUSINESS

None

COUNCIL REPORTS

Council Members Hardrick, Brown, Pitt, Hetherington and Mayor Pro Tem Carter each gave a report.

MAYOR'S REPORT

Mayor Bender gave a report.

PUBLIC COMMENTS

The following people came forward to speak:

Marlyn Tillman, 1977 Tanglewood Drive, Snellville

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
MONDAY, AUGUST 10, 2026
PAGE FOUR

Tricia Rawlins, 2088 Harbour Oaks Drive, Snellville.

EXECUTIVE SESSION

None

ADJOURNMENT

Mayor Pro Tem Carter made a motion to adjourn, 2nd by Council Member Brown; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 8:26 p.m.

Barbara Bender, Mayor

Melisa Arnold, City Clerk



CITY OF SNELLVILLE

Resolution

RES 2026-09

ADOPTION OF THE 2026 MILLAGE RATE

- WHEREAS**, Georgia law and the City Code of Ordinances require the city to adopt a balanced budget for its operations; and
- WHEREAS**, through public hearings, the city staff, Mayor and City Council have drafted such a budget to comply with the requirements of State law; and
- WHEREAS**, the adoption of that budget required the passage of a millage rate sufficient to allow for the collection of taxes necessary to cover the cost of operating the City government according to the budget; and
- WHEREAS**, the Mayor and Council find it necessary and desirable to establish certain millage rates for properties in Gwinnett County in fairness to the taxpayers of the City and in compliance with State law; and
- WHEREAS**, the tax rate of _____ per \$1,000 of assessed valuation for City of Snellville taxpayers in Gwinnett County is required for the raising of sufficient revenues to support municipal operations and meeting the requirements of State law for establishing rates; and
- WHEREAS**, notices required by law have been published in the legal organ of the City of Snellville; and
- WHEREAS**, the City has conducted public hearings to receive comments from citizens on the proposed budget and rates.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF SNELLVILLE hereby ordains and resolves that the millage rate of _____ per \$1,000 of assessed valuation for City of Snellville taxpayers in Gwinnett County enumerated above is approved and ordained for fiscal year 2026-2027.

RESOLVED this 24th day of August 2026.



ATTEST:

Barbara Bender, Mayor

Norman Carter, Mayor Pro Tem

Richelle Brown, Council Member

Melisa Arnold, City Clerk

Catherine Hardrick, Council Member

APPROVED AS TO FORM:

Kerry Hetherington, Council Member

Kevin Tallant, City Attorney
Tallant Howell, Attorneys at Law

Shaunt'e Jermaine Pitt, Council Member