



AGENDA

WORK SESSION
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, JULY 27, 2026

Publication Date: July 23, 2026

TIME: 6:00 p.m.

DATE: July 27, 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) Discussion on Joint Sewer Project with Gwinnett County [Bender]
- b) Update of Ongoing Projects [Bender]
- c) Discussion about the Highway 78 Wall [Hardrick]

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



AGENDA

PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, JULY 27, 2026

Publication Date: July 23, 2026

TIME: 7:30 p.m.

DATE: July 27, 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 July 13, 2026 Meetings
- VI. INVITED GUESTS
- VII. COMMITTEE / DEPARTMENT REPORTS
- VIII. APPROVAL OF THE AGENDA
- IX. PUBLIC HEARING
 - a) 2nd Reading – SUP 26-01 – Consideration and Action on application by Shane Swezey, Principal, Parkview Christian School (applicant) and John Weldon, Pastor, Westside Baptist Church (property owner) requesting a Special Use Permit to operate a Private K-8 Christian School within the existing Church facility on the 4,402 +/- acre site; and variance from Sec. 206-4.1.J. (Use Standards) of Article 6 Chapter 200 of the Snellville Unified Development Ordinance for the property zoned RS-30 (Single Family Residential) District, 2925 Main St W, Snellville, Georgia (Tax Parcel 5007 004A)

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
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- b) 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)

X. CONSENT AGENDA (Please see *Note)

XI. OLD BUSINESS

XII. NEW BUSINESS

- a) Consideration and Action on RES 2026-04 - Approval of the General Fund Participation in the Georgia Fund One Program [Bender]
b) Consideration and Action on RES 2026-05 - Approval of the 2023 SPLOST Participation in the Georgia Fund One Program [Bender]
c) Consideration and Action on RES 2026-06 – Approval of the School Zone Safety Fund Participation in the Georgia Fund One Program [Bender]
d) Consideration and Action on RES 2026-07 – Approval of the Tree Bank Fund Participation in the Georgia Fund One Program [Bender]
e) Consideration and Action on RES 2026-08 – Approval of the Confiscated Assets Fund Participation in the Georgia Fund One Program [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.

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
MONDAY, JULY 27, 2026
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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
JULY 27, 2026

July 27

Council Meeting

Monday, July 27, 2026

6:00 p.m. Work Session – Conference Room 145, City Hall

7:30 pm Meeting - Council Chambers, City Hall

July 28

Planning Commission Meeting - Canceled

Tuesday, July 28, 2026

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

7:30 pm Meeting - Council Chambers, City Hall

August 1

Snellville Farmers Market

Saturday, August 1, 2026

8:30 am to 12:30 pm

Towne Green

August 2

Broadcast of the July 27, 2026 Meeting

Sunday, August 2, 2026

6:30 p.m. - Comcast Channel 25

August 4

Parks & Recreation Advisory Board Meeting

Tuesday, August 4, 2026

6:00 pm – TW Briscoe Park Office – 2500 Sawyer Parkway

August 7

Food Truck Friday

Friday, August 7, 2026

4-8 pm – Towne Green

August 8

Snellville Farmers Market

Saturday, August 8, 2026

8:30 am to 12:30 pm

Towne Green

August 10

Council Meeting & Public Hearing

Monday, August 10, 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, JULY 13, 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 with Tallant Howell, Chief Greg Perry, Assistant Chief David Matson, Public Works Director Javier Gonzalez, Code Enforcement Officers Johnny Greene and Tori Fobb-Moore, 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 6:31 p.m.

**REVIEW REGULAR BUSINESS MEETING AND PUBLIC HEARING AGENDA
ITEMS**

The agenda was reviewed and discussed. During the discussion of the public hearing items Planning Director Thompson said that the applicant for CIC 26-01 should be submitting a revised application based on input from the Planning Commission meeting. He explained that if more time is needed to review the changes the second reading on July 27th may need to be tabled. The remaining agenda was reviewed by Mayor, Council and staff.

REVIEW CORRESPONDENCE

None

CITY ATTORNEY'S REPORT

None

DISCUSSION ITEMS

Update of Ongoing Projects [Bender]

City Manager Pepper reported on the ongoing projects. During the report he asked that the July 27th work session start earlier to allow for more time to review a sewer proposal for Gwinnett County. After discussion the consensus was to start the next work session at 6:00 p.m.

WORK SESSION OF MAYOR AND COUNCIL
MONDAY, JULY 13, 2026
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Discussion of the Highway 78 Wall [Hardrick]

Council Member Hardrick asked about the possibility of doing something with the wall along Highway 78 to make it look nicer.

After discussion the consensus was to talk to Georgia Department of Transportation (GDOT) about what they may approve and, in the meantime, plan a date to paint the wall a solid color.

Addressing the Youth Homeless Crisis [Brown]

Council Member Brown asked for ideas for addressing the issue of homeless youths seen in the Grove. After discussion the consensus was that since they are juveniles the Police Department should be involved so they can get them immediate assistance. Council Members Brown and Hardrick will connect with the recently formed Gwinnett County Homelessness Task Force for idea sharing as well.

EXECUTIVE SESSION

None

ADJOURNMENT

Council Member Hardrick 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, JULY 13, 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 with Tallant Howell, Assistant Chief David Matson, Code Enforcement Officers Johnny Greene and Tori Fobb-Moore, 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

Mike Sabbagh gave the invocation.

PLEDGE TO THE FLAG

Betty Ann Kumin led the Pledge of Allegiance.

CEREMONIAL MATTERS

None

MINUTES

Approve the Minutes of the June 22, 2026 Meetings

Council Member Hetherington made a motion to approve the minutes of the June 22, 2026 meetings, 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

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

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
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PUBLIC HEARING

2nd Reading - UDO 26-01 Consideration and Action on a Text Amendment to the Text of the Unified Development Ordinance for the City of Snellville, Georgia ("UDO"). Adopted 10-26-2020 and Last Amended 3-10-2025. the Proposed Amendment is to Chapter 100, Article 1 (Introductory Provisions; Article 2 (Definitions); and Article 3 (Administration) and to Chapter 200, Article 1 (Rules for All Zoning Districts); Article 2 (Residential Districts); Article 6 (Use Provisions); and Article 7 (Site Development)

Planning Director Thompson gave a brief overview of the amendments.

Mayor Bender opened the floor to public comment:

Tod Warner, 3144 Turf Terrance, Snellville noted a typographical error that needed to be corrected.
Judy Peavy, 2203 Norton Road, Snellville asked if runoff was addressed in the UDO.

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

Planning Director Thompson came forward and addressed the public comments.

Council Member Hetherington made a motion to approve UDO 26-01, 2nd by Council Member Brown.

Mayor and Council spoke about the amendments.

The motion was voted 6 in favor and 0 opposed, motion approved. (A copy of UDO 26-01 is attached to and made a part of these minutes.)

1st Reading – SUP 26-01 – Consideration and Action on application by Shane Swezey, Principal, Parkview Christian School (applicant) and John Weldon, Pastor, Westside Baptist Church (property owner) requesting a Special Use Permit to operate a Private K-8 Christian School within the existing Church facility on the 4.402 +/- acre site; and variance from Sec. 206-4.1.J. (Use Standards) of Article 6 Chapter 200 of the Snellville Unified Development Ordinance for the property zoned RS-30 (Single Family Residential) District, 2925 Main St W, Snellville, Georgia (Tax Parcel 5007 004A)

Mayor Pro Tem Carter made a motion to waive the first reading of SUP 26-01 and place on the July 27, 2026 agenda for the second reading, 2nd by Council Member Brown; voted 6 in favor and 0 opposed, motion approved.

1st 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)

Council Member Hetherington made a motion to waive the first reading of CIC 26-01 and place on the July 27, 2026 agenda for the second reading, 2nd by Mayor Pro Tem Carter; voted 6 in favor and 0 opposed, motion approved.

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
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CONSENT AGENDA

None

OLD BUSINESS

None

NEW BUSINESS

RES 2026-03 – Resolution opposing the Gwinnett County Rezoning of 1160 Athens Highway [Bender]

Mayor Bender explained that Gwinnett County Planning staff and Gwinnett County Planning Commission both recommended denial of this rezoning. The proposed resolution by the City is asking Gwinnett County to uphold the denial recommendations.

Council Member Brown made a motion to approve RES 2026-03, 2nd by Council Member Hetherington.

Mayor and Council spoke about the proposed resolution.

The motion was voted 5 in favor and 1 abstention with Council Member Hardrick abstaining. The motion was approved 6 in favor and 0 opposed. (Per Article II, Division 1, Section 2-47 of the Code of Ordinances, an abstention shall be counted as an affirmative vote.) (A copy of RES 2026-03 is attached to and made a part of these minutes.)

Consideration and Action on Surplus of Public Works Jetter Vacuum Truck [Bender]

Mayor Bender read the description of the vehicle into the record: 2013 Navistar Model 4300 Vactor 2100 series Jet Vac Truck VIN # 3HAMMAAL2EL531890

Council Member Hetherington made a motion to approve the surplus of the Jet Vac Truck, 2nd by Mayor Pro Tem Carter; voted 6 in favor and 0 opposed, motion approved.

Mayor's Nomination and Council Confirmation of Tod Warner to the Downtown Development Authority Post 4 with an Expiration Date of June 30, 2028 [Bender]

Mayor Bender nominated Tod Warner to Post 4 of the DDA, nomination confirmed 5 in favor and 1 opposed with Council Member Hardrick casting to the opposing vote.

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:

Tricia Rawlins, 2088 Harbour Oaks Drive, Snellville.

Rodney Lumpkins, 2225 Wisteria Drive, Snellville.

Betty Ann Kumin, 2165 Woodberry Run Dr., Snellville.

Tod Warner, 3144 Turf Terrace, Snellville.

Mike Sabbagh, 1600 Summit View Way, Snellville.

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
MONDAY, JULY 13, 2026
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EXECUTIVE SESSION

None

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 8:51 p.m.

Barbara Bender, Mayor

Melisa Arnold, City Clerk

Agenda Item Summary



TO: The Mayor and Council

FROM: Jason Thompson, Director
Department of Planning and Development

DATE: July 27, 2026

CASE: #SUP 26-01 – Private K-8 Christian School

STATUS: 2nd Reading

Application by Shane Swezey, Principal of Parkview Christian School, to allow the use of a Private K-8 Christian School to operate within Westside Baptist Church's building and variances from the UDO for a 4.54 acre lot and a currently occupied building to serve as a private school.

Financial Impact: None

Planning Department Recommendation: Approval with Conditions

**Planning Commission Meeting
And Recommendation:** June 23, 2026 (Approval)

Mayor and Council Meetings: July 13, 2026 (1st Reading)
July 27, 2026 (2nd Reading & Public Hearing)

Action Requested: Consideration, Public Hearing and Action

Draft Ordinance: Attached

Case Documents (website link):

- [Letter of Intent \(5-12-2026\)](#)
- [#SUP 26-01 Special Use Permit Application \(5-12-2026\)](#)
- ['As-built' Site Plan & Survey \(5-12-2026\)](#)
- [Traffic Impact Analysis \(5-12-2026\)](#)
- [School Floor Plan with Photos \(5-12-2026\)](#)

- [June 23 2026 Planning Department Case Summary & Analysis Report \(6-1-2026\)](#)
- [June 23 2026 Planning Commission Case Report \(6-26-2026\)](#)
- [June 26 2026 Planning Department Case Summary & Analysis Report with Planning Commission Case Report \(6-26-2026\)](#)

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE 2026-05

AN ORDINANCE TO GRANT A SPECIAL USE PERMIT THE APPROVAL OF THE USE OF A SCHOOL AND RELATED VARIANCES IN THE RS 30 DISTRICT FOR THE PROPERTY LOCATED AT 2925 MAIN STREET W, SNELLVILLE, GEORGIA; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

CASE NUMBER: #SUP 26-01

APPLICANT/PROPERTY OWNER: **Applicant-** Shane Swezey, Principal Parkview Christian School
Property Owner- Westside Baptist Church

LOCATION: 2925 Main Street W., Snellville, Georgia
(the “Property”)

TAX PARCEL: R5007 004A

DEVELOPMENT/PROJECT: Parkview Christian School

CONTACT: Shane Swezey
770-279-8702

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

WHEREAS, Applicant has requested to put a private school, Parkview Christian School, on the Property, along with related variances;

WHEREAS, the governing authority of the City of Snellville, Georgia desires to amend its official zoning map as it applies to the 4.54± acre tract of land located at 2925 Main Street W, Snellville, Georgia (Tax Parcel R5007 004A) and grant the requested special use for the operation of a private school on the Property and related variances; and,

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, and in accompanying documentation, a special use permit is hereby granted for the use of a private school (UDO Sec. 206-4.1.J) on the 4.54± acre tract of land located at 2925 Main Street W. Snellville, Georgia (Tax Parcel R5007 004A) subject to the following condition:

- A. In the event that the subject property is not leased, purchased, or occupied by Parkview Christian School within six (6) months from the date of Mayor and Council approval, or if the property is occupied and later vacated by Parkview Christian School, the Special Use Permit will become null and void.

Section 2. Further, the Mayor and Council hereby grant the following variances:

- A. A variance to reduce the minimum use found in UDO Sec. 206-4.1.J from five (5) acres to 4.54 acres.
- B. A variance to allow the church and school to operate at the same time in the same building.

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 _____, 2026. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

ORDAINED this _____ day of _____, 2026.

Barbara Bender, Mayor

Norman Carter, Mayor Pro Tem

ATTEST:

Richelle Brown, Council Member

Melisa Arnold, City Clerk

Catherine Hardrick, Council Member

APPROVED AS TO FORM:

Kerry Hetherington, Council Member

John J. Crowley, City Attorney
Tallant Howell, Attorneys at Law

Shaunt'e Jermaine Pitt, Council Member

Agenda Item Summary



TO: The Mayor and Council

FROM: Jason Thompson, Director
Department of Planning and Development

DATE: July 27, 2026

CASE: #CIC 26-01 – Adding 68 Units at 2380 Wisteria Dr, Snellville GA

STATUS: 2nd Reading

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).

After the Planning Commission Meeting the applicant expressed a desire to amend the design to reduce the amount of units to reduce the impact on the surrounding property owners.

UPDATE: As of 7-14-2026 the Applicant has submitted new plans to address concerns brought up during the Planning Commission meeting. These changes include a reduction to 203 units, a reduction of the length of the newly proposed building by half and make it 4 stories instead of 5.

Financial Impact: Site Development Fees; Real Property Taxes;
and Stormwater Utility Fees

Planning Department Recommendation: Approval with Conditions

**Planning Commission Meeting
And Recommendation:** June 23, 2026 (3-2 Denial)

Mayor and Council Meetings: July 13, 2026 (1st Reading)
July 27, 2026 (2nd Reading & Public Hearing)

Action Requested: Consideration, Public Hearing and Action

Draft Ordinance: Attached

Case Documents (website link):

- [Letter of Intent \(5-12-2026\)](#)
- [#CIC 26-01 Change in Conditions Application \(5-12-2026\)](#)
- [Proximity Plan \(5-12-2026\)](#)
- [May 6, 2026 Property Survey \(5-12-2026\)](#)
- [Concept Illustrative \(5-12-2026\)](#)
- [May 7 2026 Traffic Impact Study \(5-12-2026\)](#)
- [Site Plan Set \(5-12-2026\)](#)
- [July 22 2024 Approved #RZ 24-03 ORD 2024-05 \(5-12-2026\)](#)
- [July 22 2024 Approved #SUP 24-02 ORD 2024-06 \(5-12-2026\)](#)
- [June 23 2026 Planning Department Case Summary & Analysis Report \(6-3-2026\)](#)
- [June 23 2026 Planning Commission Case Report \(6-26-2026\)](#)
- [June 26 2026 Planning Department Case Summary & Analysis Report with Planning Commission Case Report \(6-26-2026\)](#)
- [Letter of Intent \(7-14-2026\)](#)
- [#CIC 26-01 Change in Conditions Application \(7-14-2026\)](#)
- [Proximity Plan \(7-14-2026\)](#)
- [Concept Illustrative \(7-14-2026\)](#)
- [Plan Set \(7-14-2026\)](#)
- [Architecture Elevations \(7-14-2026\)](#)

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE ORD 2026-06

AN ORDINANCE TO GRANT APPROVAL OF CIC 26-01, APPLICATION TO CHANGE THE CONDITIONS OF THE ORIGINAL REZONING AND SPECIAL USE PERMIT (RZ 24-03 SUP 24-01) FOR A 171-UNIT TOWNE CENTER FLATS DEVELOPMENT TO INCREASE THE NUMBER OF UNITS FOR A TOTAL OF 203 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 203 MIX OF ONE, TWO, AND THREE-BEDROOM UNITS LOCATED IN THE TOWNE CENTER OVERLAY DISTRICT AT 2380 WISTERIA DR, SNELLVILLE, GEORGIA (TAX PARCEL 5038 133). DUE TO THE ADDITIONAL UNITS, THE UNITS PER ACREAGE (UPA) WILL INCREASE FROM 63.88 TO 75.83.

CASE NUMBER: #CIC 26-01

APPLICANT/PROPERTY OWNER: **Applicant:** Mick Kittle, RLA, Senior Land Planner
SPG Planners & Engineers Watkinsville,
Georgia 30677
706-714-3443 mick@onespg.com
Property Owner: Shifa Real Estate
Investment LLC
Duluth, Georgia 30097

LOCATION: 2380 Wisteria Drive, Snellville, Georgia

TAX PARCEL: 5038 133

DEVELOPMENT/PROJECT: 5-Story 272,300 SF Towne Center Flats
Residential Building with 203 total units

CONTACT: Mike Kittle, RLA, Senior Land Planner
SPG Planners & Engineers Watkinsville,
Georgia 30677
706-714-3443 mick@onespg.com

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

WHEREAS, Applicant has requested a Change in Conditions from the July 22, 2024 approved rezoning and Special Use Permit (RZ 24-03 SUP 24-01) for a 171-unit Towne Center Flats development to increase the number of units for a total of 203 units on a 2.677 +/- acre site, zoned TC-R (Towne Center Residential) District for a proposed 5-story, Towne Center Flat residential building located in the Towne Center Overlay District at 2380 Wisteria Drive, Snellville, Georgia (Tax Parcel 5038 133), and increase the Units Per Acreage (UPA) from 63.88 to 75.83; and;

WHEREAS, a review of the future land use, site plan, accompanying traffic study were reviewed by staff, planning commission, and the Mayor and Council; and;

WHEREAS, the governing authority of the City of Snellville, Georgia desires to amend its official zoning map as it applies to the 2.677± acre tract of land located at 2380 Wisteria Drive, Snellville, Georgia (Tax Parcel 5038 133) and grant the requested special use for the operation of a 5-Story 272,300 SF Towne Center Flats Residential Building with 203 total units on the Property and increase the Units Per Acreage (UPA) from 63.88 to 75.83;and;

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, and in accompanying documentation, a change in condition is hereby granted for the use of a 5-Story 272,300 SF Towne Center Flats Residential Building with 203 total units on the 2.68± acre tract of

land located at 2925 Main Street W. Snellville, Georgia (Tax Parcel 5038 133). The Units Per Acreage (UPA) will increase from 63.88 to 75.83 with the following conditions:

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

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.

Section 2. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set forth herein.

Section 3. 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 4. (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 5. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 6. This Ordinance was adopted on _____, 2026. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

ORDAINED this ____ day of _____, 2026.

Barbara Bender, Mayor

Norman Carter, Mayor Pro Tem

ATTEST:

Richelle Brown, Council Member

Melisa Arnold, City Clerk

Catherine Hardrick, Council Member

APPROVED AS TO FORM:

Kerry Hetherington, Council Member

John J. Crowley, City Attorney
Tallant Howell, Attorneys at Law

Shaunt'e Jermaine Pitt, Council Member

EXHIBIT “A”

Vespera

Snellville, GA 30078
Gwinnett County

Change in Conditions Preliminary Plans

07/14/2026

Sheet Index	
Sheet No	Description
CC-00	Cover
CC-10	Existing Survey
CC-20	Site Plan
CC-30	Ground Level Floor Plan
CC-31	Upper Levels Floor Plan
CC-32	Ground Level Podium Parking Plan
CC-40	Exterior Elevations

Project Team

Owner
Shifa Real Estate Investments LLC
4675 N. Shallowford Road, Suite 200
Atlanta, GA 30338
Contact: Husein Hamirani
h@hconstructionga.com
678.267.0587

Developer
Shifa Real Estate Investments LLC
4675 N. Shallowford Road, Suite 200
Atlanta, GA 30338
Contact: Husein Hamirani
h@hconstructionga.com
678.267.0587

Architect
Treinis Architecture LLC
Woodstock, GA 30188
Contact: Dasha Treinis, AIA
treinis@gmail.com
404.945.0806

**Planner / Engineer /
Landscape Architect**
SPG Planners + Engineers, LLC
1725 Electric Avenue, STE 320
Watkinsville, GA 30677
Contact: Ed Lane, PE
ed@onespg.com
706.769.9515

Land Surveyor
Professional Land Surveyors
1020 Chattahoochee Avenue
Dalton, GA 30720
Contact: D. Hall
info@pls.us
770.334.8186



Vicinity Map
Not to Scale



FEMA Firm Map
Not to Scale

Approved Rezone (July 22, 2024)

ORD 2024-25 - RZ 24-03

Approved Special Use (July 22, 2024)

ORD 2024-26 - SUP 24-02

Approved Variances (July 22, 2024)

UDO Sec. 206-3.1F.2.E. (Commercial Floor Area Requirement): to waive the requirement for a minimum of 30,000 sq. ft. onsite commercial floor area for development of 171 Towne Center Flat units (5,000 sq. ft. per 30 units).

UDO Sec. 205-1.14D (Storefront Street Requirements): to allow development and use of the Stacked Flat building type for buildings abutting storefront street.

Conditions:

- The property shall be developed in general accordance with the conceptual rezoning site plan entitled "Wisteria Drive Flats", dated 5-14-2024 (stamped received 5-14-2024) in Exhibit "B", a copy of which is attached hereto and incorporated herein by reference, 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 submitting a Change in Conditions application and receiving recommendations by the Planning Department and Planning Commission.
- All variances and conditions approved 2-13-2018 by the Snellville Board of Zoning Appeals for case #BOA 18-01 are repealed.
- Uses involving adult entertainment, including the sale and 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.
- Signs higher than 15 feet or larger than 225 square feet are prohibited.
- Applicant will provide an exterior building color palette to the Planning Director for approval.

Seals:



Project Info:

Vespera
2380 Wisteria Drive
Snellville, GA 30078
Gwinnett County

Sheet Issue:
07/14/2026

Project No. 26-3659

Firm Info:



SPG Planners + Engineers

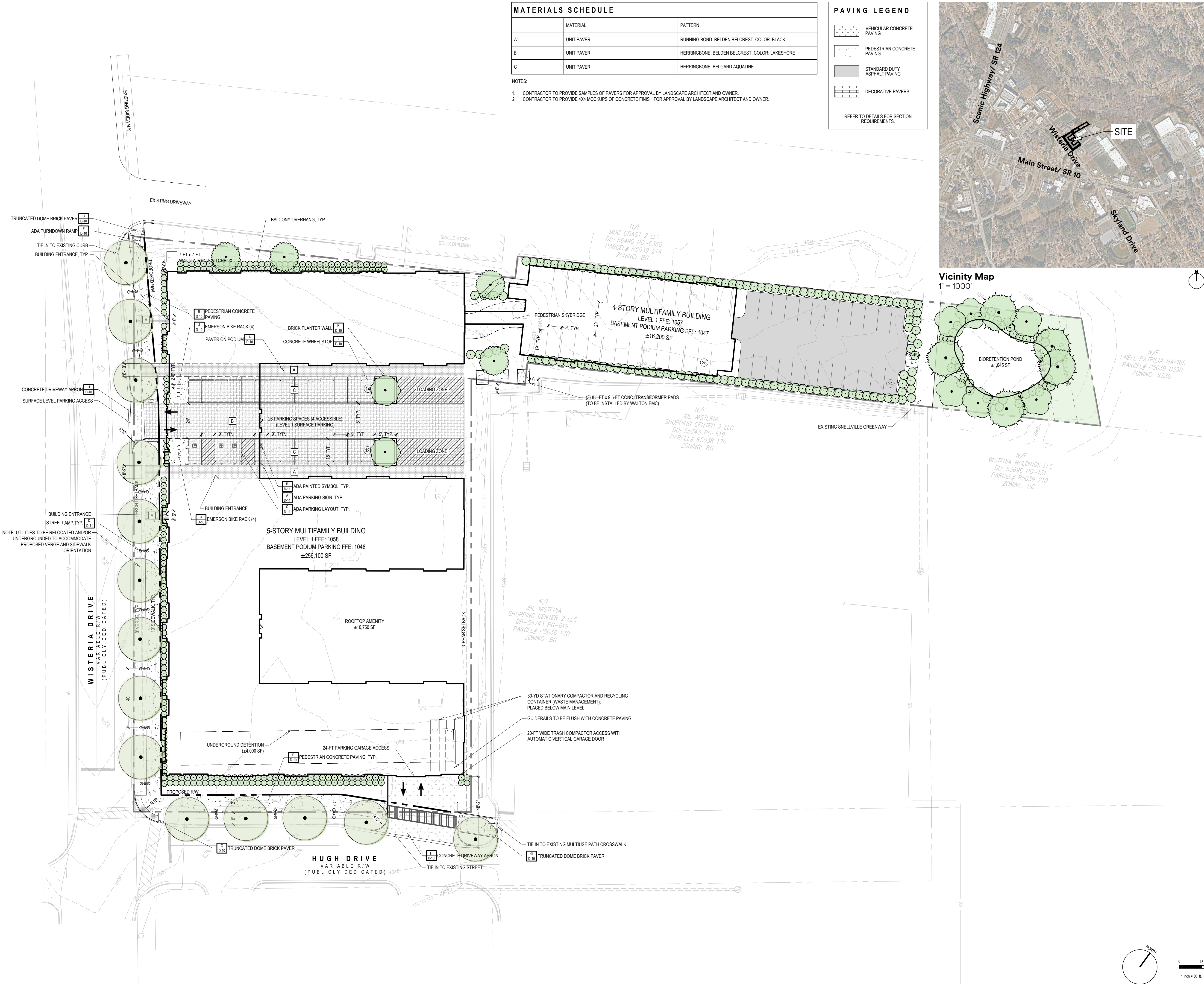
1725 Electric Avenue, STE 320
Watkinsville, GA 30677

706.769.9515
www.onespg.com

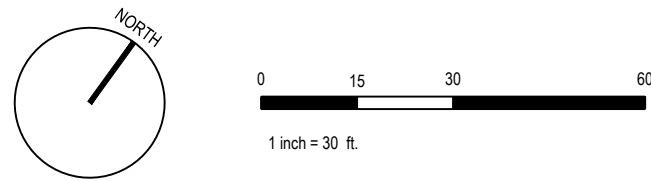
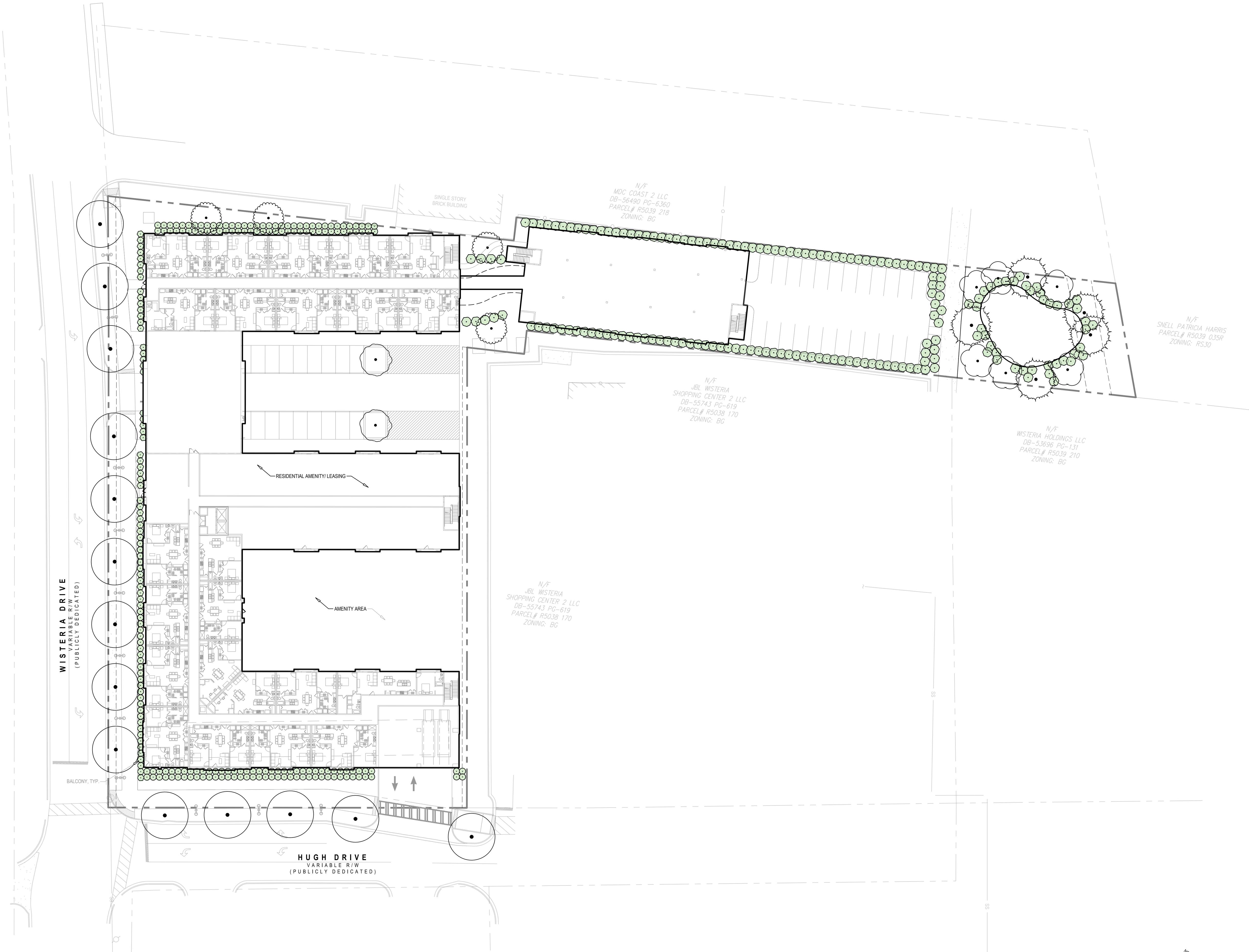
Sheet Title:

Cover

CC-00



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Seals:



Project Info:

Vespera
2380 Wisteria Drive
Snellville, GA 30078
Gwinnett County

Sheet Issue:
07/14/2026

Project No. 26-3659

Firm Info:



SPG Planners + Engineers

1725 Electric Avenue, STE 320
Watkinsville, GA 30677

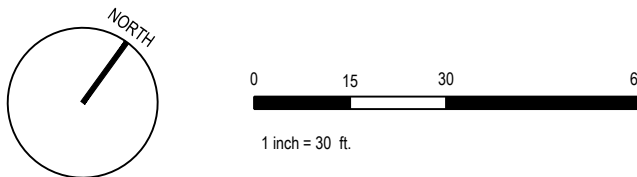
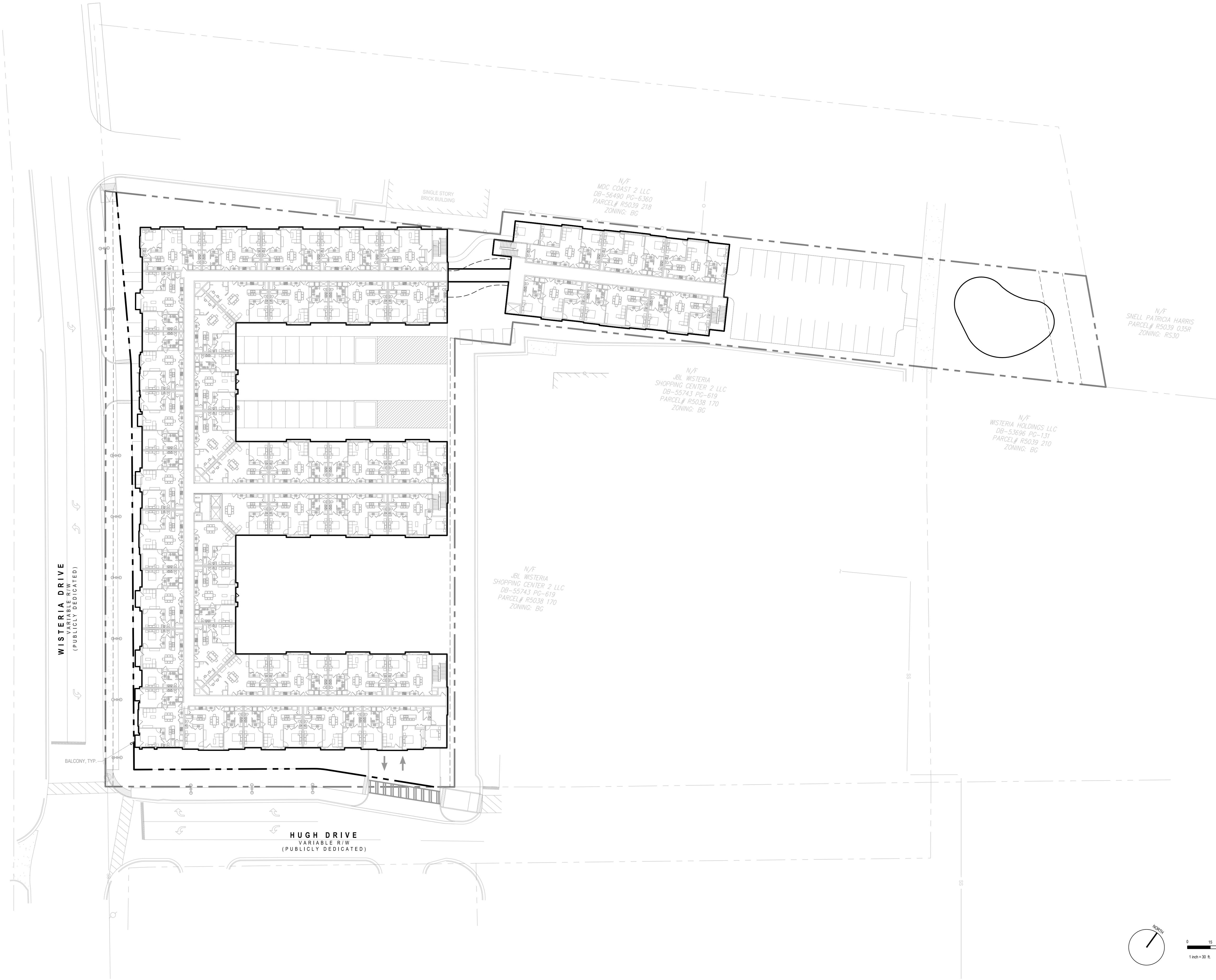
706.769.9515
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Sheet Title:

Ground Level Floor Plan

CC-30

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Seals:



Project Info:

Vespera
2380 Wisteria Drive
Snellville, GA 30078
Gwinnett County

Sheet Issue: 07/14/2026 Project No. 26-3659

Firm Info:



SPG Planners + Engineers

1725 Electric Avenue, STE 320
Watkinsville, GA 30677

706.769.9515
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Sheet Title:

Upper Levels Floor Plan

CC-31



Seals:



Project Info:

Vespera
2380 Wisteria Drive
Snellville, GA 30078
Gwinnett County

Sheet Issue: 07/14/2026
Project No. 26-3659

Firm Info:



SPG Planners + Engineers

1725 Electric Avenue, STE 320
Watkinsville, GA 30677

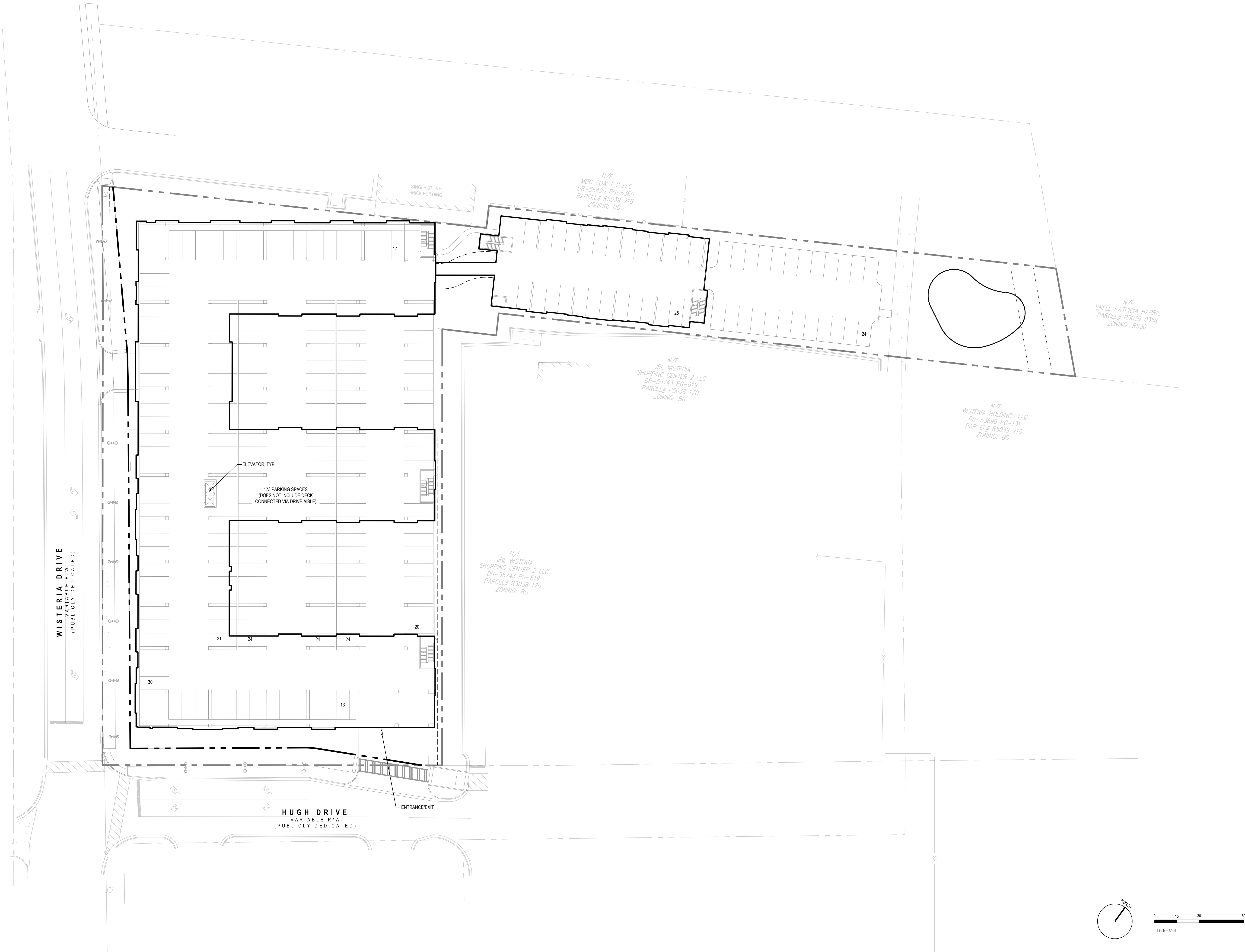
706.769.9515
www.onespg.com

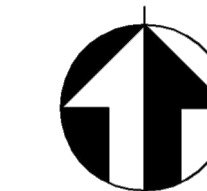
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**Ground Level Podium
Parking Plan**

CC-32

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PLAN NORTH

**NEW APARTMENT
BUILDING
"VESPERA"**

2380 WISTERIA DR SW
SNELLVILLE, GA 30078

5	01.07.26	REVISION #6
4	04.21.26	REVISION #5
3	01.30.24	REVISION 2
2	01.30.24	REVISION 1
1	04.28.24	ISSUE FOR REVIEW 1
NO:	DATE:	REMARKS:



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TREINIS ARCHITECTURE, LLC 2024

DRAWING TITLE:

PROPOSED
EXTERIOR ELEVATIONS

ISSUE DATE:

DRAWN BY:

DT

SHEET NUMBER:

A1.00

SCALE: NTS

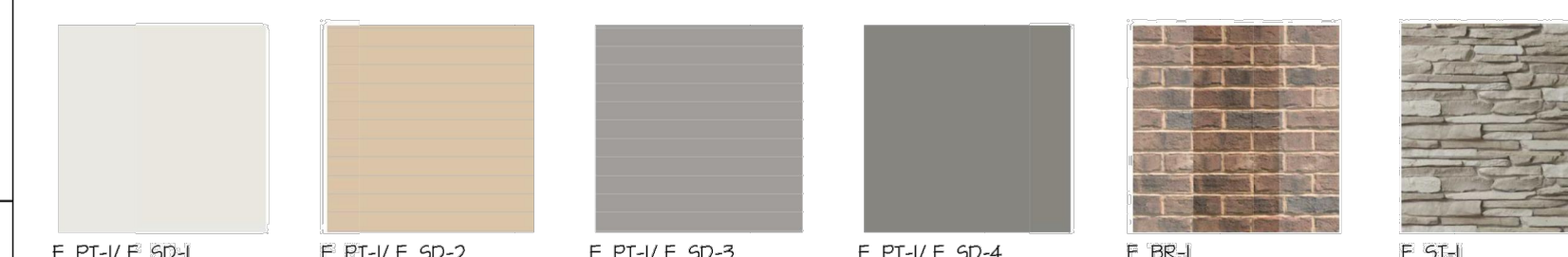
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SCALE: NTS

SCALE: NTS

5 PROPOSED EXTERIOR FINISHES

FINISH SCHEDULE			
KEY	ITEM	MANUFACTURER	DESCRIPTION
E_SD-1	COMPOSITE CEMENTOUS SIDING	HARDIE, SMOOTH PANELS	COLOR TO MATCH E_PT-1
E_SD-2	COMPOSITE CEMENTOUS SIDING	HARDIE, SMOOTH LAPSIDING	COLOR TO MATCH E_PT-2
E_SD-3	COMPOSITE CEMENTOUS SIDING	HARDIE, SMOOTH LAPSIDING	COLOR TO MATCH E_PT-3
E_SD-4	COMPOSITE CEMENTOUS SIDING	HARDIE, SMOOTH LAPSIDING	COLOR TO MATCH E_PT-3
E_PT-1	EXTERIOR PAINT	SHERWIN WILLIAMS	SW 1014 EIDER WHITE
E_PT-2	EXTERIOR PAINT	SHERWIN WILLIAMS	SW 1644 DROMEDARY CAMEL
E_PT-3	EXTERIOR PAINT	SHERWIN WILLIAMS	SW 1014 GAUNTLET GRAY
E_PT-4	EXTERIOR PAINT	SHERWIN WILLIAMS	SW 1049 URBANE BRONZE
E_BR-1	BRICK VENEER	TRIANGLE BRICK	WILMINGTON, QUEEN SIZE, GROUT: COLOR: BOND: COLOR: BUFF
E_ST-1	CAST STONE	HORIZON STONE	LEDGE STONE, COLOR: HERMITAGE, DRY STACK
ML-1	METAL CANOPIES & STOREFRONT COLOR		DARK BRONZE



1 BUILDING FRONT ELEVATION

2 BUILDING RIGHT ELEVATION

3 BUILDING LEFT ELEVATION

4 BUILDING BACK ELEVATION

EXHIBIT “B”

58'-0" AFF.
ACCENT PARAPET WALL

51'-7" AFF.
MAIN PARAPET WALL

49'-6" AFF.
LEVEL 4

38'-3" AFF.
LEVEL 3

27'-0" AFF.
LEVEL 2

16'-0" AFF.
LEVEL 1

0'-0" AFF.
GROUND LEVEL



1 BUILDING FRONT ELEVATION

SCALE: NTS

58'-0" AFF.
ACCENT PARAPET WALL

51'-7" AFF.
MAIN PARAPET WALL

49'-6" AFF.
LEVEL 4

38'-3" AFF.
LEVEL 3

27'-0" AFF.
LEVEL 2

16'-0" AFF.
LEVEL 1

0'-0" AFF.
GROUND LEVEL

13'-0" AFF.
GARAGE LEVEL



2 BUILDING RIGHT ELEVATION

SCALE: NTS

58'-0" AFF.
ACCENT PARAPET WALL

51'-7" AFF.
MAIN PARAPET WALL

49'-6" AFF.
LEVEL 4

38'-3" AFF.
LEVEL 3

27'-0" AFF.
LEVEL 2

16'-0" AFF.
LEVEL 1

0'-0" AFF.
GROUND LEVEL

13'-0" AFF.
GARAGE LEVEL



3 BUILDING LEFT ELEVATION

SCALE: NTS

58'-7" AFF.
ACCENT PARAPET WALL

51'-4" AFF.
MAIN PARAPET WALL

49'-4" AFF.
LEVEL 4

38'-3" AFF.
LEVEL 3

27'-0" AFF.
LEVEL 2

16'-0" AFF.
LEVEL 1

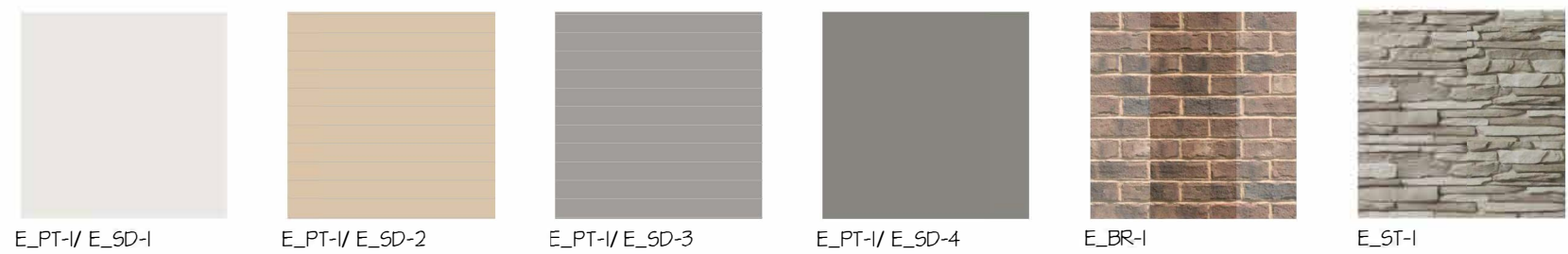
0'-0" AFF.
GROUND LEVEL



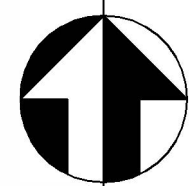
4 BUILDING BACK ELEVATION

SCALE: NTS

FINISH SCHEDULE			
KEY	ITEM	MANUFACTURER	DESCRIPTION
E_SD-1	COMPOSITE CEMENTOUS SIDING	HARDIE, SMOOTH PANELS	COLOR TO MATCH E_PT-1
E_SD-2	COMPOSITE CEMENTOUS SIDING	HARDIE, SMOOTH LAPSIDING	COLOR TO MATCH E_PT-2
E_SD-3	COMPOSITE CEMENTOUS SIDING	HARDIE, SMOOTH LAPSIDING	COLOR TO MATCH E_PT-3
E_SD-4	COMPOSITE CEMENTOUS SIDING	HARDIE, SMOOTH LAPSIDING	COLOR TO MATCH E_PT-3
E_PT-1	EXTERIOR PAINT	SHERWIN WILLIAMS	SW 1014 EIDER WHITE
E_PT-2	EXTERIOR PAINT	SHERWIN WILLIAMS	SW 1614 DROMEDARY CAMEL
E_PT-3	EXTERIOR PAINT	SHERWIN WILLIAMS	SW 1014 GAUNTLET GRAY
E_PT-4	EXTERIOR PAINT	SHERWIN WILLIAMS	SW 1049 URBAN BRONZE
E_BR-1	BRICK VENEER	TRIANGLE BRICK	HILLMINGTON, QUEEN SIZE, GROUT: COLOR BOND, COLOR: BLUFF
E_ST-1	CAST STONE	HORIZON STONE	LEDGE STONE, COLOR: HERMITAGE, DRY STACK
ML-1	METAL CANOPIES & STOREFRONT COLOR		DARK BRONZE



5 PROPOSED EXTERIOR FINISHES



PLAN NORTH

NEW APARTMENT
BUILDING
"VESPERA"

2380 WISTERIA DR SW
SNELLVILLE, GA 30078

NO.	DATE	REVISION
5	01.07.20	REVISION #6
4	04.21.20	REVISION #5
3	04.30.24	REVISION 2
2	01.30.24	REVISION 1
1	04.28.24	ISSUE FOR REVIEW 1



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TREINIS ARCHITECTURE, LLC 2024

DRAWING TITLE:

PROPOSED
EXTERIOR ELEVATIONS

ISSUE DATE:

DRAWN BY:

DT

SHEET NUMBER:

A1.00

Agenda Item Summary



Date: July 22, 2026

Prepared By: Matthew Pepper, City Manager

Agenda Items:

- Consideration and Action on RES 2026-04 - Approval of the General Fund Participation in the Georgia Fund One Program [Bender]
- Consideration and Action on RES 2026-05 - Approval of the 2023 SPLOST Participation in the Georgia Fund One Program [Bender]
- Consideration and Action on RES 2026-06 - Approval of the School Zone Safety Fund Participation in the Georgia Fund One Program [Bender]
- Consideration and Action on RES 2026-07 - Approval of the Tree Bank Fund Participation in the Georgia Fund One Program [Bender]
- Consideration and Action on RES 2026-08 - Approval of the Confiscated Assets Fund Participation in the Georgia Fund One Program [Bender]

Background: Georgia Fund 1 (GF1) is a pooled investment option offered by the State of Georgia to counties, municipalities, boards of education, and other authorized entities. It is managed by the Office of the State Treasurer. Fitch Ratings, Inc. has currently assigned GF1 a rating of AA Af/S1.

For the month of June 2026, GF1 participants earned 3.69% yield calculated on an annualized basis. As of June 30, 2026, GF1 assets were \$35 billion.

For the month of June 2026, the City received .08% interest from Bank of the Ozarks. If approved, the City would transfer funds into the higher interest-bearing accounts with GF1.

Financial Impact: None.

Action Requested: VOTE to approve the following Resolutions 2026-04, 2026-05, and 2026-06, 2026-07, 2026-08.

Attachments: Resolution; Georgia Fund 1 Monthly Yield; Georgia Fund 1 June 2026 Disclosure Statement.



GEORGIA FUND 1

(Local Government Investment Pool “LGIP”)

Resolution to Authorize Investment
and Designate Representatives

GF1 Acct# |_____|

Effective Date*|_____|

PARTICIPANT INFORMATION

Participant Name: |_____| TIN: |_____|

Physical Address: |_____| City: |_____| State: |__| Zip Code: |_____|

Mailing Address: |_____| City: |_____| State: |__| Zip Code: |_____|

This Resolution is for:

☐ New Account ☐ Amendment to an existing account

GF1 Account Number (New): |_____|

GF1 Account Number (Amended): |_____|

If change(s) are applicable to other existing accounts, please submit a new resolution for each applicable account.

WHEREAS, O.C.G.A. § 36-83-1 to § 36-83-8 authorizes Georgia local governments and other authorized entities to invest funds through the local government investment pool; and,

WHEREAS, all state departments, boards, bureaus, and agencies (“state entities”) and local governments may make deposits and maintain accounts in the LGIP as Participants, subject to approval by the State Depository Board as required in O.C.G.A. § 36-83-2(b)(4); and,

WHEREAS, from time to time it may be advantageous to _____
(Name of Local Government, Political Subdivision or State Agency) to deposit funds available for investment in Georgia Fund 1 (hereinafter referred to as the local government investment pool) as it may deem appropriate; and,

WHEREAS, to provide for the safety of such funds deposited in the local government investment pool, investments are restricted to those enumerated by O.C.G.A. §36-83-4. Pursuant to the investment policies established by the State Depository Board, the State Treasurer shall invest moneys in the local government investment pool considering first the probable safety of capital and then the probable income to be derived; and,

WHEREAS, such deposits must first be duly authorized by the governing authority of the local government or authorized entity and a certified copy of the resolution authorizing such investment filed with the State Treasurer; and

WHEREAS, such resolution must name the official(s) authorized to make deposits or withdrawals of funds in the local government investment pool; and,

WHEREAS, O.C.G.A. §36-83-8 requires a statement of the approximate cash flow requirements of the local government or authorized entity pertaining to the investment of such funds;

NOW, THEREFORE BE IT RESOLVED by the _____

(Board, Council or other Governing Authority) that _____ (Local Government, Political Subdivision, or State Agency) meets the criteria as defined in O.C.G.A. § 36-83-3 to participate and deposit funds from time to time in the manner prescribed by law and in accordance with the applicable policies and procedures for the local government investment pool.



GEORGIA FUND 1

(Local Government Investment Pool “LGIP”)

Resolution to Authorize Investment
and Designate Representatives

GF1 Acct# |

Effective Date*|

AUTHORIZED REPRESENTATIVES OF THE PARTICIPANT

Any one of the following individuals shall be authorized to deposit and/or withdraw funds from the local government investment pool on behalf of the Participant: (Please select at least one person for online system (IPAS) access to electronically perform authorized functions and to obtain monthly statements. All individuals currently with online access not on this resolution will be deactivated)

1.

Printed Name:

Title:

Email:

Authority:

☐ Deposit/Withdrawal/Transfer

☐ Deposit Only

Telephone:

Cell Number:

☐ Grant IPAS Access

2.

Printed Name:

Title:

Email:

Authority:

☐ Deposit/Withdrawal/Transfer

☐ Deposit Only

Telephone:

Cell Number:

☐ Grant IPAS Access

3.

Printed Name:

Title:

Email:

Authority:

☐ Deposit/Withdrawal/Transfer

☐ Deposit Only

Telephone:

Cell Number:

☐ Grant IPAS Access

4.

Printed Name:

Title:

Email:

Authority:

☐ Deposit/Withdrawal/Transfer

☐ Deposit Only

Telephone:

Cell Number:

☐ Grant IPAS Access

5.

Printed Name:

Title:

Email:

Authority:

☐ Deposit/Withdrawal/Transfer

☐ Deposit Only

Telephone:

Cell Number:

☐ Grant IPAS Access

☐ For additional AUTHORIZED individuals, please check and attach user information to this form.

AUTHORIZED REPRESENTATIVES OF THE PARTICIPANT – READ ONLY

In addition, and at the option of the Participant, additional authorized representatives can be designated to perform inquiry only of selected information. This limited representative cannot make deposits or withdrawals. If the Participant desires to designate a representative with inquiry rights only, complete the following information.

1.

Printed Name:

Title:

Email:

Telephone:

Cell Number:

2.

Printed Name:

Title:

Email:

Telephone:

Cell Number:

3.

Printed Name:

Title:

Email:

Telephone:

Cell Number:

☐ For additional READ ONLY access individuals, please check and attach user information to this form.



GEORGIA FUND 1
(Local Government Investment Pool “LGIP”)
Resolution to Authorize Investment
and Designate Representatives

GF1 Acct# | _____ |
Effective Date* | _____ |

PERIOD OF INVESTMENT

The period in which the initial deposit is currently expected to remain invested in the local government investment pool is a minimum of 30% for no less than 30 days. Subsequent deposits should comply with the LGIP Trust Policy.

DISCLOSURES

Balances are subject to investment risks, including possible loss of principal amount invested and securities that may trade at negative rates.

LGIP deposits are not guaranteed or insured by any bank, the Federal Deposit Insurance Corporation (FDIC), the Federal Reserve Board, the State of Georgia, or any other entity.

The Office of State Treasurer (OST) has third-party insurance coverages designed to insure our agency against defense and liability expenses incurred due to loss/damage caused to LGIP participants by our actions. Through the Department of Administrative Services, the State of Georgia may carry various insurance programs for the protection of State Agencies, Authorities, the University System of Georgia, and the Technical College System of Georgia, some of which may be LGIP participants. DOAS may carry cyber-insurance for certain executive branch agencies, as well as crime and employee dishonesty coverage for all State agencies, authorities, and higher education organizations. DOAS does not carry cyber-insurance for other LGIP participants.

Damage caused by local government participants’ actions are not covered by either the State’s cyber-insurance plan or the crime and employee dishonesty plan. DOAS programs are designed to cover the actions of State organizations who participate in the various insurance programs. See OST website (<https://ost.georgia.gov>) for the latest cyber-insurance plan information.

Additional disclosures are included in the LGIP Trust Policy which is periodically updated and is available on the OST website. By authorizing this resolution, the entity acknowledges it has read and understands the LGIP Trust Policy and risks associated with investing in Georgia Fund 1.

BANKING INFORMATION

All withdrawals from the local government investment pool shall be sent via ACH to the following participant’s demand deposit account(s) except for account(s) designated as corporate trust accounts. Wires are typically used for Corporate Trust payments and always used for same-day transactions. (Please see “Instructions for Completing ACH & Wire Information” for more detailed information.)

- **Please verify ACH and Wire instructions with your bank and provide them below.** ACH INSTRUCTIONS MAY VARY FROM YOUR BANK’S WIRING INSTRUCTIONS. IF THE LOCAL BANK IS NOT ON-LINE WITH THE FEDERAL RESERVE, PLEASE PROVIDE CORRESPONDENT BANK INSTRUCTIONS. This will ensure accurate delivery of your funds to the designated bank account.
- If the bank account is not a corporate trust account, please complete both ACH & Wire instructions.

Please complete the following form to add new banking instructions, or to change or delete existing banking instructions.

OST will directly deposit via ACH for all ACH enabled accounts.

To authorize Office of State Treasurer (OST) to withdraw funds via ACH debit from the designated bank account, please select “Yes” below your ACH banking instructions.

Debit authorization may be withdrawn with at least 15-days advance written notice to the Georgia Office of the State Treasurer. I also understand that the OST reserves the right to reverse ACH electronic transfers made in error.



GEORGIA FUND 1

(Local Government Investment Pool “LGIP”)

Resolution to Authorize Investment
and Designate Representatives

GF1 Acct# |

Effective Date*|

BANKING INSTRUCTIONS

Bank 1:

Bank Name: | Account Title: |

Bank Address: |

City: | State: | Zip Code: |

Bank Contact: | Bank Contact Telephone Number: |

Corporate Trust Account: ☐ No ☐ Yes (If Yes, confirm preferred method of transfer, ACH or Wire)

ACH Instructions

Bank ABA Number: | Bank Account Number: |

Allow OST to ACH Debit for Contributions:

☐ Yes. If there is a debit block on this account, please provide the bank OST’s Company ID: 1581125844.

☐ No. Participant will be responsible for sending a wire for any contributions made to the Georgia Fund 1 account.

WIRE Instructions

Bank ABA Number: | Bank Account Number: |

Addendum Information: |

Correspondent Bank Instructions Required? ☐ Yes ☐ No ☐ Attach Correspondent Bank Wire Instruction

Correspondent Bank Name: | Correspondent Bank ABA#: |

Correspondent Bank City: | Correspondent Bank Account#: |

Bank 2:

Bank Name: | Account Title: |

Bank Address: |

City: | State: | Zip Code: |

Bank Contact: | Bank Contact Telephone Number: |

Corporate Trust Account: ☐ No ☐ Yes (If Yes, confirm preferred method of transfer, ACH or Wire)

ACH Instructions

Bank ABA Number: | Bank Account Number: |

Allow OST to ACH Debit for Contributions:

☐ Yes. If there is a debit block on this account, please provide the bank OST’s Company ID: 1581125844.

☐ No. Participant will be responsible for sending a wire for any contributions made to the Georgia Fund 1 account.

WIRE Instructions

Bank ABA Number: | Bank Account Number: |

Addendum Information: |

Correspondent Bank Instructions Required? ☐ Yes ☐ No ☐ Attach Correspondent Bank Wire Instruction

Correspondent Bank Name: | Correspondent Bank ABA#: |

Correspondent Bank City: | Correspondent Bank Account#: |



GEORGIA FUND 1

(Local Government Investment Pool “LGIP”)

Resolution to Authorize Investment
and Designate Representatives

GF1 Acct# |_____|

Effective Date*|_____|

Bank 3:

Bank Name: |_____| Account Title: |_____|

Bank Address: |_____|

City: |_____| State: |__| Zip Code: |_____|

Bank Contact: |_____| Bank Contact Telephone Number: |_____|

Corporate Trust Account: ☐ No ☐ Yes (If Yes, confirm preferred method of transfer, ACH or Wire)

ACH Instructions

Bank ABA Number: |_____| Bank Account Number: |_____|

Allow OST to ACH Debit for Contributions:

☐ Yes. If there is a debit block on this account, please provide the bank OST’s Company ID: 1581125844.

☐ No. Participant will be responsible for sending a wire for any contributions made to the Georgia Fund 1 account.

WIRE Instructions

Bank ABA Number: |_____| Bank Account Number: |_____|

Addendum Information: |_____|

Correspondent Bank Instructions Required? ☐ Yes ☐ No ☐ Attach Correspondent Bank Wire Instruction

Correspondent Bank Name: |_____| Correspondent Bank ABA#: |_____|

Correspondent Bank City: |_____| Correspondent Bank Account#: |_____|

Bank 4:

Bank Name: |_____| Account Title: |_____|

Bank Address: |_____|

City: |_____| State: |__| Zip Code: |_____|

Bank Contact: |_____| Bank Contact Telephone Number: |_____|

Corporate Trust Account: ☐ No ☐ Yes (If Yes, confirm preferred method of transfer, ACH or Wire)

ACH Instructions

Bank ABA Number: |_____| Bank Account Number: |_____|

Allow OST to ACH Debit for Contributions:

☐ Yes. If there is a debit block on this account, please provide the bank OST’s Company ID: 1581125844.

☐ No. Participant will be responsible for sending a wire for any contributions made to the Georgia Fund 1 account.

WIRE Instructions

Bank ABA Number: |_____| Bank Account Number: |_____|

Addendum Information: |_____|

Correspondent Bank Instructions Required? ☐ Yes ☐ No ☐ Attach Correspondent Bank Wire Instruction

Correspondent Bank Name: |_____| Correspondent Bank ABA#: |_____|

Correspondent Bank City: |_____| Correspondent Bank Account#: |_____|



GEORGIA FUND 1

(Local Government Investment Pool “LGIP”)

Resolution to Authorize Investment
and Designate Representatives

GF1 Acct# |

Effective Date*|

Bank 5:

Bank Name: | Account Title: |

Bank Address: |

City: | State: | Zip Code: |

Bank Contact: | Bank Contact Telephone Number: |

Corporate Trust Account: ☐ No ☐ Yes (If Yes, confirm preferred method of transfer, ACH or Wire)

ACH Instructions

Bank ABA Number: | Bank Account Number: |

Allow OST to ACH Debit for Contributions:

☐ Yes. If there is a debit block on this account, please provide the bank OST’s Company ID: 1581125844.

☐ No. Participant will be responsible for sending a wire for any contributions made to the Georgia Fund 1 account.

WIRE Instructions

Bank ABA Number: | Bank Account Number: |

Addendum Information: |

Correspondent Bank Instructions Required? ☐ Yes ☐ No ☐ Attach Correspondent Bank Wire Instruction

Correspondent Bank Name: | Correspondent Bank ABA#: |

Correspondent Bank City: | Correspondent Bank Account#: |

Bank 6:

Bank Name: | Account Title: |

Bank Address: |

City: | State: | Zip Code: |

Bank Contact: | Bank Contact Telephone Number: |

Corporate Trust Account: ☐ No ☐ Yes (If Yes, confirm preferred method of transfer, ACH or Wire)

ACH Instructions

Bank ABA Number: | Bank Account Number: |

Allow OST to ACH Debit for Contributions:

☐ Yes. If there is a debit block on this account, please provide the bank OST’s Company ID: 1581125844.

☐ No. Participant will be responsible for sending a wire for any contributions made to the Georgia Fund 1 account.

WIRE Instructions

Bank ABA Number: | Bank Account Number: |

Addendum Information: |

Correspondent Bank Instructions Required? ☐ Yes ☐ No ☐ Attach Correspondent Bank Wire Instruction

Correspondent Bank Name: | Correspondent Bank ABA#: |

Correspondent Bank City: | Correspondent Bank Account#: |

☐ For additional BANK ACCOUNTS, please check and attach bank instructions to this form.



GEORGIA FUND 1
(Local Government Investment Pool “LGIP”)
Resolution to Authorize Investment
and Designate Representatives

GF1 Acct# _____
Effective Date*|_____

SIGNATURE OF HEAD OF GOVERNING AUTHORITY

Changes in the above authorization shall be made by cancellation or a replacement resolution delivered to the Office of the State Treasurer. Until such a replacement resolution is received and approved by the Office of the State Treasurer, the above authorized individuals, demand account instructions and statement mailing address(es) shall remain in full force and effect.

Entered at _____, Georgia this _____ day of _____ 20____.

(Signature of Head of Governing Authority)

(Please Print or Type - Head of Governing Authority)

(Title)

Please select “Option A” **OR** “Option B”

Option A: Notary Certification

NOTARY SEAL

Notary Public Signature: _____

Notary Public Signature Date: _____

Commission Expiration Date: _____

Option B: OST Certification

Head of Governing Authority signatory attestation by OST Personnel:

OST Personnel Name: _____

OST Personnel Signature: _____

OST Personnel Signature Date: _____

MAILING INSTRUCTIONS

If completed manually, please complete and return a signed original to:

Georgia Fund 1
Office of the State Treasurer
200 Piedmont Avenue
Suite 1204, West Tower
Atlanta, GA 30334-5527

Telephone: (404) 656-2993
Toll Free: (800) 222-6748

FOR OFFICE OF THE STATE TREASURER USE ONLY
GF1 Resolution Verification

RESOLUTION VERIFICATION

Acct#:	
Agency Name:	
Website:	
Website Phone:	
Confirmed by:	
Verified by:	
Date & Time:	
Identity Validation Method:	

BUSINESS CONTACTS & IPAS

Removed from Contacts:	
Added to Contacts:	
New IPAS Account:	
Removed From IPAS:	

INTERNAL SIGNATURES

Received (FA)	Notary/ OST Certified (IA)	Agency Head (IA)	Verified (IA)	Public Entity (IA)	Accounting	Banking	Contacts (FA)	IPAS (FA)
Email (FA)	Master Log (FA)	Contacts (IA)	IPAS (IA)	Uploaded (FA)			New/Amended Account Approved (Treasurer/Deputy Treasurer)	

Georgia Fund 1

Monthly Yield

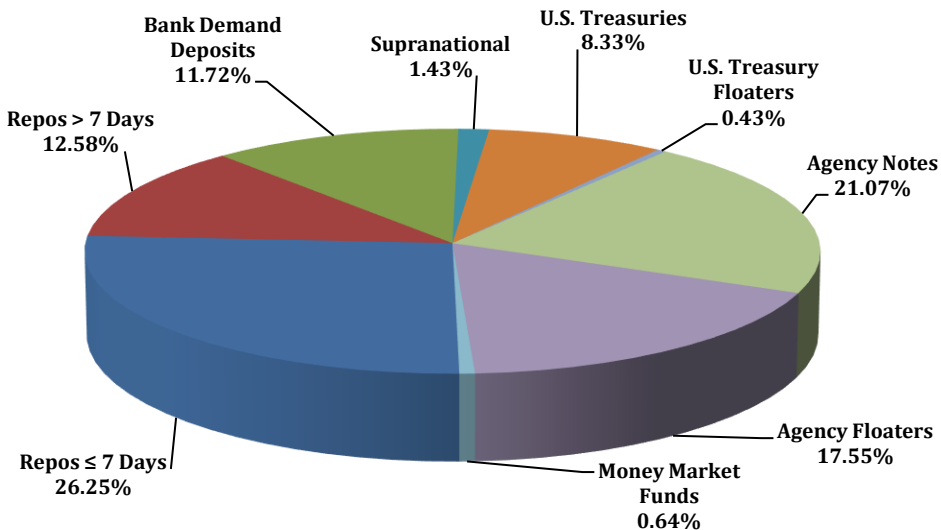
(Calculated on an annualized basis, net of fees)

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
January	0.14	0.11	0.14	0.31	0.53	1.33	2.43	1.60	0.06	0.06	4.20	5.38	4.37	3.71
February	0.16	0.11	0.15	0.33	0.56	1.37	2.43	1.60	0.05	0.09	4.49	5.39	4.43	3.76
March	0.16	0.12	0.16	0.35	0.65	1.51	2.44	1.17	0.05	0.17	4.58	5.38	4.37	3.68
April	0.15	0.13	0.16	0.37	0.79	1.65	2.45	0.80	0.04	0.34	4.75	5.39	4.39	3.70
May	0.13	0.13	0.17	0.38	0.84	1.72	2.42	0.50	0.036	0.68	5.00	5.39	4.36	3.65
June	0.12	0.13	0.17	0.40	0.94	1.86	2.41	0.25	0.035	1.08	5.12	5.40	4.37	3.69
July	0.11	0.14	0.18	0.39	1.03	1.95	2.39	0.20	0.042	1.56	5.21	5.38	4.36	
August	0.11	0.14	0.18	0.39	1.04	1.97	2.20	0.15	0.045	2.13	5.36	5.36	4.33	
September	0.11	0.14	0.18	0.42	1.08	2.03	2.08	0.11	0.044	2.37	5.37	5.17	4.28	
October	0.13	0.15	0.18	0.42	1.09	2.18	1.89	0.10	0.05	2.87	5.38	4.84	4.15	
November	0.12	0.15	0.17	0.42	1.10	2.23	1.69	0.07	0.05	3.58	5.40	4.69	4.00	
December	0.12	0.15	0.24	0.47	1.21	2.35	1.62	0.06	0.05	3.92	5.39	4.56	3.80	

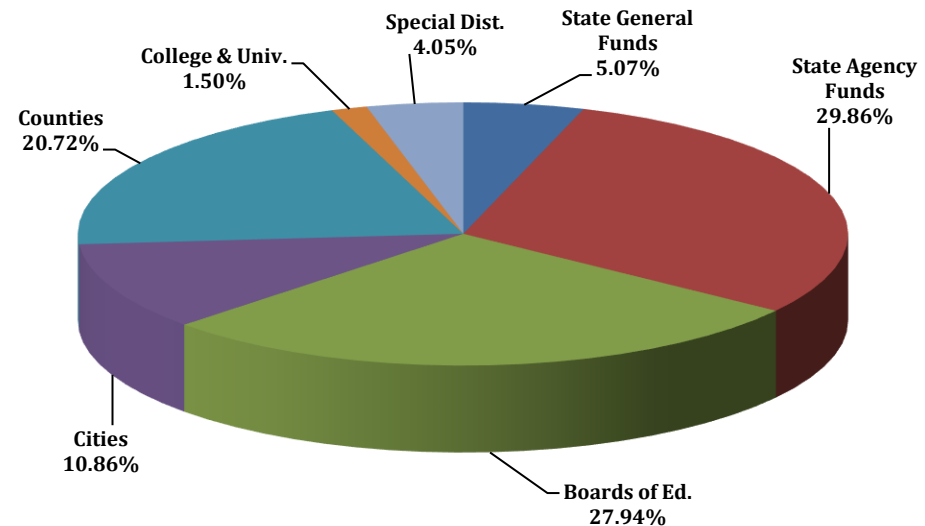
Georgia Fund 1 (GF1)

- O.C.G.A. § 36-83-1 to § 36-83-8 authorizes Georgia local governments and other eligible entities to invest funds in Georgia Fund 1 (“GF1”). GF1 is managed in trust by the Office of the State Treasurer.
- Eligible participants must complete a resolution authorizing investments to participate in the pool. The resolution and other documents can be found on our website at ost.georgia.gov
- GF1 is managed to maintain a constant net asset value (NAV) of \$1.00.
- Yield is calculated on an actual/365-day basis net of administrative fee⁽¹⁾.
- GF1 is rated AA+ by Fitch.
- For the month of June 2026, GF1 participants earned 3.69%⁽²⁾.
- As of June 30, 2026, GF1 assets were \$35.0 billion.
- As of June 30, 2026, the weighted average maturity (WAM) was 53 days.

Portfolio Composition

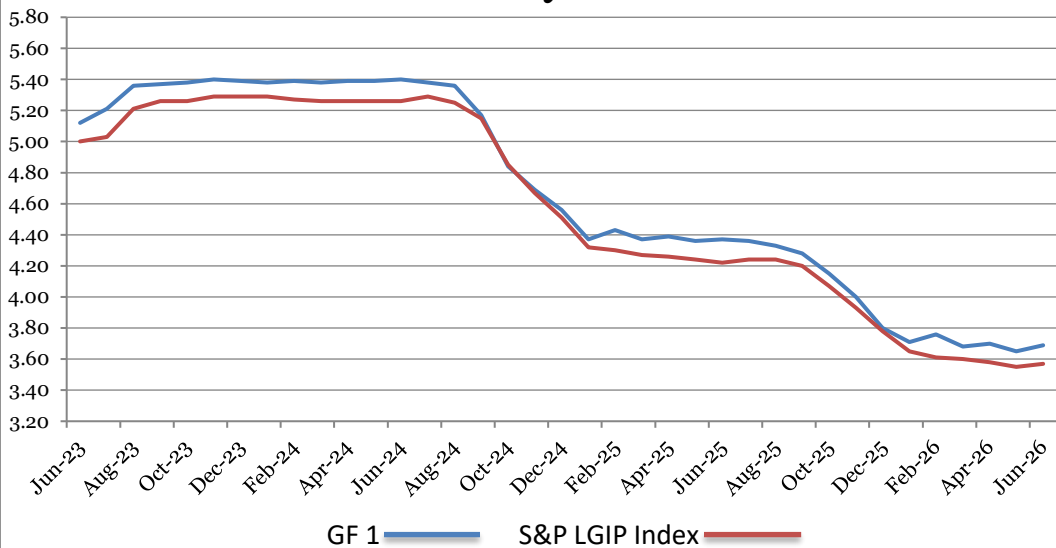


Account Holder Distribution



(1) Current administration fee is 5.5 basis-points. (2) Georgia Fund 1 Yield is calculated on an annualized basis.

Monthly Yield



In The News: Additional information on the Georgia Fund 1 (GF1) holdings can be found on the website at <https://ost.georgia.gov/gf1-holdings-reports>. Holdings are updated quarterly. Other state portfolio holdings are listed on the website, as well.

In order to initiate a deposit or withdrawal from a GF1 account, an authorized user must call our office or log on to the secure Internet Participant Access System (IPAS) before 2:00pm on the business day preceding the day you want funds transferred to or from your account.

For GF1 investment related questions, please direct inquiries to Jon Perregaux, Senior Portfolio Manager, at 404-232-1498 or Jon.Perregaux@treasury.ga.gov.

Portfolio Strategy:

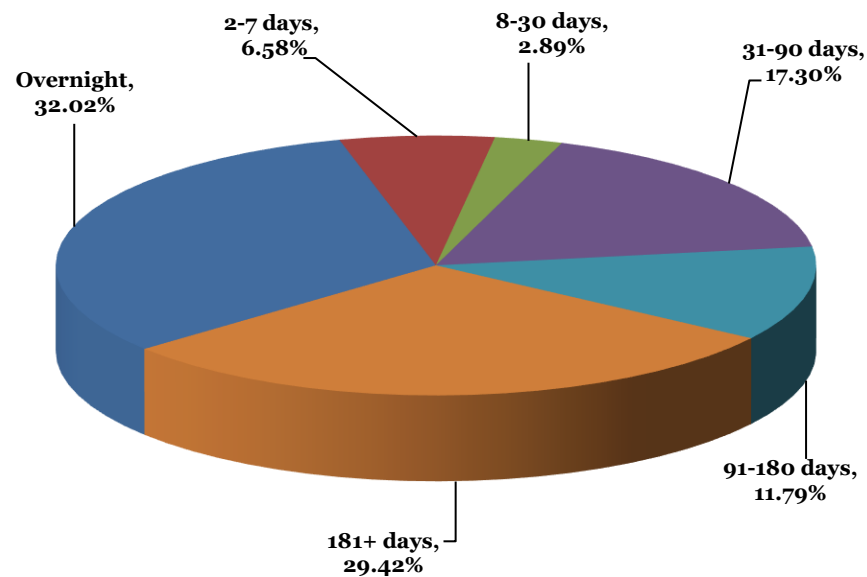
The Federal Open Market Committee (FOMC) took no action at the June 17th FOMC meeting and left the Federal Funds Target Range unchanged at 3.50% to 3.75%. June 17 marked the first meeting led by new Fed Chair Kevin Warsh. Chair Warsh has created five task forces that will primarily focus on what data is used and how that data factors into monetary policy decisions. Warsh also commented that the Fed will be less transparent going forward and believes the market should determine prices that aren't influenced by comments coming out of the Fed.

June Nonfarm Payrolls came in lower than expected at +57k versus expectations of +113k and the ADP Employment Change report came in at +98k versus expectations of +120k. The unemployment rate decreased to 4.2%. Consumer Price Index (CPI) and Producer Price Index (PPI) data for June will be released later in the month. Consensus is that CPI and PPI data will decline as upward pressure on prices has started to subside.

Overnight General Collateral (GC) Repurchase Agreements averaged a yield of 3.60% in June. Treasury Bill yields as of 6/30/2026: 1-month 3.62% (MoM Δ -0.02), 3-month 3.78% (MoM Δ +0.15), 6-month 3.93% (MoM Δ +0.23), 12-month 3.96% (MoM Δ +0.19).

Jon Perregaux – Senior Portfolio Manager

Maturity Distribution



July 2, 2026