

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, SEPTEMBER 28, 2026

Publication Date: September 24, 2026

TIME: 6:30 p.m.

DATE: September 28, 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) Presentation by Walton EMC on Street Light Outages [Bender]
- b) Update of Ongoing Projects [Bender]

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, SEPTEMBER 28, 2026

Publication Date: September 24, 2026

TIME: 7:30 p.m.

DATE: September 28, 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 September 14, 2026 Meetings
- VI. INVITED GUESTS
- VII. COMMITTEE / DEPARTMENT REPORTS
- VIII. APPROVAL OF THE AGENDA
- IX. PUBLIC HEARING
 - a) 2nd Reading – RZ 26-01 – ORD 2026-07 - Consideration and Action on Application by TOMCO2 Systems Company (applicant & owner) requesting to amend the Official Zoning Map from a split zoning of LM (Light Manufacturing) & RS-30 (Single-family residential) to just LM and request to carry forward the existing conditions and variances approved under #CIC 22-02 on a 8.32 acre ± lot located at 3330 Rosebud Rd, Snellville, Georgia (Tax Parcel 5099 027)

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MONDAY, SEPTEMBER 28, 2026
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- b) 2nd Reading – SUP 26-02 – ORD 2026-08 - Consideration and Action on Application by Jin Seo, KDS Development & Engineering - c/o Quiktrip Corporation (applicant) and Morning Star Wine Depot LLC (property owner) requesting a Special Use Permit to operate a Car Wash on the 0.924 acre ± lot zoned BG (General Business), 1600 Rockdale Cir, Snellville, Georgia (Tax Parcel 5060 361)
- c) 2nd Reading – CIC 26-02-ORD 2026-09 / SUP 26-03-ORD 2026-XX – Consideration and Action on Application by Jody Charles Campbell, Blum & Campbell LLC (applicant) and Daniels RE Investments LLC (owner) requesting a Change In Conditions to allow a use besides a church and a Special Use Permit to operate a Behavioral Health Facility on a 2.29 ± acre lot zoned CI (Civic Institutional) District, located at 3005 Lenora Church Road, Building C, Snellville, Georgia (Tax Parcel 5029 096)

X. CONSENT AGENDA (Please see *Note)

XI. OLD BUSINESS

XII. NEW BUSINESS

- a) Consideration and Action on a Lottery for a License to Sell Distilled Spirits by the Package [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).

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MONDAY, SEPTEMBER 28, 2026
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- 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
SEPTEMBER 28, 2026

September 28

Council Meeting & Public Hearing

Monday, September 28, 2026

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

7:30 pm Meeting - Council Chambers, City Hall

October 2

Food Truck Friday

Friday, October 2, 2026

4-8 pm – Towne Green

October 4

Broadcast of the September 28, 2026 Meeting

Sunday, October 4, 2026

6:30 p.m. - Comcast Channel 25

October 6

Parks & Recreation Advisory Board Meeting

Tuesday, October 6, 2026

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

October 12

Council Meeting & Public Hearing

Monday, October 12, 2026

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

7:30 pm Meeting - Council Chambers, City Hall

October 13

Board of Appeals Meeting - Canceled

Tuesday, October 13, 2026

7:30 p.m.

City Hall – Council Chamber

October 15

Downtown Tunes Concert in The Grove

Thursday, October 15, 2026

6:00 p.m. – 9:00 p.m.

October 16

Youth Basketball Registration Ends

Friday, October 16, 2026

Snellville.recdesk.com



**WORK SESSION
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, SEPTEMBER 14, 2026**

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

CALL TO ORDER

Mayor Pro Tem Carter called the meeting to order at 6:30 p.m. and advised that in the absence of Mayor Bender he would be chairing the meetings.

REVIEW REGULAR BUSINESS MEETING AND PUBLIC HEARING AGENDA ITEMS

The agenda was reviewed. Planning Director Thompson gave a brief overview of each of the three public hearing items.

REVIEW CORRESPONDENCE

None

CITY ATTORNEY'S REPORT

None

DISCUSSION ITEMS

Update of Ongoing Projects [Bender]

City Manager Pepper talked about the upcoming meeting to review Jacob's presentation of the property at the corner of Oak Road and Highway 124. He talked about upcoming events at The Grove, and the lottery for the package store on September 28, 2026. Chief Perry talked about submitting a lower speed limit to the State for the intersection of South and North Crestview and Highway 78 to see if GDOT (Georgia Department of Transportation) would approve it. City Manager Pepper finished his update by saying staff is working on some Personnel Rules and Regulations updates that will be coming before Council.

WORK SESSION OF MAYOR AND COUNCIL

MONDAY, SEPTEMBER 14, 2026

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Discussion about the Draft Emergency Management Ordinance [Bender]

City Manager Pepper talked about a draft ordinance he distributed to Council for their review. He said he would like to put it forward for adoption at a future meeting. It is the first step in the creation of the framework for an Emergency Operations Plan.

EXECUTIVE SESSION

None

ADJOURNMENT

Council Member Hetherington made a motion to adjourn, 2nd by Council Member Hardrick, voted 5 in favor and 0 opposed, motion approved. The meeting adjourned at 6:55 p.m.

Norman Carter, Mayor Pro Tem

Mercy Montgomery, Assistant City Manager



PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, SEPTEMBER 14, 2026

Present: Mayor Pro Tem Norman A. Carter Jr., Council Members Richelle Brown, Catherine Hardrick, Kerry Hetherington and Shaunt'e Pitt. (Mayor Bender was absent.) Also present were City Manager Matthew Pepper, Assistant City Manager Mercy Montgomery, City Attorney Kevin Tallant with Tallant Howell, Chief Greg Perry, Code Enforcement Officer Tori Fobb-Moore, Public Information Officer Brian Arrington, and IT Administrator Erika Fleeman. (City Clerk Melisa Arnold was absent.)

Mayor Pro Tem Carter presided over the meeting in Mayor Bender's absence.

CALL TO ORDER

Mayor Pro Tem Carter called the meeting to order at 7:30 p.m.

INVOCATION

Reverend Dr. Quincy Brown of Snellville Community Church gave the invocation.

PLEDGE TO THE FLAG

Council Member Hardrick led the Pledge of Allegiance.

CEREMONIAL MATTERS

None

MINUTES

Approve the Minutes of August 24, 2026 Millage Rate Public Hearings and the August 24, 2026 Work Session and Regular Meeting

Council Member Hetherington made a motion to approve the minutes of the August 24, 2026 Millage Rate Public Hearings and the August 24, 2026 Work Session and Regular Meeting, 2nd by Council Member Brown; voted 5 in favor and 0 opposed, motion approved.

INVITED GUESTS

None

COMMITTEE / DEPARTMENT REPORTS

None

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
MONDAY, SEPTEMBER 14, 2026
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APPROVAL OF THE AGENDA

Council Member Hardrick made a motion to approve the agenda as presented, 2nd by Council Member Heatherington; voted 5 in favor and 0 opposed, motion approved.

PUBLIC HEARING

1st Reading – RZ 26-01 - ORD 2026-07 - Consideration and Action on Application by TOMCO2 Systems Company (applicant & owner) requesting to amend the Official Zoning Map from a split zoning of LM (Light Manufacturing) & RS-30 (Single-family residential) to just LM and request to carry forward the existing conditions and variances approved under #CIC 22-02 on a 8.32 acre ± lot located at 3330 Rosebud Rd, Snellville, Georgia (Tax Parcel 5099 027)

Council Member Hetherington made a motion to waive the first reading and place on the September 28, 2026 agenda for the public hearing and second reading, 2nd by Council Member Brown; voted 5 in favor and 0 opposed, motion approved.

1st Reading – SUP 26-02 – ORD 2026-08 - Consideration and Action on Application by Jin Seo, KDS Development & Engineering - c/o Quiktrip Corporation (applicant) and Morning Star Wine Depot LLC (property owner) requesting a Special Use Permit to operate a Car Wash on the 0.924 acre ± lot zoned BG (General Business), 1600 Rockdale Cir, Snellville, Georgia (Tax Parcel 5060 361)

Council Member Brown made a motion to waive the first reading and place on the September 28, 2026 agenda for the public hearing and second reading, 2nd by Council Member Hetherington; voted 5 in favor and 0 opposed, motion approved.

1st Reading – CIC 26-02 and SUP 26-03 - ORD 2026-09 - Consideration and Action on Application by Jody Charles Campbell, Blum & Campbell LLC (applicant) and Daniels RE Investments LLC (owner) requesting a Change In Conditions to allow a use besides a church and a Special Use Permit to operate a Behavioral Health Facility on a 2.29 ± acre lot zoned CI (Civic Institutional) District, located at 3005 Lenora Church Road, Building C, Snellville, Georgia (Tax Parcel 5029 096)

Council Member Hetherington made a motion to waive the first reading and place on the September 28, 2026 agenda for the public hearing and second reading, 2nd by Council Member Brown; voted 5 in favor and 0 opposed, motion approved.

CONSENT AGENDA

None

OLD BUSINESS

None

NEW BUSINESS

None

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
MONDAY, SEPTEMBER 14, 2026
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COUNCIL REPORTS

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

MAYOR'S REPORT

None

PUBLIC COMMENTS

The following people came forward for public comment:

Richard Bella, 3193 Avenel Court, Snellville.

Phillip Beard, 2767 Kingstream Drive, Snellville.

Prophet Curtis Hairston, No Address

Phillip Minkoff, 2766 Abilene Lane, Snellville.

Tod Warner, 3144 Turf Terrance, Snellville

EXECUTIVE SESSION

None

ADJOURNMENT

Council Member Hetherington made a motion to adjourn, 2nd by Council Member Brown; voted 5 in favor and 0 opposed, motion approved. The meeting adjourned at 8:14 p.m.

Norman Carter, Mayor Pro Tem

Mercy Montgomery, Assistant City Manager

Agenda Item Summary



TO: The Mayor and Council

FROM: Jason Thompson, Director
Department of Planning and Development

DATE: September 28, 2026

CASE: #RZ 26-01 – Changing Split Zoning to just LM

STATUS: 2nd Reading

Application by TOMCO2 Systems Company (applicant & owner) requesting to amend the Official Zoning Map from a split zoning of LM (Light Manufacturing) & RS-30 (Single-family residential) Districts to just LM and request to carry forward the existing conditions and variances approved under #CIC 22-02 on a 8.32 acre ± lot located at 3330 Rosebud Rd, Loganville, Georgia (Tax Parcel 5099 027).

Following public comments made during the regular meeting, by a vote of 5 -0, the Planning Commission voted to Approve #RZ 26 -01 with the added variance to allow the continued existence of the 139 square foot shed discovered in the site plan.

Financial Impact: None

Planning Department Recommendation: Approval with Conditions

**Planning Commission Meeting
And Recommendation:** August 25, 2026 (5-0 Approval)

Mayor and Council Meetings: September 14, 2026 (1st Reading)
September 28, 2026 (2nd Reading & PH)

Action Requested: Consideration, Public Hearing and Action

Draft Ordinance: Attached

Case Documents (website link):

- [Letter of Intent \(7-14-2026\)](#)
- [#RZ 26-01 Rezoning Application \(7-14-2026\)](#)
- [Boundary Survey \(7-14-2026\)](#)
- [Rezoning Site Plan \(7-14-2026\)](#)
- [August 25 2026 Planning Department Case Summary & Analysis Report \(8-17-2026\)](#)
- [August 25 2026 Planning Commission Case Report \(8-27-2026\)](#)
- [August 27 2026 Planning Commission Case Summary & Analysis Report with Planning Commission Report \(9-1-2026\)](#)

STATE OF GEORGIA
CITY OF SNELLVILLE

ORDINANCE ORD 2026-07

AN ORDINANCE TO GRANT APPROVAL OF RZ 26-01, APPLICATION TO REZONE 8.32 +/- ACRES OF LAND LOCATED AT 3330 ROSEBUD ROAD, SNELLVILLE, GEORGIA, BEING TAX MAP PARCEL NO. 5009 027, FROM LM (LIGHT MANUFACTURING) AND RS-30 (SINGLE FAMILY RESIDENTIAL) TO LM (LIGHT MANUFACTURING) FOR THE PURPOSE OF REMOVING THE SPLIT ZONING OF THE PROPERTY.

CASE NUMBER:	#RZ 26-01
APPLICANT/PROPERTY OWNER:	Applicant: Underwood Scoggins, LLC, c/o Alice WS Price 202 Tribble Gap Road, Suite 200 Cumming, Georgia 30040 470-995-1776 aprice@underwoodscoggins.com Property Owner: TOMCO2 Equipment Co. 3340 Rosebud Road Loganville, Georgia
Location:	3330 Rosebud Road Snellville, Georgia
Tax Parcel	5009 027
Development/Project:	No development/project planned at this time
Contact	Alice WS Price, Underwood Scoggins, LLC 202 Tribble Gap Road, Suite 200 Cumming, Georgia 30040 470-995-1776 aprice@underwoodscoggins.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 Zoning from the current zoning on the property located at 3330 Rosebud Road, Snellville, which is presently split between LM (Light Manufacturing) and RS-30 (Single Family Residential) to a single zoning district, being LM (Light Manufacturing) for the purpose of continuing certain elements of the current development which are, at present, legal non-conforming and which were previously approved by the Governing Authority of Snellville in Case # CIC 22-02 on July 25, 2022;

WHEREAS, the future land use, site plan, and history of zoning for this property 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 8.32 +/- acre tract of land located at 3330 Rosebud Road, Snellville, Georgia (Tax Parcel 5009 027) and grant the requested zoning change from a split zoning of LM (Light Manufacturing) and RS-30 (Single Family Residential) to a single zoning district, being LM (Light Manufacturing) for the purpose of permitting the continuation of certain uses which are at present legal non-conforming;

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 zoning is hereby granted for as it applies to the 8.32 +/- acre tract of land located at 3330 Rosebud Road, Snellville, Georgia (Tax Parcel 5009 027) changing from a split zoning of LM

(Light Manufacturing) and RS-30 (Single Family Residential) to a single zoning district, being LM (Light Manufacturing) with the following conditions:

- 1) The property shall be developed in general accordance with the site plan titled "TOMCO2 Systems Company", dated 06-12-2026 (stamped received 07-14-2026), 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. The site plan is attached hereto as Exhibit A.*
- 2) All existing variances and conditions approved under Ordinance No. 2022-13 (#CIC 22-02) remain in full force and effect.*
- 3) The existing 139 SF roofed accessory structure shall be allowed to continue in a legal non-conforming state unless improved further.*
- 4) The subject parcels (5099 027 and 5099 005) shall be combined.*

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 change 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.

ORDAINED this _____ day of _____, 2026.

ATTEST:

Melisa Arnold, City Clerk

Barbara Bender, Mayor

Norman Carter, Mayor Pro Tem

APPROVED AS TO FORM:

Richelle Brown, Council Member

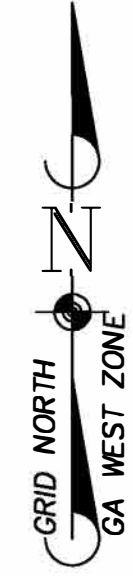
Kevin J. Tallant, City Attorney
Tallant Howell, Attorneys at Law

Catherine Hardrick, Council Member

Kerry Hetherington, Council Member

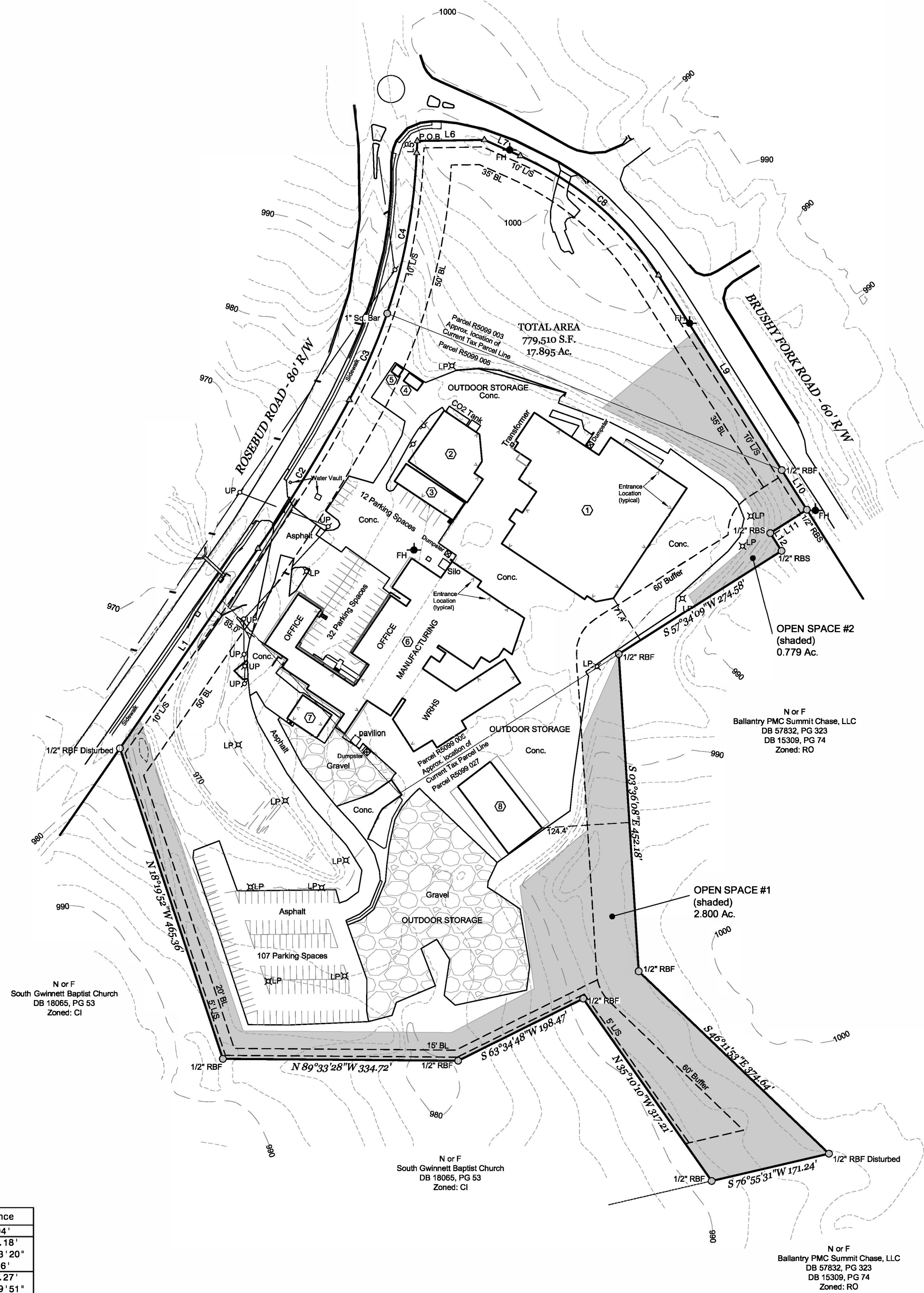
Shaunt'e Jermaine Pitt, Council Member

EXHIBIT “A”



LEGEND		
OTPF	Open Top Pin Found	
CTPF	Crimp Top Pin Found	
CTPS	Crimp Top Pin Set	
RBF	Rebar Found	
RBS	Rebar Set	
S/L	Building Line	
DB	Deed Book	
PB	Plot Book	
UP	Utility Pole	
R/W	Right-of-Way	
N or F	Now or Formerly	
P	Property Line	
C.L.	Center Line	
L.L.L.	Land Lot Line	
P.O.C.	Point of Commencement	
P.O.B.	Point of Beginning	
P.O.L.	Point On Line	
USACE	U.S. Army Corps of Eng.	
	Land Lot Line	
-x-x-	Fence	
-x-x-	Overhead Wire	
-x-x-	Not to Scale	
Δ	Calculated Point	
□	Water Meter	

EXHIBIT A

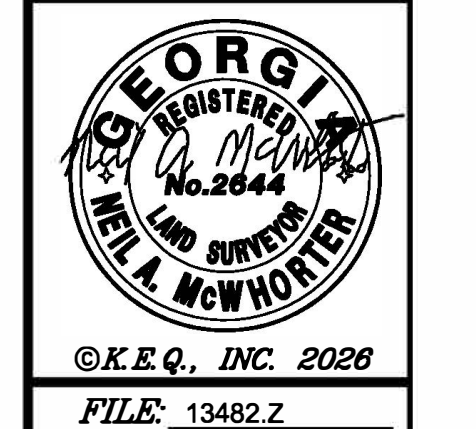


- NOTES:
- Boundary information shown per Retracement Survey for TOMCO2 Systems Company, prepared by McWhorter & Anderson, dated 5-20-2026.
 - This property is not located in a Flood Hazard Area as indicated on F.I.R.M. No. 13135C0131F, dated 09-29-2008.
 - Topographic information is from Gwinnett County GIS topography. IN SEALING THIS PLAN, THE UNDERSIGNED DOES NOT CERTIFY THE ACCURACY OF THE TOPOGRAPHY. THIS PLAN IS NOT A TOPOGRAPHIC SURVEY, BUT BASED ON GWINNETT COUNTY GIS TOPOGRAPHIC MAPS. ELEVATIONS SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 - Total Site Area: 17.895 Ac.
 - Current Zoning: OP, LI & LM
Proposed Zoning: LM - Light Manufacturing
 - Building Setbacks - LM
Front - 50' Side - 20'
Rear - 15' Side (street) - 35'
Maximum building height - 80'
Buffer adj. to "RO" - 60'
 - Open Space req: 20%
17.895 x 20% = 3.579 Ac. Required
3.579 Ac. Provided
 - Parking Calculations:
Office 1/500
Manufacturing/Warehouse 1/2000
Office space = ± 20,525 sq. ft.
Manufacturing/Warehouse space = ± 95,441 sq. ft.
20525/500 = 41 spaces required
95441/2000 = 48 spaces required
Total Required = 89 spaces
Total Provided = 151 spaces
 - Building Use and Square Footage:
① Manufacturing - 42,899 sq. ft.
② Manufacturing - 8,807 sq. ft.
③ Manufacturing - 3,219 sq. ft.
④ Warehouse - 400 sq. ft.
⑤ Warehouse - 139 sq. ft.
⑥ Office - 20,525 sq. ft.
⑦ Manufacturing - 2,298 sq. ft.
⑧ Warehouse - 5,415 sq. ft.
⑨ Warehouse - 5,415 sq. ft.
Office ±15 ft.
Manufacturing/Warehouse ±30 ft.

Zoning Site Plan for:
TOMCO2 Systems Company
Land Lot 89, 5th Dist.
City of Snellville, Gwinnett County, Georgia
5-29-2026

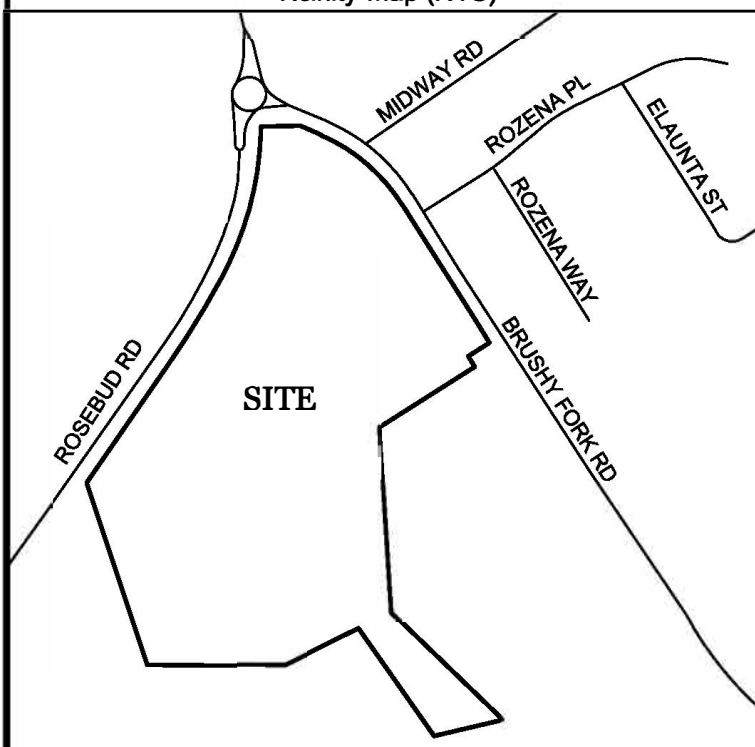
416 Pirkle Ferry Road
Building H, Unit 300
Cumming, GA 30040
(770) 889-9430
www.mga-ae.com

McWhorter & Anderson
LAND SURVEYING & CIVIL ENGINEERING

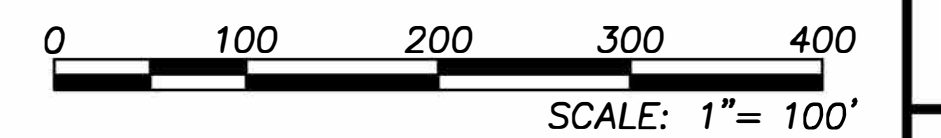


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FILE: 13482.Z

Vicinity Map (NTS)



Course	Bearing	Distance
L1	N 34°40'25" E	346.04'
C2	Rad: 2285.35' Tan: 124.21' Chd: N 31°34'12" E	A: 248.18' CA: 6°13'20" 248.06'
C3	Rad: 796.04' Tan: 67.29' Chd: N 23°37'38" E	A: 134.27' CA: 8°39'51" 134.11'
C4	Rad: 803.94' Tan: 117.21' Chd: N 10°25'34" E	A: 232.78' CA: 16°35'23" 231.97'
L5	N 02°48'13" E	17.00'
L6	N 89°03'31" E	95.45'
L7	S 66°02'58" E	55.96'
C8	Rad: 447.47' Tan: 135.67' Chd: S 49°10'58" E	A: 263.46' CA: 33°43'59" 259.66'
L9	S 32°18'56" E	327.74'
L10	S 32°18'32" E	66.64'
L11	S 57°26'02" W	61.69'
L12	S 32°27'12" E	29.95'



Agenda Item Summary



TO: The Mayor and Council

FROM: Jason Thompson, Director
Department of Planning and Development

DATE: September 28, 2026

CASE: #SUP 26-02 – Car Wash

STATUS: 2nd Reading

Application by Jin Seo, KDS Development & Engineering - c/o Quiktrip Corporation (applicant) and Morning Star Wine Depot LLC (property owner) requesting a Special Use Permit to operate a Car Wash on the 0.924 acre ± lot zoned BG (General Business) District, 1600 Rockdale Cir, Snellville, Georgia (Tax Parcel 5060 361).

Following public comments made during the regular meeting, by a vote of 5 -0, the Planning Commission voted to Approve #SUP 26-02 with a strong recommendation that the applicant will work with the neighboring lot owned by Hill Top Pawn prior to Mayor and Council final decision to address potential sound barriers and inter -parcel access

Financial Impact: None

Planning Department Recommendation: Approval with Conditions

**Planning Commission Meeting
And Recommendation:** August 25, 2026 (5-0 Approval)

Mayor and Council Meetings: September 14, 2026 (1st Reading)
September 28, 2026 (2nd Reading & PH)

Action Requested: Consideration, Public Hearing and Action

Draft Ordinance: Attached

Case Documents (website link):

- [Letter of Intent \(7-14-2026\)](#)
- [#SUP 26-02 Special Use Permit Application \(7-14-2026\)](#)
- ['As-Built' Survey & Site Plan \(7-14-2026\)](#)
- [Traffic Impact Analysis \(7-14-2026\)](#)
- [Architecture Elevations \(7-14-2026\)](#)
- [Site Location \(7-14-2026\)](#)
- [Updated Architecture Elevations \(7-16-2026\)](#)
- [August 25 2026 Planning Department Case Summary & Analysis Report \(8-17-2026\)](#)
- [August 25 2026 Planning Commission Case Report \(8-27-2026\)](#)
- [August 27 2026 Planning Commission Case Summary & Analysis Report with Planning Commission Report \(9-1-2026\)](#)

STATE OF GEORGIA
CITY OF SNELLVILLE

ORDINANCE ORD 2026-08

AN ORDINANCE TO GRANT APPROVAL OF SUP 26-02, APPLICATION FOR SPECIAL USE PERMIT FOR 0.924 +/- ACRES OF LAND LOCATED AT 1600 ROCKDALE CIR, SNELLVILLE, GEORGIA, 30078 BEING TAX MAP PARCEL NO. 5060 361, FOR THE PURPOSE OF OPERATION OF A CAR WASH

CASE NUMBER:	#SUP 26-02
APPLICANT/PROPERTY OWNER:	Applicant: Jin Seo, President KDS Development & Engineering – c/o Quick Trip Corp Property Owner: Morning Star Wine Depo LLC
Location:	1600 Rockdale Cir, Snellville, Georgia
Tax Parcel	5060 361
Development/Project:	Car Wash
Contact	Jin Seo, President 678-770-2087 seoj@kdsdev.com

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

WHEREAS, Applicant has requested a Special Use Permit on the property located at 1600 Rockdale Cir, Snellville, GA, 30078 which is a 0.924 +/- acre site, zoned BG (General Business) District, for the purpose of operating a car wash;

WHEREAS, the future land use, site plan, and history of zoning for this property were reviewed by staff, planning commission, and the Mayor and Council; and;

WHEREAS, the governing authority of the City of Snellville, Georgia desires to approve the SUP 26-02, application for Special Use Permit for the 0.924 +/- acre site, zoned BG (General Business) District located at located at 1600 Rockdale Cir, Snellville, GA, 30078 (Tax Parcel 5060 361) which is in compliance with the City of Snellville's UDO and Future Land Use Map and grant the requested SUP 26-02 Special Use Permit for the purpose of operating a car wash;

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, an approval of SUP 26-02, application for Special Use Permit is hereby granted for operation of a car wash as it applies to the 0.924 +/- acre tract of land located at 1600 Rockdale Cir, Snellville, Georgia (Tax Parcel 5060 361), subject to all requirements of the UDO, including but not limited to the Use Standards for a car wash, with the following conditions:

1. *The property shall be developed in general accordance with the site plan titled "QuikTrip Bubble Bath No. 61816", dated 07-07-2026 (stamped received 07-14-2026); and the architecture elevations titled "Store # 61816 Bubble Bath 120 Tower Exit", dated 07-14-2026 (stamped received 07-16-2026), 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. The site plan is attached hereto as Exhibit A.*
2. *In the event that QuikTrip Corporation/Bubble Bath Car Wash does not lease, purchase, or occupy the property within eighteen (18) months from the date of Mayor and Council approval, or if the property is occupied and later vacated by the applicant, the Special Use Permit will become null and void.*
3. *The subject parcel (5060 361) and neighboring parcel (5059 311) shall be combined into one parcel to prevent the need of a landscape strip between the two properties.*

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 Special Use Permit 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 this Snellville Special Use Permit was 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 _____ 20____. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

[execution on following page]

ORDAINED this____day of_____, 2026.

ATTEST:

Melisa Arnold, City Clerk

Barbara Bender, Mayor

APPROVED AS TO FORM:

Norman Carter, Mayor Pro Tem

Kevin J. Tallant, City Attorney
Tallant Howell, Attorneys at Law

Richelle Brown, Council Member

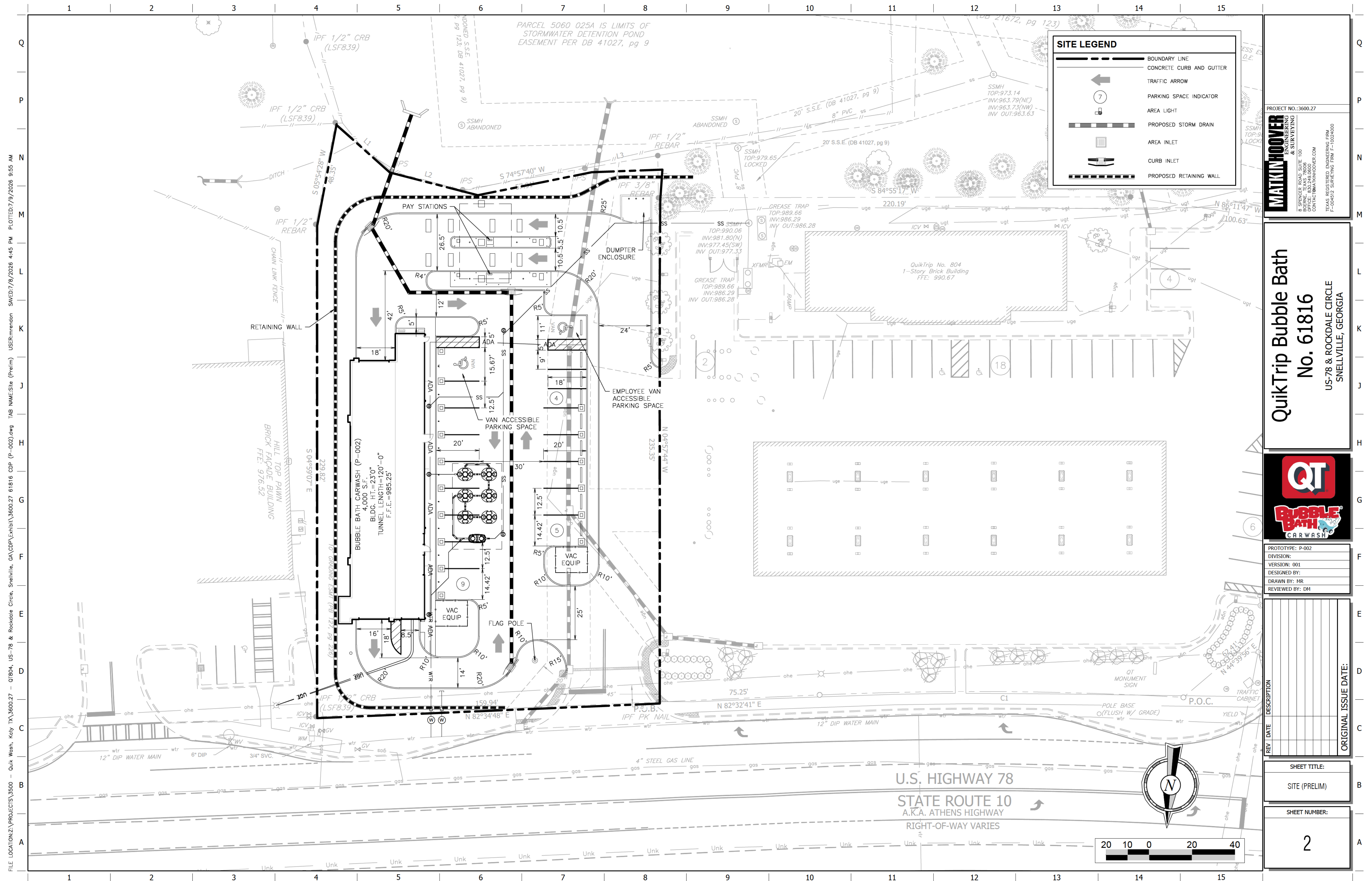
Catherine Hardrick, Council Member

Kerry Hetherington, Council Member

Shaunt'e Jermaine Pitt, Council Member

EXHIBIT “A”

EXHIBIT A



APPROVED

Joe K...

07/16/2026





QuikTrip.
4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #
61816

Bubble Bath 120 Tower Exit

Address:

1600 Rockdale Circle

City, State:

Snellville, GA

Serial #
61816-BB-120TX

Scale:
1/16"=1'-0"

Issue Date:
07.14.26

Drawn By:
KK

Rev/Notes:

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①	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	VENEER
2	ALMOND TALUPE	QUALITY STONE VENEER	STONE VENEER
3	MIDNIGHT	INTERSTATE BRICK	VENEER
4	QT BROWN	SHERWIN - WILLIAMS	METAL/PAINT
5	QT BUTTON	ALLEN INDUSTRIES	NON-ILLUMINATED SIGNAGE
6	BUBBLE BATH SIGN	AETNA	NON-ILLUMINATED SIGNAGE
7	DIGITAL SIGN		

Agenda Item Summary



TO: The Mayor and Council

FROM: Jason Thompson, Director
Department of Planning and Development

DATE: September 28, 2026

CASE: #CIC 26-02 SUP 26-03 – Behavioral Health Facility

STATUS: 2nd Reading

Application by Jody Charles Campbell, Blum & Campbell LLC (applicant) and Daniels RE Investments LLC (owner) requesting a Change In Conditions to allow a use besides a church and a Special Use Permit to operate a Behavioral Health Facility on a 2.29 ± acre lot zoned CI (Civic Institutional) District, located at 3005 Lenora Church Road, Building C, Snellville, Georgia (Tax Parcel 5029 096).

Following public comments made during the regular meeting, by a vote of 5 -0, the Planning Commission voted to Approve #CIC 26 -02 and #SUP 26 -03 with the added condition that the Behavioral Health Facility shall not be allowed to administer an ECT Program nor an IV Ketamine Group Treatment Program.

Financial Impact: None

Planning Department Recommendation: Approval with Conditions

**Planning Commission Meeting
And Recommendation:** August 25, 2026 (5-0 Approval)

Mayor and Council Meetings: September 14, 2026 (1st Reading)
September 28, 2026 (2nd Reading & PH)

Action Requested: Consideration, Public Hearing and Action

Draft Ordinance: Attached

Case Documents (website link):

- [Letter of Intent \(7-14-2026\)](#)
- [#CIC 26-02 Change In Conditions Application \(7-14-2026\)](#)
- [#SUP 26-03 Special Use Permit Application \(7-14-2026\)](#)
- [Boundary Survey \(7-14-2026\)](#)
- [August 25 2026 Planning Department Case Summary & Analysis Report \(8-17-2026\)](#)
- [August 25 2026 Planning Commission Case Report \(8-27-2026\)](#)
- [August 27 2026 Planning Commission Case Summary & Analysis Report with Planning Commission Report \(9-1-2026\)](#)

STATE OF GEORGIA
CITY OF SNELLVILLE

ORDINANCE ORD 2026-09

AN ORDINANCE TO GRANT APPROVAL OF CIC 26-02, APPLICATION TO REMOVE EXISTING CONDITION 4 OF THE REZONE CASE RZ 10-02, AND SPECIAL USE PERMIT SUP 26-03, FOR 2.29 +/- ACRES OF LAND LOCATED AT 3005 LENORA CHURCH RD, BUILDING C, SNELLVILLE, GEORGIA, BEING TAX MAP PARCEL NO. 5029 096, FOR THE PURPOSE OF OPERATION OF A BEHAVIORAL HEALTH FACILITY

CASE NUMBER:	#CIC 26-02 SUP 26-03
APPLICANT/PROPERTY OWNER:	Applicant: Jody Charles Campbell, Blum & Campbell, LLC 470-365-2890 jody@blumcampbell.com Property Owner: Andrew Daniels Daniels RE Investments, LLC
Location:	3005 Lenora Church Rd, Building C Snellville, Georgia
Tax Parcel	5029 096
Development/Project:	Behavioral Health Facility
Contact	Jody Charles Campbell 470-365-2890 or jody@blumcampbell.com

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

WHEREAS, Applicant requested a change to the existing conditions and applied for a Special Use Permit for the purpose of operation of a Behavioral Health Facility on tax parcel 5029 096, the property located at 3005 Lenora Church Rd, Snellville;

WHEREAS the condition sought to be changed was approved by Mayor and Council on March 22nd 2010 (Ordinance No. 2010-02) and included a provision to restrict the site to a church and related accessory uses only;

WHEREAS, an approved Unified Development Ordinance amendment allowing for Behavioral Facilities as a Special Use in a Civic-Institutional (CI) zoning district was approved on July 13, 2026, and the property located at 3005 Lenora Church Rd, Snellville is a CI (Civic Institutional) zoning district;

WHEREAS, the future land use, site plan, and history of zoning for this property were reviewed by staff, planning commission, and the Mayor and Council; and;

WHEREAS, the governing authority of the City of Snellville, Georgia desires to remove condition 4 of the 03-22-2010 rezoning Case #RZ 10-02 and Ordinance No. 2010-02 as it applies to the 2.29 +/- acre tract of land located at 3005 Lenora Church Road, Snellville, Georgia (Tax Parcel 5029 096) and approve the change to the existing conditions and application for Special Use Permit for the operation of a Behavioral Health Facility;

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 to the existing zoning conditions and application for Special Use Permit for a Behavioral

Health Facility are hereby granted for the 2.29 +/- acre tract of land located at 3005 Lenora Church Rd, Snellville, Georgia (Tax Parcel 5029 096) removing condition 4 of the March 22nd 2010 rezoning Case #RZ 10-02 and Ordinance No. 2010-02, and adding the following new conditions:

1. *In the event that the subject property is not leased, or purchased, or occupied by High Point Behavioral Health within six (6) months from the date of Mayor and Council approval, or if the property is occupied and later vacated by High Point Behavioral Health, the Special Use Permit will become null and void.*
2. *The applicant shall apply for a permit to replace the fence separating the subject property from Parkside Way and complete said fence prior to operation of High Point Behavioral Health.*
3. *The applicant shall provide a planting plan that buffers the adjacent residential uses along the property border with Parkside Way.*
4. *The operation of the Behavioral Health Facility shall not be allowed to administer an ECT Program nor an IV Ketamine Group Treatment Program.*

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 change to the existing conditions and approval of the application for Special Use Permit 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 this Snellville Special Use Permit was approved by the Mayor and Council, and specifying the parcels affected by this Special Use Permit. 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 _____ 20____. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

ORDAINED this _____ day of _____, 2026.

ATTEST:

Melisa Arnold, City Clerk

Barbara Bender, Mayor

APPROVED AS TO FORM:

Norman Carter, Mayor Pro Tem

Kevin J. Tallant, City Attorney
Tallant Howell, Attorneys at Law

Richelle Brown, Council Member

Catherine Hardrick, Council Member

Kerry Hetherington, Council Member

Shaunt'e Jermaine Pitt, Council Member