



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

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

CALL TO ORDER

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

INVOCATION

Bobby Howard gave the invocation.

PLEDGE TO THE FLAG

Brian Arrington led the Pledge of Allegiance.

CEREMONIAL MATTERS

None

MINUTES

Approve the Minutes of the July 27, 2026 Meetings

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

INVITED GUESTS

None

COMMITTEE / DEPARTMENT REPORTS

None

APPROVAL OF THE AGENDA

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

City of Snellville Administration Department

2342 Oak Road Snellville, GA 30078 770-985-3500 www.snellville.gov

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PUBLIC HEARING

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

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

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

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

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

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

CONSENT AGENDA

None

OLD BUSINESS

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

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

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

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

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

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

Council Members spoke about the application.

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

NEW BUSINESS

None

COUNCIL REPORTS

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

MAYOR'S REPORT

Mayor Bender gave a report.

PUBLIC COMMENTS

The following people came forward to speak:

Marlyn Tillman, 1977 Tanglewood Drive, Snellville

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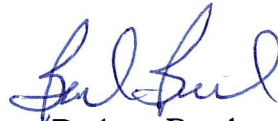
Tricia Rawlins, 2088 Harbour Oaks Drive, Snellville.

EXECUTIVE SESSION

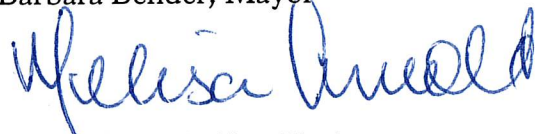
None

ADJOURNMENT

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



Barbara Bender, Mayor



Melisa Arnold, City Clerk

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 AND 4-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 and 4-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 and 4-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 and 4-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 and 4-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.

3. All ingress/egress access points into the parking lots shall be gated.
4. Developer shall be required to provide plantings around proposed bio-retention basin as provided in Exhibit “A”.
5. Developer must install decel lanes and all other right-of-way improvements as prescribed by Gwinnett County and City of Snellville codes and ordinances.
6. All easements must be recorded prior to the issuance of a Land Disturbance Permit.

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.

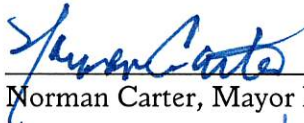
Section 5. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

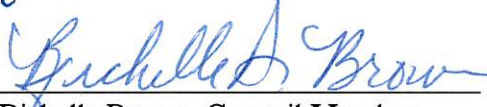
Section 6. This Ordinance was adopted on August 10, 2026. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

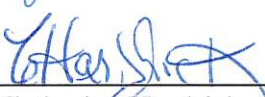
[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

ORDAINED this 10 day of August, 2026.


Barbara Bender, Mayor


Norman Carter, Mayor Pro Tem

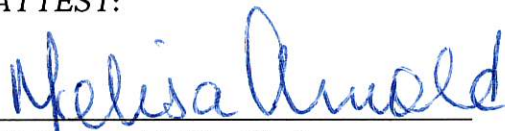

Richelle Brown, Council Member


Catherine Hardrick, Council Member


Kerry Hetherington, Council Member


Shaunt'e Jermaine Pitt, Council Member

ATTEST:


Melisa Arnold, City Clerk

APPROVED AS TO FORM:


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

EXHIBIT "A"

LAND USE CHART
2380 WISTERIA DRIVE
SNELLVILLE, GA
PARCEL NO. RD0361133
PARCEL AREA: 52.67 ACRES

EXISTING ZONING: TC-R (TOWNE CENTER RESIDENTIAL)
EXISTING USE: VACANT RESTAURANT
PROPOSED USE: 4- AND 5-STORY TOWNE CENTER FLAT

UNIT COUNT	BUILDING A	BUILDING B
1st FLOOR	25	6
2nd FLOOR	33	6
3rd FLOOR	39	5
4th FLOOR	39	5
5th FLOOR	39	--
SUBTOTAL	173	24
TOTAL	203 UNITS	

PARKING	198
PODIUM	50 (INCL. 4 ADA)
SURFACE	248
TOTAL	



EXHIBIT "B"

