CITY OF SNELLVILLE
PLANNING COMMISSION

REGULAR MEETING MINUTES
August 25, 2026

Council Chambers, City Hall, 2342 Oak Road, Snellville, Georgia

Members present: Terry Kori, Chairman; Michael Kissel; Rose Purdy; Kevin Morrisey; and Robert Windsor.

Post five is currently vacant.

Planning and Development Department staff present: Jason Thompson, Planning Director; Josh Ferguson, City Planner; and Daniel Smith, Zoning Administrator.

CALL TO ORDER

Chairman Kori called the regular meeting to order at 7:30 p.m.

APPROVAL OF AGENDA

Mr. Kissel made a motion to approve the agenda.

Ms. Purdy made a second to the motion.

A vote was taken; voted five (5) in favor and zero (0) opposed; motion approved.

APPROVAL OF MINUTES

Mr. Kissel made a motion to approve the minutes as stated from the June 23, 2026 Planning Commission regular meeting.

Ms. Purdy made a second to the motion.

A vote was taken; voted five (5) in favor, zero (0) opposed; motion approved.

Chairmain Kori gave an overview of the guidelines of the meeting and rules for the public comments.

OLD BUSINESS

None.

NEW BUSINESS

a) #RZ 26-01 – Consideration and Recommendation 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) 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).

Director Jason Thompson gave a presentation on the history of the application and detailing the need for the requested rezoning. Director Thompson also gave a detailed explanation on the previous Change in Conditions approved in 2022 that allowed the presence of nonconformities to exist as they currently are. He explained that there would be no changes in construction or uses on the property; instead, the only change would be to make the site legally whole with itself.

Director Thompson recommended approval of the application with the three conditions outlined in the staff report.

Chairman Kori asked if any Planning Commissioners had questions of Director Thompson.

There were none.

Chairman Kori asked the applicant to come forward.

Alice Price – Underwood Scoggins; representing TOMCO2 Systems came forward.

Alice Price gave a presentation on the subject parcels, displaying the history of the location and its relation to the City Limits as it was incorporated. Ms. Price requested all variances and conditions approved under Ordinance No. 2022-13 (#CIC 22-02) remain in effect to allow the current allowed uses to continue. Ms. Price stated that her clients were not requesting any changes to the physical property and that the section of the property that is currently zoned RS-30 would remain as preserved open space. Ms. Price requested one variance; for the allowance of an existing 139 square foot shed on the property. She explained that the shed was present at the previous Change in Conditions approved in 2022 and a current site plan shows the shed lies outside the required setback.

Chairman Kori asked if any Planning Commissioners had questions of the applicant.

There were none.

Chairman Kori opened the floor for public comment on support for the rezoning.

Kalvin Sanderson– 978 Rolling Meadows Drive; Mr. Sanderson requested more information on potential impacts caused by the rezoning and any changes beyond the district change. He specifically mentioned the southern portion of the lot that is a largely wooded area.

Ms. Price reassured that there are no planned developments in the area described by Mr. Sanderson and that the parcel adjoining the described section would be an age restricted neighborhood not owned by TOMCO2 Systems. She stated that there should be no noticed changes due to this rezoning.

Chairman Kori opened the floor for public comment on opposition for the rezoning.

There were none.

Chairman Kori closed the public comment.

Mr. Kissel made a motion to approve RZ 26-01 with the recommendations and conditions set forward by Planning Staff and the requested variance to allow the continued existence of the 139 square foot shed discovered in the site plan.

Mr. Morrisey made a second to the motion.

A vote was taken; voted five (5) in favor and zero (0) opposed; motion approved.

b) #SUP 26-02 – Consideration and Recommendation 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) District, 1600 Rockdale Cir, Snellville, Georgia (Tax Parcel 5060 361).

Director Thompson gave a presentation on the history of the application. Director Thompson also stated while the legal address is listed as Rockdale Circle, the subject parcel only directly connects to Highway 78. If the property were to be submitted for a development plan, Gwinnett County should correct the discrepancy. Director Thompson stated that while business districts would require inter-parcel access, the steep grading would make such access difficult and potential benefits would be minimal. He also explained that the signs present in the submitted architectural drawings would need to be permitted at a later date if the Special Use Permit is approved by Mayor and Council.

Director Thompson recommended approval of the application with the three conditions outlined in the staff report.

Chairman Kori asked if any Planning Commissioners had questions of Director Thompson.

There were none.

Chairman Kori asked the applicant to come forward.

Eric Bikas – QuikTrip Corporation Real Estate Project Manager came forward and made the presentation on behalf of the applicant.

Mr. Bikas explained that while QuikTrip is a 24 hour business, the car wash would not be. Mr. Bikas gave a background of the Bubble Bath Car Washes business, including that they are owned completely by QuikTrip and are predominantly present in their western locations and are moving across the nation eastward.

Chairman Kori asked if there any other facilities currently in the area. Mr. Bikas responded that they have other locations planned in Buford and Lawrenceville, however, no locations in the state of Georgia are currently operating.

Mr. Kissel asked what the exact hours are planned for the car wash. Mr. Bikas stated that hours of operation would be from 8 am till dusk.

Chairman Kori opened the floor for public comment on support for the SUP.

There were none.

Chairman Kori opened the floor for public comment on opposition for the SUP.

There were none.

Chairman Kori closed public comment.

Chairman Kori asked for a motion.

Mr. Kissel made a motion to approve SUP 26-02 with the recommendations and conditions set forward by Planning Staff.

Chairman Kori requested additional discussion and expressed concerns over excess noise and security for the neighboring business of Hill Top Pawn.

Director Thompson stated that instead of a condition the Planning Commission could express their concern and allow the neighboring property owners to cooperate to mitigate any concerns caused by the development.

Mr. Bikas responded that he has the contact information for the owner of Hill Top Pawn and that they would be in communication to address any concerns.

Mr. Morrisey asked if they have had any issues from neighbors to their other locations regarding noise from the dryers. Mr. Bikas explains that their dryers are not along the edge of the building; in addition with landscaping, walls, and sound studies he stated that QuikTrip works with their neighbors to gauge how much sound may be detected. Mr. Bikas also did not anticipate much added noise compared to the traffic on Highway 78.

Chairman Kori asked if there would be any foreseeable issues due to the drastic changes in grading on the property. Mr. Bikas stated QuikTrip is prepared to do what is needed to make the site suitable for the proposed building.

Mr. Kissel made a motion to approve SUP 26-02 with the recommendations and conditions set forward by Planning Staff 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.

Mr. Morrissey made a second to the motion.

A vote was taken; voted five (5) in favor and zero (0) opposed; motion approved.

c) #CIC 26-02 SUP 26-03 – Consideration and Recommendation 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).

Director Thompson gave a presentation on the history of the application and the use of a behavioral health facility within the City of Snellville; he explained that the use has only recently been added as a special use within the Unified Development Ordinance as approved by Mayor and Council on 06-22-2026. As such, Director Thompson expressed caution and concern regarding the proposed location of the facility. In addition to the Special Use Permit, due to a rezoning approved by Mayor and Council on 03-22-2010, which included a provision to restrict the site to a church and related accessory uses only, a Change in Conditions would also be necessary. Director Thompson expressed concern over the surrounding uses of churches and residential areas. He specifically mentioned an old fence that separates the property from the neighboring quadruplexes that has a significant break that allows cut-through foot traffic to occur. Director Thompson recommended two separate motions for each application due to the nature of the property.

Director Thompson recommended approval of the change in conditions to remove Condition 4 of the 03-22-2010 rezoning Case #RZ 10-02 and Ordinance No. 2010-02 which reads as follows: *"Use of the subject property shall be limited to a church and related accessory uses only."* Director Thompson recommended denial of the special use permit. In the event the Planning Commission recommends approval of SUP 26-03, the Department of Planning and Development recommends the attachment of the three conditions outlined in the staff report.

Chairman Kori asked if any Planning Commissioners had questions of Director Thompson.

There were none.

Chairman Kori asked the applicant to come forward.

Jodie Campbell – Blum & Campbell LLC came forward and gave the presentation on behalf of the applicant.

Mr. Campbell expressed a need to allow the change in conditions to open the property to other uses that are allowed within the CI Zoning District. Mr. Campbell also explained why a behavioral health facility would be needed and could assist the community. He cited the 2026 Conduent Health Communities Institute Mental Health Index, specifically concerning instances of suicide and self-harm within Gwinnett County. Mr. Campbell described the facility as completely voluntary including only counseling services and would not include any treatment for substance abuse or addictions. He also detailed a maximum capacity of the facility of 28 beds, an average of 16 patients per day, an average length of stay for inpatient care being 7-30 days, 17 staff members during regular business hours, and 8 staff members outside regular business hours. Mr. Campbell then introduced the owner of the proposed behavioral health facility.

Connor Lawrence – Owner of High Point Behavioral Health came forward.

Mr. Lawrence described his personal experience operating similar facilities in locations such as Red Top Wellness Facility in Cartersville, Georgia. Mr. Lawrence stressed the lack of support with the current mental health system and how a facility like High Point Behavioral Health could provide better treatment for individuals struggling with depression, anxiety, and post traumatic stress disorder.

Chairman Kori asked if any Planning Commissioners had questions of the applicant.

Mr. Windsor asked about Mr. Lawrence's medical background. Mr. Lawrence explained he was just a facility manager. He explained his history with mental health struggles and his desire to help others.

Mr. Windsor asked where in Cartersville was Red Top Wellness Facility. Mr. Lawrence answered with a relative area and gave the facility's address as 5 Bowens Court, Cartersville, Georgia.

Mr. Morrisey asked what age span they planned to house for inpatient care. Mr. Lawrence answered that no adolescents would be treated in the facility and the average age range would be between 24-45 years old.

Mr. Morrisey asked about the extent of security on the premises. Mr. Lawrence explained the facility would be completely voluntary in admittance and care. All staff would be trained in deescalation techniques. He stated they have not had any instance of a patient becoming too unruly. All patients would be screened to ensure they meet the criteria to be treated. He also stated that individuals with a history of violence or on the sex offender registry would not me admitted.

Mr. Morrisey asked if the patients' admission to the facility was based on a physician's recommendation or entirely on the individual's decision. Mr. Lawrence explained the difference between involuntary holds, which is an individual with intent to harm themselves, and what services their facility provides. Mr. Lawrence stated they cannot keep anyone in the facility against their will. If an individual wanted to go home prior to completion of treatment, an emergency contact would have to arrive to pick them up.

Mr. Kissel asked if Electroconvulsive therapy (ECT) or Ketamine clinics were currently being practiced at their other facilities. Mr. Lawrence answered that they do not utilize ECT at any of their facilities. The only methods they employ are counseling, medication, and stabilization.

Mr. Kissell asked what their current elopement rate was at their other facilities. Mr. Lawrence answered that they have had no cases of patients leaving without giving notice.

Mr. Morrisey asked if they had contacted the second building on the subject parcel regarding the requested use. Mr. Campbell responded that they have had discussions with the tenants and they had no objections to the use.

Director Thompson stated they were notified through the Planning Department as well.

Mr. Campbell came forward to clarify additional concerns brought forward by the Planning Department. Mr. Campbell explained the minimal physical impact on the area, including light traffic, low parking needs, and indoor treatment for patients only. Mr. Campbell also delivered news that the existing fence has recently been repaired prior to the meeting and provided images. Mr. Campbell stated that his clients had no objections to the proposed conditions.

Mr. Kissel asked how Mr. Lawrence would address the needs of patients who mental health issues stem from substance abuse. Mr. Lawrence answered that if an individual arrived with substance abuse issues, they would be referred to the proper facilities that could better address their needs. Their facility in Cartersville could address said issues, but it typically does not.

Chairman Kori commented that it seems the intended patients would be of high functioning individuals. Mr. Lawrence agreed with the statement. Mr. Lawrence stated that there are different levels of care and the intent behind their facility is to provide stabilization for individuals in crisis before they are either recommended to a high care facility or continue with their everyday lives.

Chairman Kori asked if it was common for Mr. Lawrence's patients to continue to other methods of care after being seen. Mr. Lawrence answered that roughly 72% of their patients transfer to lower levels of care.

Chairman Kori opened the floor for public comment on support for the CIC and SUP.

There were none.

Chairman Kori opened the floor for public comment on opposition for the CIC and SUP.

There were none.

Chairman Kori closed public comment.

Chairman Kori asked for a motion.

Mr. Kissel made a motion to approve CIC 26-02 with the recommendations and conditions set forward by Planning Staff.

Ms. Purdy made a second to the motion.

A vote was taken; voted five (5) in favor and zero (0) opposed; motion approved.

Mr. Kissel made a motion to approve SUP 26-03 with the recommendations and conditions set forward by Planning Staff with the following additional conditions: that the operation of an ECT Program or an IV Ketamine Group Treatment Program of any disorders at the facility shall be prohibited.

Mr. Morrisy made a second to the motion.

A vote was taken; voted five (5) in favor and zero (0) opposed; motion approved.

ANNOUNCEMENTS

None.

ADJOURNMENT

Chairman Kori asked for a motion to adjourn.

Mr. Morrisey made a motion to adjourn.

Mr. Kissel made a second to the motion.

A vote was taken; voted five (5) in favor and zero (0) opposed; motion approved.

The regular meeting was adjourned at 8:45 p.m.

Terry Kori, Chairman

Daniel Smith, Secretary

THESE DRAFT MINUTES ARE SUBJECT TO CORRECTION AND APPROVAL BY THE PLANNING COMMISSION AT THE NEXT PLANNING COMMISSION REGULAR MEETING.