



CITY OF SNELLVILLE PLANNING COMMISSION

REGULAR MEETING MINUTES June 23, 2026

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

Members present: Terry Kori, Chairman; Michael Kissel; Rose Purdy; Kevin Morrissey; 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

Michael Kissel made a motion to amend the Agenda to allow #SUP 26-01 to be heard first.

Kevin Morrissey made a second to the motion.

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

APPROVAL OF MINUTES

Michael Kissel made a motion to approve the minutes as stated from the May 26, 2026 Planning Commission regular meeting.

Kevin Morrissey made a second to the motion.

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

Before beginning Chairman Terry Kori recognized Daniel Smith as the new Zoning Administrator after John Dennis' retirement.

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

OLD BUSINESS

None.

NEW BUSINESS

- a) [#SUP 26-01 – Consideration and Recommendation 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 \(Tax Parcel 5007 004A\).](#)

Director Jason Thompson gave a presentation on the history of the application, detailing the need for the Special Use Permit, and the required use standards. Director Thompson explained the need for two variances for the listed use standards; Sec. 206-4.1.J.2.a and Sec. 206-4.1.J.2.d. Director Thompson explained these two use standards pertain to a minimum lot size of 5 acres and the requirement for school buildings to be single use only. The acreage of the proposed site is listed as 4.54 acres; Director Thompson stated this was under the required minimum by less than ten percent. The school would be utilizing a building connected to Westside Baptist Church; Director Thompson explained the intent behind this standard is to prevent schools from operating in shopping centers. While they are using two separate buildings, Director Thompson expresses an abundance of caution in requesting a variance for the use standard due to both buildings being adjoined to prevent future issues. Director Thompson recommended approvals for the SUP with the variances discussed along with a condition on approval; in the event the subject property is not leased, purchased, or occupied by Parkview Christian School six months from the date of Mayor and Council approval, or if the property is occupied and later vacated, the SUP would become null and void.

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

There were none.

Chairman Terri Kori asked the applicant to come forward.

Shane Sweezey – a citizen of Lilburn Georgia; Principal of Parkview Christian School came forward.

Shane Sweezey expressed gratitude to the Planning Commission for hearing the request for the SUP and to Director Thompson and the Planning Department in guiding the school through the process and being treated with professionalism. Mr. Sweezey gave a history of Parkview Christian School, detailing how they are fully accredited through the Georgia accrediting organization, and their mission to support parents by nurturing the minds and hearts of students. Mr. Sweezey explained how the building they intend to use is largely unused by Westside Baptist Church and how the enrollment will be intentionally small, projected around 82 students. The intentionally small enrollment, limited school hours, and staggered dismissal times based on age groups will reduce impact on traffic along Highway 78 and McGee Road according to Mr. Sweezey. The applicant also expressed how the proposed use fits in well with surrounding uses, specifically the daycare and a public park. Mr. Sweezey expressed a hope the school would have a positive and long lasting impact on the City.

Chairman Terri Kori asked the applicant for details on how the school became detached to their original church.

Shane Sweezey explained new leadership at the church originally used had a different vision for the space they occupied.

No further questions were asked.

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

Gaye Bruce – 1710 Woodberry Run Drive; Miss Bruce has known families who have enrolled students at their previous location and stated it was a great asset to the community.

Robert Contino – 3405 Townley Place; Mr. Contino is a parent of four children who have all attended Parkview Christian School for a total of eight years and joined as a board member in October. Mr. Contino highlighted the benefit of the school for not only the students but the community as a whole through acts of service.

Tricia Rawlins – 2088 Harbour Oaks Drive; Miss Rawlins expressed her feeling that the school is a win win situation for the School and local community.

Mr. Gabralien – Lenora Church Road; The gentleman is a teacher with no affiliation to Parkview Christian School. He spoke in support for good community education.

Janice Joseph – 2071 Buckley Trail; Miss Joseph spoke in support of the school as a business owner. Miss Joseph runs a child transportation service to bring students to schools.

Tracy Loeser – 2248 Eastwood Dr; Miss Loeser expressed she would appreciate having Parview Christian School as an option for her children when they were the target age.

John Weldon – 2184 Mitford Court; Mr. Weldon is the pastor for Westside Baptist Church. He gave a brief history of his time at the church and expressed his excitement for Parkview Christian School to be able to partner with the church.

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

There were none.

Chairman Terri Kori closed public comment.

Commissioner Michael Kissel asked if a change in name for the school could affect the conditions placed by the Planning Department.

Director Jason Thompson stated the name could be worked on within the conditions.

Michael Kissel made a motion to approve SUP 26-01 with the recommendations and conditions set forward by Planning Staff.

Kevin Morrissey made a second to the motion.

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

b) [#CIC 26-01 – Consideration and Recommendation 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 \(Tax Parcel 5038 133\).](#)

Director Jason Thompson read a letter submitted of support into the record from Skyline Seven Real Estate on behalf of STJ Wisteria Shopping Center LLC.

Director Thompson gave a presentation of the history of the application and detailed a change in conditions to a previously approved rezoning in 2024. Director Thompson displayed the changes in the submitted plans including an added building that would house the additional requested units and a change from surface parking in the rear of the property into podium parking, covered by said building. Director Thompson explained the change in conditions is still compliant with the UDO, the Comprehensive Plan, and the Future Land Use Map. He also expressed how the proposed changes would contribute to the future visions for the City, promoting connectivity within the downtown area. Director Thompson recommended approval of the application with the following conditions; all variances and conditions approved on 7/22/2024 by the Mayor

and Council RZ 24-03 and SUP 24-01 will remain in full force and effect except for number one: "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 5-12-2026" (stamped received 5-12-2026) attached as Exhibit "B" and "Proposed Exterior Elevations Sheet Number A1.00", revised 4-21-2026, (stamped received 5-12-2026) attached as Exhibit "C" 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.

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

There were none.

Chairman Terri Kori asked the applicant to come forward.

Mick Kittle – 1725 Electric Avenue, Watkinsville Ga; SPG Planners + Engineers came forward.

Mick Kittle thanked Director Jason Thompson for the explanation of the application. Mr. Kittle explained the property owner has reached out to multiple developers to see the project become successful in developing the vacant lot into the approved use. The owner had been told two hundred units or more would be required in order to make the project feasible. Mr. Kittle went on to explain the awkward shape of the site restricted what could be done and the submitted plans was the best option for the progression of the project. Mr. Kittle addressed concerns regarding parking with alternate forms of transportation and residents having the option to work close to the development not needing a vehicle. Mr. Kittle also spoke of the submitted traffic impact analysis and attempts to improve the aesthetics of the area by the development.

Chairman Terri Kori expressed a concern of the new building's view contributing to desirability for new tenants and the lack of parking.

Mick Kittle responded that with the awkward shape of the lot they were limited where they could place buildings and the amount parking options was the result of the developer, but they were within the guidelines of the UDO

Commissioner Michael Kissel asked if there was a possibility of adding another floor of parking in place of a floor of rental units.

Mick Kittle responded that the costs would be significant but acknowledged the importance of finding a balance between the two.

Commissioner Robert Windsor stated he drove to the site of the proposed development and expressed a concern for the buffer between the development and existing properties.

Mick Kittle explained the elevation change between the properties and that there would be enough of a separation around the development.

Commissioner Kevin Morrissey also expressed a concern of for lack of parking options, specifically visitors for tenets, delivery drivers, and potential safety among tenets.

Mick Kittle cited the need for at least two hundred units to make the project feasible.

No further questions were asked.

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

There were none.

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

Tom Flynn – 2358 Eastwood Drive; Mr. Flynn agreed with commissioner's comments on parking. Mr. Flynn also expressed a safety concern in the proposed retention pond causing erosion affecting the residential properties behind the development, the proposed trash compactors proximity to an underground water source, and the ability to keep Wisteria Drive. Mr. Flynn expressed concern with a five-story overlooking a nearby playground and inconsistencies with the proposed drawings. Mr. Flynn requested if there is a motion to approve, conditions be made to address his concerns.

Gaye Bruce – 1710 Woodberry Run Drive; Miss Bruce expressed concern with the unit to parking ratio proposed and cited Gwinnett County requirements on parking. Miss Bruce also spoke on the deficiencies of public transportation in the area and their proposed use for tenets would not be sufficient.

Tracy Loeser – 2248 Eastwood Dr; Miss Loeser explained she lived behind the proposed development. Miss Loeser expressed concern for potential predators overlooking the daycare, noise behind her property, and overall safety. Miss Loeser also expressed concern if the proposed development would have a similar occupancy rate as the nearby Tomlin development.

Nwene Ogwu – 3173 Newtons Crest Circle; Miss Ogwu expressed a concern in an increase in density and potentially more traffic incidents with wildlife displaced by development.

Tricia Rawlins – 2088 Harbour Oaks Drive; Miss Rawlins expressed displeasure with the development and the impact it would have on the citizens. Miss Rawlins specifically expressed a desire for added quality over quantity.

Marlyn Tillman – 1977 Tanglewood Drive; Miss Tillman stated a desire for the applicant to work within the restraints given in the initial approval in 2024. Miss Tillman expressed a concern with the amount of parking provided.

Lori-Ann Johnson – 1878 Englewood Way; Miss Johnson asked if on street parking would be allowed along Wisteria Drive. She reminded attendants the project will be all rental units. Miss Johnson also asked, regarding the thirty year plan for the City, about future plans to extend Hugh Drive to connect to the former Walmart shopping center east of the development.

Marylande Regis – 2611 Stokesley Way; Miss Regis explained she was a new resident and expressed no desire for the City to become as dense as other cities.

Chairman Terry Kori closed public comment.

Mick Kittle came forward to address questions brought up in public comments. He assured both the retention pond and the trash compactor would be made to code to avoid any environmental damages. Mr. Kittle stated they would look for more parking spaces that could be constructed if possible. Mr. Kittle was not aware of restrictions on public transportation in the City, nor on occupation rates at the Tomlin. He stated trees would be protected according to Georgia State requirements and street parking would be allowed if they had room.

Director Jason Thompson came forward to address the question regarding Hugh Drive. Director Thompson stated the right of way enhancement was being studied in the past but there were no active plans regarding it. Director Thompson reminded the Planning Commission's options for the application and the role of both the Commission and the Planning Department's recommendations.

Chairman Terry Kori asked for a motion.

Michael Kissel made a motion to deny the application.

Robert Windsor made a second to the motion.

A vote was taken; voted three (3) in favor and two (2) opposed, Chairman Terry Kori and Commissioner Kevin Morrisey being the dissent; motion approved.

ANNOUNCEMENTS

None.

ADJOURNMENT

Chairman Terry Kori asked for a motion to adjourn.

Kevin Morrisey made a motion to adjourn.

Michael 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 8:53 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.