



**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

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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

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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

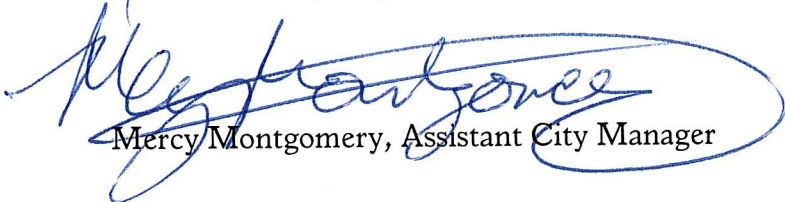
EXECUTIVE SESSION

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