PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, SEPTEMBER 28, 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 Tony Powell and Associate Alexa Dato-Caudell with Tallant Howell, Captain Zach Spahr, Planning and Development Director Jason Thompson, Code Enforcement Officers Johnny Greene and Tori Fobb-Moore, 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 7:30 p.m.

INVOCATION
Attorney Powell gave the invocation.

PLEDGE TO THE FLAG
Mayor Pro Tem Carter led the Pledge of Allegiance.

CEREMONIAL MATTERS
None

MINUTES
Approve the Minutes of the September 14, 2026 Meetings

Council Member Hardrick made a motion to approve the minutes of the September 14, 2026 meetings, 2nd by Council Member Hetherington; voted 6 in favor and 0 opposed, motion approved.

INVITED GUESTS
None

COMMITTEE / DEPARTMENT REPORTS
None

APPROVAL OF THE AGENDA

Mayor Pro Tem Carter made a motion to amend the agenda to move New Business item a) Consideration and Action on a Lottery for a License to Sell Distilled Spirits by the Package to before the Public Hearing, 2nd by Council Member Hetherington; voted 6 in favor and 0 opposed, motion approved.

NEW BUSINESS

Consideration and Action on a Lottery for a License to Sell Distilled Spirits by the Package [Bender]

Mayor Bender introduced Judge William Brogdon who was appointed by the Court to oversee the process.

Judge Brogdon explained the Court-ordered process involving the numbering system and privacy procedures that he approved. He rotated the bingo cage multiple times to ensure a thorough randomization of the pool and then selected a ball revealing the number 3, which corresponded to Mr. Maxie Price, Jr. of Traditional Distillery LLC with a location of 1943 Main Street as logged on the check-in sheet.

PUBLIC HEARING

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)

Planning Director Thompson gave an overview of the application. He advised that there will be no further effects on the surrounding properties and that the Planning Commission and Planning Department both recommend approval with conditions.

Alice WS Price, 6954 Shiloh Road, Alpharetta, was present representing the applicant Underwood Scoggins LLC. She gave a presentation and spoke about the application. She explained it's just a cleanup for the zoning of the properties.

Mayor Bender opened the floor to public comment and asked anyone in favor or in opposition to come forward and speak. As no members of the public came forward, the session was closed.

Council Member Hetherington made a motion to approve RZ 26-01-ORD 2026-07, 2nd by Mayor Pro Tem Carter; voted 6 in favor and 0 opposed, motion approved. (A copy of ORD 2026-07 is attached to and made a part of these minutes.)

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)

Planning Director Thompson gave an overview of the application. He talked about the noise concerns of neighboring property owners and how that will be addressed with a revised site plan as well as in the conditions. He said the Planning Department recommends approval with the three recommended conditions and the addition of condition 4 that addresses the reduction of the noise:

1. The property shall be developed in general accordance with the site plan titled "QuikTrip Bubble Bath No. 61816", dated 9-26-2026 (stamped received 09-28-2026); 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 and the architecture elevations are 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.

4. The applicant, Bubble Car Wash, must provide sound mitigation measures to reduce noise impact from car wash activities to the adjoining property's, Hilltop Pawn, interior sales floor. The applicant shall make reasonable efforts to work in good faith with the adjoining property owner to evaluate any reasonable noise concerns attributable to the operation of the car wash. Noise level testing shall be submitted to the director of planning for review for compliance with the applicable City noise ordinance before issuance of the Certificate of Occupancy.

Bryson Mercer, applicant with KDS Development and Engineering, 952 Old Peachtree Road, Lawrenceville, was present and gave a presentation about the application. He spoke about how the development will be laid out as well as the size and operation of the car wash. Mr. Mercer answered questions from the Council.

Mayor Bender opened the floor to public comment and asked anyone in favor or in opposition to come forward and speak. As no members of the public came forward, the session was closed.

Mayor Pro Tem Carter made a motion to approve SUP 26-02-ORD 2026-08 with the three recommended conditions and the addition of the fourth as read by the Planning Director, 2nd by Council Member Hetherington.
Mayor Bender asked Mr. Mercer if he agreed to all four conditions, and the applicant confirmed that he did.
The motion was voted 6 in favor and 0 opposed, motion approved. (A copy of ORD 2026-08 is attached to and made a part of these conditions.)

2nd Reading – CIC 26-02-ORD 2026-09 / 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)
Planning Director Thompson gave an overview of the application. He advised that the change in conditions (CIC) would remove the condition that the site be used as a church and that the special use permit (SUP) would allow a behavioral health facility under the revised Unified Development Ordinance (UDO). The Planning Department recommends approval with four conditions. Council asked questions of Director Thompson.

Jody Campbell, applicant with Blum & Campbell, LLC, 3000 Langford Road, Peachtree Corners, gave a presentation regarding the application. He reviewed the development and the operations of the facility.
Conner Lawrence, 2653 Boone Ford Road, Calhoun, who will be the operator of the facility came forward to speak. Both the applicant and the operator answered questions of the Council.

Mayor Bender opened the floor to public comment and asked anyone in favor or in opposition to come forward and speak.
Tod Warner, 3144 Turf Terrace, Snellville, spoke in favor and talked about the tax-exempt status and security of the property.
Richard Varnell, 1880 Abercorn Way, Snellville, asked about a fenced area for the residents.
No one else came forward so Mayor Bender closed public comment.

Planning Director Thompson read revised conditions into the record that addressed concerns brought forward:

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 with an 8' wooden fence and complete said fence prior to operation of High Point Behavioral Health. If the 8' wood fence does not provide adequate security a replacement fence shall be constructed to be approved by the Planning and Development department.

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.

5. The facility will have at least one security guard on staff at all times in addition to the regular staff.

Mayor Bender explained there would be two separate actions on this item; the vote for the change in conditions (CIC) and a second vote for the special use permit (SUP).

Council Member Hetherington made a motion to approve CIC 26-02- ORD 2026-09, 2nd by Mayor Pro Tem Carter; voted 6 in favor and 0 opposed, motion approved.

Mayor Pro Tem Carter made a motion to approve SUP 26-03- ORD 2026-09 with the revised five conditions read by the Planning Director, 2nd by Council Member Hardrick; voted 6 in favor and 0 opposed, motion approved. (A copy of ORD 2026-09 is attached to and made a part of these minutes.)

CONSENT AGENDA
None

OLD BUSINESS
None

NEW BUSINESS
Consideration and Action on a Lottery for a License to Sell Distilled Spirits by the Package [Bender]
This item was moved prior to the public hearing items.

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
None

EXECUTIVE SESSION
None

ADJOURNMENT
Mayor Pro Tem Carter made a motion to adjourn, 2nd by Council Member Hetherington; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 9:24 p.m.

Barbara Bender, Mayor

Melisa Arnold, City Clerk

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 Sept. 28 2026. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

ORDAINED this 28 day of September, 2026.

ATTEST:

Melisa Arnold, City Clerk

Barbara Bender, Mayor

Norman Carter, Mayor Pro Tem

Richelle Brown, Council Member

APPROVED AS TO FORM:

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

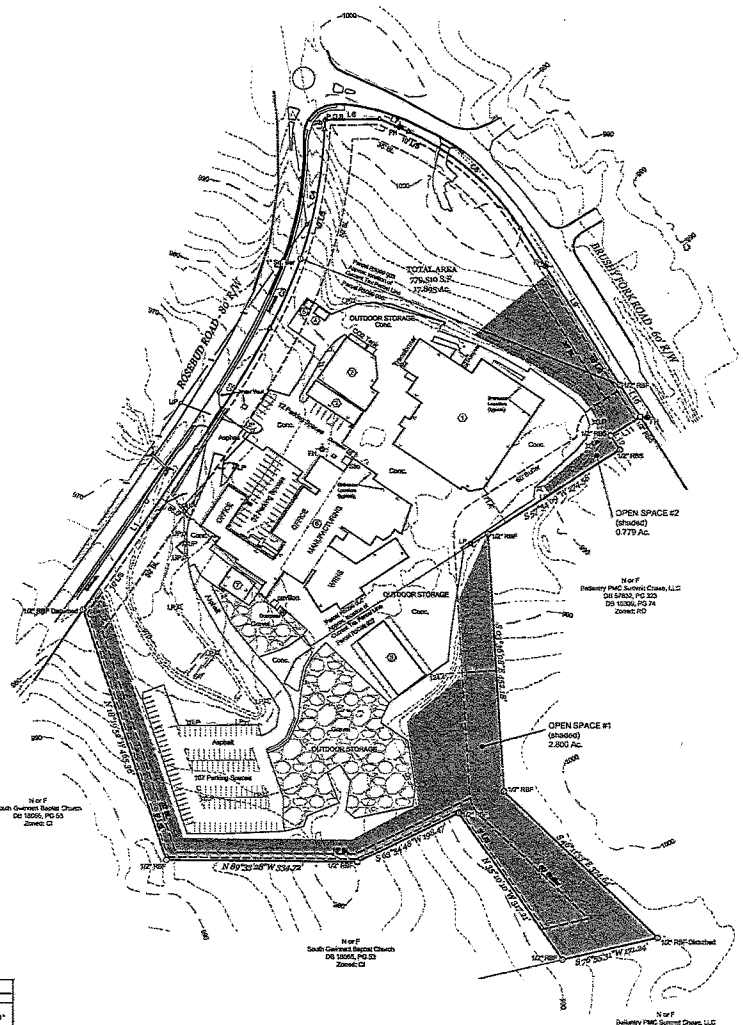
Catherine Hardrick, Council Member

Kerry Hetherington, Council Member

Shaunt'e Jermaine Pitt, Council Member

EXHIBIT "A"

EXHIBIT A

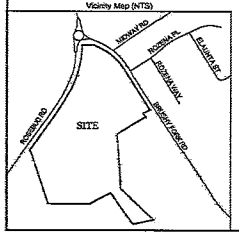


LEGEND	
CTPF	Open Top Pin Found
CTPF	Crimp Top Pin Found
CTPS	Crimp Top Pin Set
RBF	Rebar Found
RBS	Rebar Set
B/L	Building Line
BP	Post Back
PB	Post Back
UP	Utility Pole
R/W	Right-of-Way
n or F	Now or Formerly
	Property Line
	Center Line
	Land Lot Line
P.O.C.	Point of Commencement
P.O.B.	Point of Beginning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

GRID NORTH
GA WEST ZONE

NOTES:
1. Boundary information shown per Retracement Survey for TOMCO2 Systems Company, prepared by McWhorter & Anderson, dated 6-20-2026.
2. This property is not located in a Flood Hazard Area as indicated on F.I.R.M. No. 13135C0131F, dated 09-29-2006.
3. 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.
4. Total Site Area: 17.895 Ac.
5. Current Zoning: OP, LI & LM
   Proposed Zoning: LM - Light Manufacturing
6. Building Setbacks - LM
   Front - 50' Sides - 20'
   Rear - 15' Sides (street) - 35'
   Maximum building height - 80'
   Buffer adj. to "RO" - 60'
7. Open Space req: 20%
   17.895 x 20% = 3.579 Ac. Required
   3.579 Ac. Provided
8. 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
9. 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.
   (6) Manufacturing - 20,811 sq. ft.
   (6) Warehouse - 11,453 sq. ft.
   (7) Manufacturing - 2,299 sq. ft.
   (8) Warehouse - 5,415 sq. ft
10. Building Heights - Office ±15 ft.
    Manufacturing/Warehouse ±30 ft.

Vicinity Map (NTS)



Course	Bearing	Distance
L1	N 34°48'35" E	305.04'
C2	Rad: 2285.35' Tan: 124.21' Chd: N 31°54'12" E	A: 248.18' DA: 6°13'20" 248.08'
C3	Rad: 795.04' Tan: 67.29' Chd: N 23°37'38" E	A: 134.47' DA: 9°39'51" 134.11'
C4	Rad: 805.94' Tan: 117.21' Chd: N 19°26'34" E	A: 232.79' DA: 16°35'23" 231.97'
L5	N 02°48'13" E	17.00'
L6	N 89°23'01" E	85.45'
L7	S 08°02'58" E	55.98'
C8	Rad: 447.42' Tan: 135.62' Chd: S 45°10'58" E	A: 265.45' DA: 33°43'59" 259.96'
L9	S 32°18'58" E	327.74'
L10	S 32°18'32" E	66.84'
L11	S 57°26'32" W	81.69'
L12	S 32°27'32" E	29.56'

0 100 200 300 400
SCALE: 1" = 100'

DATE	PROVISIONS
5-13-2026	Revised to show paved road

Zoning Site Plan for:

TOMCO2 Systems Company

Land Lot 99, 6th Dist.
City of Snellville, Gwinnett County, Georgia
6-20-2026

McWhorter & Anderson
LAND SURVEYING & CIVIL ENGINEERING
416 Pirkle Ferry Road
Building H, Unit 300
Cumming, GA 30040
(770) 889-9430
www.mga-se.com

GEORGIA REGISTERED
No. 2844
LAND SURVEYOR
McWHORTER

©M.E.Q., INC. 2026

FILE: 13482.2

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 9-26-2026 (stamped received 09-28-2026); 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 and the architecture elevations are 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.*

4. *The applicant, Bubble Car Wash, must provide sound mitigation measures to reduce noise impact from car wash activities to the adjoining property's, Hilltop Pawn, interior sales floor. The applicant shall make reasonable efforts to work in good faith with the adjoining property owner to evaluate any reasonable noise concerns attributable to the operation of the car wash. Noise level testing shall be submitted to the director of planning for review for compliance with the applicable City noise ordinance before issuance of the Certificate of Occupancy.*

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 Sept. 28 20 26. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

[execution on following page]

ORDAINED this 28 day of Sept, 2026.

ATTEST:

Melisa Arnold, City Clerk

Barbara Bender, Mayor

Norman Carter, Mayor Pro Tem

APPROVED AS TO FORM:

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

Richelle Brown, Council Member

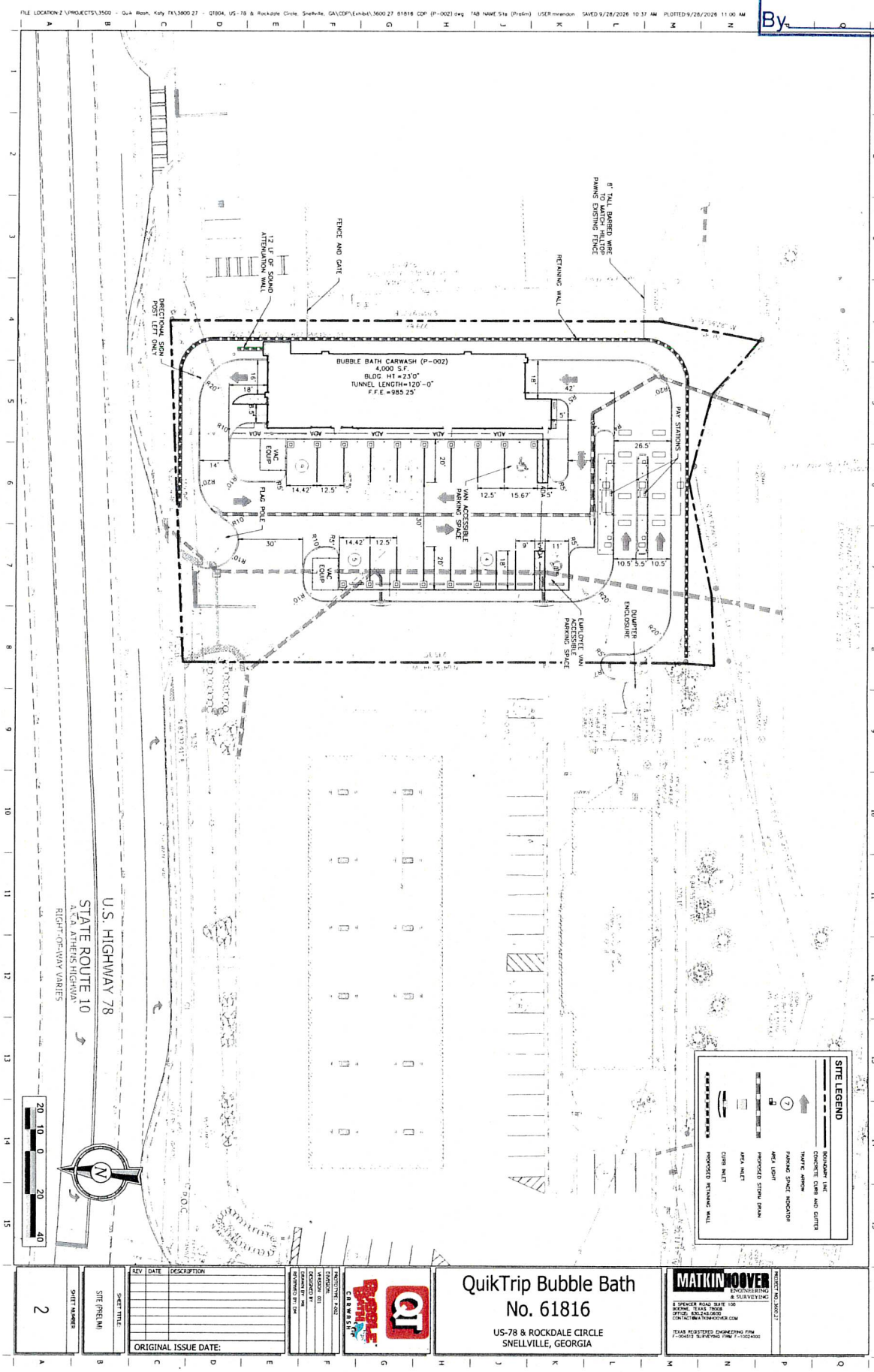
Catherine Hardrick, Council Member

Kerry Hetherington, Council Member

Shaunt'e Jermaine Pitt, Council Member

EXHIBIT "A"

RECEIVED
SEP 28 2026
By



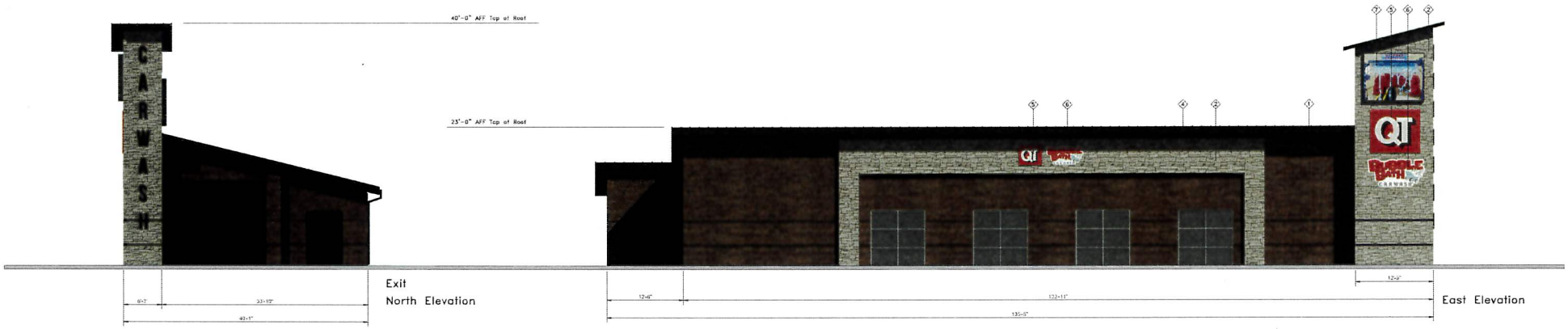
SHEET NUMBER: 2	SHEET TITLE: SITE (PRELIM)	REV. DATE DESCRIPTION	ORIGINAL ISSUE DATE:

QuikTrip Bubble Bath
No. 61816
US-78 & ROCKDALE CIRCLE
SNELLVILLE, GEORGIA

MATKIN HOOVER ENGINEERING & SURVEYING
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600
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TEXAS REGISTERED ENGINEERING FIRM F-004412 SURVEYING FIRM F-10024000

APPROVED

07/16/2026



Exit
North Elevation

East Elevation



Entrance
South Elevation

West Elevation

QuikTrip

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

Store #		Address:	City, State:
61816	Bubble Bath 120 Tower Exit	1600 Rockdale Circle	Snellville, GA

Serial #	Scale:	Issue Date:	Drawn By:	Rev/Notes:
61816-BB-120TX	1/16"=1'-0"	07.14.26	KK	

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

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 with an 8' wooden fence and complete said fence prior to operation of High Point Behavioral Health. If the 8' wood fence does not provide adequate security a replacement fence shall be constructed to be approved by the Planning and Development department.*

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.*

5. *The facility will have at least one security guard on staff at all times in addition to the regular staff.*

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 6. This Ordinance was adopted on Sept. 28 20 26. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

ORDAINED this 28 day of Sept., 2026.

ATTEST:

Melisa Arnold, City Clerk

Barbara Bender, Mayor

Norman Carter, Mayor Pro Tem

APPROVED AS TO FORM:

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