

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

Summary Publication Date: August 12, 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.

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 (Please see *Note)

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
 - 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.

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

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.

***Note: Items on the Consent Agenda may be read by title only. Upon the request of any Council Member, any item may be removed from the Consent Agenda and placed on the Regular Agenda prior to the adoption of the Regular Agenda. The Consent Agenda, or the remainder thereof omitting the challenged items, shall be adopted by unanimous consent.**