

PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, JULY 13, 2026

Summary Publication Date: July 15, 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 with Tallant Howell, Assistant Chief David Matson, 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 7:32 p.m.

INVOCATION

Mike Sabbagh gave the invocation.

PLEDGE TO THE FLAG

Betty Ann Kumin led the Pledge of Allegiance.

CEREMONIAL MATTERS

None

MINUTES

Approve the Minutes of the June 22, 2026 Meetings

Council Member Hetherington made a motion to approve the minutes of the June 22, 2026 meetings, 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

Mayor Pro Tem Carter made a motion to approve the agenda, 2nd by Council Member Hetherington; voted 6 in favor and 0 opposed, motion approved.

PUBLIC HEARING

2nd Reading - UDO 26-01 Consideration and Action on a Text Amendment to the Text of the Unified Development Ordinance for the City of Snellville, Georgia ("UDO"), Adopted 10-26-2020 and Last Amended 3-10-2025. the Proposed Amendment is to Chapter 100, Article 1 (Introductory Provisions; Article 2 (Definitions); and Article 3 (Administration) and to Chapter 200, Article 1 (Rules for All Zoning Districts); Article 2 (Residential Districts); Article 6 (Use Provisions); and Article 7 (Site Development)

Council Member Hetherington made a motion to approve UDO 26-01, 2nd by Council Member Brown; voted 6 in favor and 0 opposed, motion approved.

1st Reading – SUP 26-01 – Consideration and Action 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)

Mayor Pro Tem Carter made a motion to waive the first reading of SUP 26-01 and place on the July 27, 2026 agenda for the second reading, 2nd by Council Member Brown; voted 6 in favor and 0 opposed, motion approved.

1st 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)

Council Member Hetherington made a motion to waive the first reading of CIC 26-01 and place on the July 27, 2026 agenda for the second reading, 2nd by Mayor Pro Tem Carter; voted 6 in favor and 0 opposed, motion approved.

CONSENT AGENDA (Please see *Note)

None

OLD BUSINESS

None

NEW BUSINESS

RES 2026-03 – Resolution opposing the Gwinnett County Rezoning of 1160 Athens Highway [Bender]

Council Member Brown made a motion to approve RES 2026-03, 2nd by Council Member Hetherington; voted 5 in favor and 1 abstention with Council Member Hardrick abstaining. The motion was approved 6 in favor and 0 opposed. (Per Article II, Division 1, Section 2-47 of the Code of Ordinances, an abstention shall be counted as an affirmative vote.)

Consideration and Action on Surplus of Public Works Jetter Vacuum Truck [Bender]

Council Member Hetherington made a motion to approve the surplus of the Jet Vac Truck, 2nd by Mayor Pro Tem Carter; voted 6 in favor and 0 opposed, motion approved.

Mayor's Nomination and Council Confirmation of Tod Warner to the Downtown Development Authority Post 4 with an Expiration date of June 30, 2028 [Bender]

Mayor Bender nominated Tod Warner to Post 4 of the DDA, nomination confirmed 5 in favor and 1 opposed with Council Member Hardrick casting to the opposing vote.

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:

Tricia Rawlins, 2088 Harbour Oaks Drive, Snellville.

Rodney Lumpkins, 2225 Wisteria Drive, Snellville.

Betty Ann Kumin, 2165 Woodberry Run Dr., Snellville.

Tod Warner, 3144 Turf Terrace, Snellville.

Mike Sabbagh, 1600 Summit View Way, Snellville.

EXECUTIVE SESSION

None

ADJOURNMENT

Council Member Hetherington made a motion to adjourn, 2nd by Mayor Pro Tem Carter; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 8:51 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.