

**PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, SEPTEMBER 28, 2026**

Summary Publication Date: September 30, 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, 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.

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.

After discussion and public comment 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.

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 in the conditions. He said the Planning Department recommends approval with conditions.

After discussion and public comment Mayor Pro Tem Carter made a motion to approve SUP 26-02-ORD 2026-08 with the revised conditions read by the Planning Director, 2nd by Council Member Hetherington; voted 6 in favor and 0 opposed, motion approved.

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 said the Planning Department recommends approval with conditions.

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 conditions read by the Planning Director, 2nd by Council Member Hardrick; voted 6 in favor and 0 opposed, motion approved.

CONSENT AGENDA (Please see *Note)

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.

*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.