



**CITY OF SNELLVILLE
DEPARTMENT OF PLANNING &
DEVELOPMENT
MAYOR AND COUNCIL**

CASE SUMMARY

September 28, 2026

CASE NUMBER:	#CIC 26-02 SUP 26-03
LOCATION:	3005 Lenora Church Rd, Building C, Snellville, Georgia
SIZE:	2.29± Acres
TAX PARCEL:	5029 096
CURRENT ZONING:	CI (Civic Institutional) District
CURRENT FUTURE LAND USE MAP DESIGNATION:	Public/Institutional
SPECIAL USE PERMIT REQUEST:	Behavioral Health Facility
APPLICANT:	Jody Charles Campbell, Blum & Campbell, LLC
PROPERTY OWNER:	Andrew Daniels, Daniels RE Investments, LLC
CONTACT:	Jody Charles Campbell 470-365-2890 or jody@blumcampbell.com
RECOMMENDATION:	Approval of CIC 26-02, Denial of SUP 26-03



**CITY OF SNELLVILLE
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CASE ANALYSIS

September 28, 2026

TO: Mayor and Council

MEETING DATE: September 28, 2026

FROM: Jason Thompson, Director
Department of Planning and Development

CASE NUMBER: #CIC 26-01 SUP 26-03

FINDINGS OF FACT:

The Department of Planning and Development has received an application from Jody Charles Campbell and Daniels RE Investments LLC to change the existing conditions on parcel 5029 096. Said Conditions were approved by Mayor & Council on 03-22-2010 (Ordinance No. 2010-02) and included a provision to restrict the site to a church and related accessory uses only.

Coinciding with the Change in Conditions application, the applicant and owner also submitted a Special Use Permit to allow the operation of an inpatient behavioral health facility, known as Highpoint Behavioral Health.

SITE ANALYSIS:

The 2.29± acre site, zoned CI (Civic Institutional) District, is located between Lenora Church Road and Parkside Way, with the only ingress and egress along Lenora Church Road. It is currently owned by Daniels RE Investments LLC.

The site contains two buildings addressed as 3005 Lenora Church Rd buildings B & C. Building B, built in 1987 sits on the northern side of the subject parcel and the current use is for church facilities. Building C, built in 1990, sits on the southern side of the subject parcel and would be the intended location for the requested behavioral health facility.

Building C previously served as a drug treatment and rehabilitation facility for GRN (Gwinnett-Rockdale-Newton) Recovery Center until their relocation in 2006. After their relocation the building was intermittently used for religious facilities.

The adjacent parcels to the east and south of the subject parcel are used by church facilities.

To the west of the subject site is Parkside Way RM (Multi-family Residential) zoned neighborhood developed with 25 quadraplex buildings, approximately 100 overall units/families. The development was originally constructed beginning in in 1985. A wooden fence with incomplete sections, and sparsely planted vegetation, was found to be the only separation between the subject parcel and Parkside Way along with a school bus stop.



SPECIAL USE PERMIT REQUEST:

Per the Snellville Unified Development Ordinance(UDO) Sec. 206-5.6.E. (Behavioral Health Facility) is defined as: *“An inpatient facility or an outpatient treatment or counseling center, but not a hospital, collective residence, halfway house, or shelter that is a specialized, state licensed medical establishment that provides diagnosis, care, and treatment for individuals with mental health issues, substance use disorders, and developmental disabilities. These facilities offer various levels of care—ranging from acute inpatient, 24-hour residential treatment, to intensive outpatient services—to manage behaviors affecting overall health.”*

Per the Allowed Use Table, a behavioral health facility is allowed within the CI District with an approved Special Use Permit.

Its important to note that Behavioral Health Facilities were previously prohibited in any district prior to an approved Unified Development Ordinance amendment by Mayor and Council on July 13, 2026. The approved amendment allows for Behavioral Facilities as a Special Use in the specific zoning districts, (Office Professional (OP), Business General (BG), Highway Service Business (HSB), Town Center Overlay (TCO), and Civic-Institutional (CI)).

PARKING:

Per Sec. 207-1.2. (Parking Requirements): *“When a site or lot is used for a combination of uses, the parking requirements are the sum of the requirements for each use, and no parking space for one use may be included in the calculation of parking requirements for any other use, except as allowed in Sec. 207-1.3 (Shared Vehicle Parking).”*

With access easements between the subject parcel (5029 096) and the adjacent parcel (5029 294), calculations for required parking have been combined due to the possibility for shared parking. The current number of parking spots available for the subject parcel has been taken from the submitted boundary plans and combined with a physical counting of the available spaces of the combined uses of the existing development.

All medical uses are required to have 1 space per 500 square feet. Per the submitted boundary survey building C is 11,775 square feet; and would result in a need **for 24 parking spots**.

Places of worship are required to have 1 per 200 square feet of gross building floor area. Per the submitted boundary survey building A is 15,961 and B is 6,750 square feet; this would result in a need **for 80 and 34 parking spots respectively**.

With all uses coexisting, the total required parking spots would be 138. The current total for parking spots is 114. Although the number of parking spaces are deficient site wide, the existing uses demand for parking is based on Wednesday and Sundays during typical worship service times. These worship times would provide the most challenges to providing ample spaces for all the uses.

COMMUNITY IMPACT:

The immediate proximity of approximately 100 Snellville families could provide pause for the approval of a new behavioral Health Facility at this location. Another concern is that the proposed behavioral health use differs from the existing places of worship uses, specifically the hours of operation of each use. The houses of worship typically only create demand for 1 or 2 days a week during regular service hours. The Highpoint Behavioral Health Facility will be open to the public Monday-Friday during regular business hours and operates 24 hours a day to care for existing patients. The applicant has not provided enough details of their business plan that describes the day-to-day practices of the business, and how it will affect the surrounding business and residential communities. Special Use Permits are reviewed/approved and ultimately rewarded to the applicant and not the property owner. This is done to ensure that each applicant is vetted to operate a specific use in a specific location.

VARIANCES:

No Variances are requested.

CONCLUSION AND STAFF RECOMMENDATION:

While the subject property was previously used for a behavioral health facility, the last instance of that use was 20 years prior. Since that time, the use of the property and surrounding areas has been transformed to religious facilities only. The Behavioral Health Care use is a much more intensive use and could produce adverse impact on the adjoining residential and religious facilities.

In conclusion, the Department of Planning and Development recommends the following actions:

- A. **Approval** of CIC 26-02, application to remove Condition 4 of the 03-22-2010 rezoning Case #RZ 10-02 and Ordinance No. 2010-02 as follows:

Condition 4: Use of the subject property shall be limited to a church and related accessory uses only.

- B. **Denial** of SUP 26-03, application for Special Use Permit for a Behavioral Health Facility.

In the event Planning Commission approves SUP 26-03, the Department of Planning and Development recommend the attachment of the following **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 and complete said fence prior to operation of High Point Behavioral Health.
3. The applicant shall provide a planting plan that buffers the adjacent residential uses along the property border with Parkside Way.

Planning Commission Report:

The Planning Commission held a duly advertised public hearing on the rezoning change in conditions and special use permit application for Cases #CIC 26-02 and #SUP 26-03 at the August 25, 2026 7:30 p.m. Regular Meeting of the City of Snellville Planning Commission.

Following public comments made during the regular meeting, by a vote of 5-0, the Planning Commission voted to Approve #CIC 26-02 and #SUP 26-03 with the added condition that they cannot operate an ECT Program nor an IV Ketamine Group Treatment Program of any disorders at the facility.

Planning Department Recommendation for Ordinance:

In conclusion, the Department of Planning and Development recommends the following actions:

- A. **Approval** of CIC 26-02, application to remove Condition 4 of the 03-22-2010 rezoning Case #RZ 10-02 and Ordinance No. 2010-02 as follows:

Condition 4: Use of the subject property shall be limited to a church and related accessory uses only.

- B. **Approval** of SUP 26-03, application for Special Use Permit for a Behavioral Health Facility.

The Department of Planning and Development recommends the attachment of the following **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 and complete said fence prior to operation of High Point Behavioral Health.

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.