CITY OF SNELLVILLE
DEPARTMENT OF PLANNING &
DEVELOPMENT
PLANNING COMMISSION

CASE SUMMARY

December 1, 2026

CASE NUMBER:	#SUP 26-04
LOCATION:	2110 McGee Rd, STE 2160-2164, Snellville, Georgia
SIZE:	8.47± Acres
TAX PARCEL:	5007 240
CURRENT ZONING:	BG (Business General) District
CURRENT FUTURE LAND USE MAP DESIGNATION:	Health Village
SPECIAL USE PERMIT REQUEST:	Indoor Special Event Center
APPLICANT:	Mujtaba Farhan Moonwalk Event Venue LLC
PROPERTY OWNER:	Josef Haghnazarzade
CONTACT:	mujtabafarhan224@gmail.com Jnazar911@gmail.com
RECOMMENDATION:	Approval of SUP 26-04

FINDINGS OF FACT:

The Department of Planning and Development has received an application from Mujtaba Farhan, Moonwalk Event Venue LLC, and Josef Haghnazarzade, property owner, for a Special Use Permit to allow the operation of a Indoor Special Event Center in accordance with the Unified Development Ordinance.

SITE ANALYSIS:

The 8.47± acre site, zoned BG (General Business) District, is located within the Fountain Square Business Center. The Business Center is split between two parcels, the subject parcel (5007 240) and the adjacent parcel (5007 014). The proposed location for the Special Event Center is listed as 2160-2164 Fountain Square Drive, most recently an ALC Bowhunting Pro Shop from 2012 until April of 2026 when the license was terminated.



Parking demands for current tenants located at the subject parcel have been reviewed. Staff have found at peak visitation the number of required spaces would be approximately 208. Due to the size of the intended space for the requested Special Event Center, approval of the SUP would create an additional need for 33 spaces. This would exceed the available parking by approximately 20 spaces. Staff have analyzed a submitted Easement Agreement with the neighboring parcel that would allow for the small number of excess spaces to be satisfied.

It is important to note that the current tenants located within the subject parcel include drop off services and places of worship. These businesses generate less parking demand compared to other uses.

SPECIAL USE PERMIT REQUEST:

Per the Snellville UDO Sec. 206-5.3 (Special Event Facility (Indoor)) is defined as: "*An indoor facility, other than a private residence, hotel, motel, other lodging place, private club, restaurant, bottle shop, lounge, night club, or bar used by a for-profit host which serves as rental space for group functions for the purposes of honoring a person or an event, such as wedding, wedding reception, bridal shower, retirement party, holiday party, award dinner or luncheon, bar/bat mitzvah, celebration of life or similar type of function, with or without live entertainment, with the catering of food and drink for consumption on-premises by persons in attendance. This definition shall not include a place of worship, or non-profit civic associations and facilities in which the predominant activities or events are publicly accessible without pre-invitation, such as operations consistent with that of a restaurant, lounge, nightclub, bar or late-night establishment. "Publicly accessible" means that entry is available to the general public, whether or not admission is free or dependent on payment by the individual attendees.*"

Per the Allowed Use Table, an Indoor Special Event Center is allowed within the BG District with an approved Special Use Permit.

Indoor Special Event Center's are also subject to multiple use standards in order to keep the use consistent with the definition above. These use standards are as follows:

1. Use Agreement. The special event facility is subject to a use agreement between a private group or individual and the unrelated special event facility business owner/operator.

2. Pre-planned events: Scheduled events shall not be advertised or accessible to the general public, and shall be restricted to predetermined invited guests.

3. Entrance: The main entrance of the facility shall be clearly visible from a public space or the travelling public.

4. Parking requirements: 1 space per 3 seats (rooms with fixed seating) plus 1 space per 200 sq ft. of gross lease area (areas with no fixed seating). When a site or location is used in combination of uses (i.e. strip center), 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).

5. Change in occupancy classification: If the occupancy classification of any existing building or structure is changed, the building, electrical, gas, mechanical and plumbing systems must be made to conform to the intent of the construction codes as required by the Building Official.

6. Fire Marshall Certificate of Occupancy: a current and valid Certificate of Occupancy issued by the Gwinnett County Fire Marshal's Office is required.

7. Restroom facilities: must meet the minimum required number of bathroom (toilet) facilities based on the occupancy classification and occupant load for the facility.

8. Security cameras: The special event facility shall have live camera coverage around the exterior perimeter and retain footage for no less than 10-days following end of each event.

9. On premises security: Must provide on premises privately contracted security equal to: one (1) security personnel for events with 25 to 75 event attendees. Two (2) contracted security personnel for events having more than 75 event attendees. Security personnel shall be required to be on the premises at all times and shall not be a participant in the special event festivities.

10. Event attendees shall not congregate outside of the special event facility including event parking areas and area businesses.

11. Noise control: Noise standards shall be regulated in accordance with Article II (Noise Control) of Chapter 26 of the Snellville City Code.

12. Food and beverage service: the special events facility itself cannot possess an alcohol license, and food may not be prepared on-site. Neither the special events facility nor its employees shall provide any food or beverages, including alcoholic beverages to guests. Rather only the caterer or its employees may do so. Caterers must also obtain the necessary permits from the State of Georgia as well as from their County of origin to provide food and beverage services at the event or gathering. Only a licensed alcoholic beverage caterer shall be permitted to sell alcoholic beverages for consumption at a catered special event or function, subject to the licensing and other requirements for alcoholic beverage caterers in Chapter 6 (Alcoholic Beverage Ordinance) of the city code.

13. Closing time: Any special events facility event or gathering must conclude by 12:30 a.m., at which time all event attendees and guests must vacate the premises.

VARIANCES:

No Variances are requested.

CONCLUSION AND STAFF RECOMMENDATION:

The recent closing of the previous tenet has left room available for a new business to move into its place. The Fountain Square Business Center contains plenty of vacant suites available for commercial opportunities. Per the 2045 Comprehensive Plan, the Highway 78 West character area predominantly features health village, commercial/retail, low density residential, and park/recreation uses. Among the key implementation strategies for this character area is the promotion of the redevelopment of the commercial areas through the Downtown Development Authority. Encouraging continued commercial activity inside the Business

Center would promote economic development and attract consumers to frequent other business within the area.

Current vacancies and a shared parking lot with the neighboring parcel create an abundance of space for the requested use which would require 33 spaces according to the UDO. The applicant has also shown a clear understanding of the required use standards. If these were to be followed, concerns regarding use of the property as a night club/bar would be significantly mitigated.

The Department of Planning and Development recommends the following action:

Approval of SUP 26-04, subject to the attachment of the following **Condition**:

1. In the event that the subject suite is not leased, or purchased, or occupied by Moonwalk Event Venue LLC within six (6) months from the date of Mayor and Council approval, or if the suite is occupied and later vacated by the applicant, the Special Use Permit will become null and void.