



**CITY OF SNELLVILLE
DEPARTMENT OF PLANNING &
DEVELOPMENT
PLANNING COMMISSION**

CASE SUMMARY

June 23, 2026

CASE NUMBER:	#SUP 26-01
LOCATION:	2925 Main St W, Snellville, Georgia
SIZE:	4.54± Acres
TAX PARCEL:	5007 004A
CURRENT ZONING:	RS-30 (Single-Family Residential) District
CURRENT FUTURE LAND USE MAP DESIGNATION:	Public/Institutional
SPECIAL USE PERMIT REQUEST:	Private School
APPLICANT:	Shane Swezey, Principal Parkview Christian School
PROPERTY OWNER:	John Weldon, Pastor Westside Baptist Church
CONTACT:	Shane Swezey Principal 770-279-8702 or shane.swezey@parkviewchristian.com
RECOMMENDATION:	Approval with Condition



**CITY OF SNELLVILLE
DEPARTMENT OF PLANNING & DEVELOPMENT
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CASE ANALYSIS

June 23, 2026

TO: The Planning Commission

MEETING DATE: June 23, 2026

FROM: Jason Thompson, Director
Department of Planning and Development

CASE NUMBER: #SUP 26-01

FINDINGS OF FACT:

The Department of Planning and Development has received an application from Shane Swezey for a special use permit to operate a Private K-8 Christian School at 2925 Main St. W, Snellville, GA, 30078.

The 4.54± acre site, zoned RS-30 (Single-Family Residential) District, is located on the western corner of McGee Road and Main Street West. It is currently owned by Westside Baptist Church. Included with the application is a letter of support from Pastor John Weldon.

SPECIAL USE PERMIT REQUEST:

UDO Sec. 206-4.1.J (School, public or private) is defined as: *“An educational facility for students in grades pre-kindergarten through 12 that is either: a. Operated by the Gwinnett County Board of Education; or b. Operated by a private entity and has a curriculum at least equal to a public school with regard to the branches of learning and study required to be taught*

in the public schools of the State of Georgia.” Per the Allowed Use Table, a private school is allowed within the RS-30 District with a Special Use Permit, approved by the Mayor and Council, after receiving recommendations by the Planning Department and Planning Commission.

USE STANDARDS:

The Use Standards for a private school, where it is allowed as a special use per the UDO, are:

- a. The minimum lot size is 5 acres.*
- b. Facilities must have at least 100 feet of frontage on a street with a minimum classification of major collector.*
- c. A minimum 10 feet wide buffer is required along side (interior) and rear lot lines.*
- d. Facilities and building to serve for school use only. Mixed-use or multi-tenant building use is prohibited.*

VARIANCES:

Per the above-mentioned use standards, two variances would be required for this use. The first variance would be to reduce the minimum lot size requirement to 4.54 acres. The second variance would be to allow both the use of the church and the private school to be allowed to operate within the same building, seeing as both the use of a place of worship (206-4.1.H.) and a school (206-4.1.J.) are not allowed within multi-tenant buildings.

TRAFFIC IMPACT ANALYSIS:

According to the applicant the current enrollment for the location in question is 80 students with a maximum enrollment of 130. Current staff estimates stand at 15 with a maximum of 20.

Families arriving for pickup and drop-off will be directed to enter via the McGee Road entrance of the property, minimizing congestion with Main Street traffic. They will then be directed towards the rear of the building which will serve as the school entrance by school staff.

To further assist in congestion reduction, the school will implement a staggered dismissal schedule. K-2 will be picked up from 12-12:15pm and 3-8 will be picked up from 3-3:15pm.

STAFF RECOMMENDATION:

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

- A. Approval** of SUP 26-01, application for Special Use Permit for a private school.

- B. Approval** of variance from UDO Sec. Sec. 206-4.1.J. (School, public or private): To reduce the minimum lot size from 5 acres to 4.54 acres; and to allow both the church and school to operate within the same building.

The recommendations above are subject to the attachment of the following recommended **Condition:**

1. In the event that the subject property is not leased, or purchased, or occupied by Parkview Christian School within six (6) months from the date of Mayor and Council approval, or if the property is occupied and later vacated by Parkview Christian School, the Special Use Permit will become null and void.

Planning Commission Report:

The Planning Commission held a duly advertised public hearing on June 23, 2026 at 7:30 p.m. on the application requesting Special Use Permit approval for a Private K-8 Christian School to operate at 2*925 Main St. W, Snellville, GA, 30078 and requested variances from the minimum lot size requirement of 5 acres and the single tenant use requirement in Sec. 206-4.1.J.

By a vote of 5-0 the Planning Commission voted to APPROVE #SUP 26-01.