



**City of Lilburn  
City Council Work Session Agenda**

**August 14, 2017 at 6:30 p.m.  
Lilburn City Hall, 340 Main St., Lilburn, GA 30047**

*Council Members:  
Johnny Crist, Mayor  
Brian Burchik, Post 1  
Scott Batterton, Post 2  
Eddie Price, Post 3  
Tim Dunn, Post 4*

**I. Call To Order**

**II. Announcements**

**III. Agenda**

1. RZ-2017-01 To Allow Residential Development On Property Located At 3826 Burns Rd, District 6, Land Lot 150, Parcel 445, Containing 1.07 Acres.

ZONING HISTORY

The subject 1.07 acre parcel was annexed in 2011 because of its commercial zoning and has remained undeveloped since.

APPLICANT'S INTENT

The applicant intends to subdivide the property into 5 single family lots.

ANALYSIS OF REZONING REQUEST

The Planning Commission recommends approval with the following conditions:

1. In accordance with US 29 Overlay, provide a 5-foot wide sidewalk along the entire road frontage of Burns Road (approximately 140 lf) to accommodate pedestrian accessibility to nearby commercial sites.
2. In accordance with US 29 Overlay, provide the Planning & Economic Development Department with building elevations prior to issuance of building permits. To be included in the renderings shall be a mix of materials, textures, and colors to make each unit unique.
3. House design shall include carports or garages to be sized for a minimum of 2 cars.

Documents:

[ITEM 1 - PH - AGENDA FORM - PUBLIC HEARING RZ-2017-01 E. JOHNS.PDF](#)

[ITEM 1 - PH - ATTACH 1 - RZ-2017-01 APPLICATION.PDF](#)  
[ITEM 1 - PH - ATTACH 2 - JACKSON.PDF](#)  
[ITEM 1 - PH - ATTACH 3 - NESBIT 128.PDF](#)  
[ITEM 1 - PH - ATTACH 4 - HABITAT HOME INFORMATION.PDF](#)  
[ITEM 1 - PH - ATTACH 5 - RZ-2017-01 LEGAL AD.PDF](#)  
[ITEM 1 - PH - ATTACH 6 - RZ-2017-01 STAFF REPORT.PDF](#)  
[ITEM 1 - PH - ATTACH 7 - 2017-07-27 PC MINUTES DRAFT.PDF](#)  
[ITEM 1 - PH - ATTACH 8 - ORDINANCE 2017-512 RZ-2017-01.PDF](#)  
[ADDITIONAL ITEM INFORMATION.PDF](#)

2. Abandonment Of Right-Of-Way - Trigg Square & Lula Street

Trigg Square is under contract for a mixed use development which includes retail/restaurant space fronting Main Street and town-home development on the remainder of the property.

Concept plans have been prepared and submitted for preliminary review and the preferred plan is one that, not only provides parking along Main Street, but also interior to the site behind the commercial strip fronting Main. In order to more efficiently develop the site, the 20-foot alleys that crisscross the site and 25 feet of Lula Streets' 100-foot right-of-way is proposed to be abandoned.

Not only will parking be provided along the front and rear of the commercial portion of the site, the developer is in agreement to provide 90-degree parking along First Avenue and Lula Street. This will help accommodate increased activity in Old Town by providing more convenient parking within easy walking distance to the commercial activity.

Attached is the conceptual site plan. Also attached is a survey showing the former Public Works site that is under contract, the alleys that cross the site and the right-of-way of Lula.

Documents:

[ITEM 2 - AGENDA FORM - ABANDONMENT OF RW.PDF](#)  
[ITEM 2 - ATTACH 1 - OLD TOWN LILBURN SURVEY REVISED 7-6-17.PDF](#)  
[ITEM 2 - ATTACH 2 - CONCEPT 1A REV.PDF](#)  
[ADDITIONAL ITEM INFORMATION.PDF](#)

3. 2018 Local Maintenance Improvement Grant

The City is in receipt of 2018 LMIG funding in the amount of \$122,196.78. The City will be required to provide a 30% match (\$36,659). Please find recommended projects listed below:

**Webb Parkway**  
**Business Park Court**  
**Remington Drive and Remington Court**

Documents:

[ITEM 3 - AGENDA FORM - LMIG 2018 APPLICATION.PDF](#)  
[ITEM 3 - ATTACH 1 - LMIGAPPLICATION 2018.PDF](#)  
[ITEM 3 - ATTACH 2 - LMIG 2018 PROJECT REPORT.PDF](#)  
[ADDITIONAL ITEM INFORMATION.PDF](#)

4. Branded Barrel Alcohol License

The Temporary Restraining Order placed on the Branded Barrel has yet to be lifted. Work has begun on completion of the project, however, they haven't opened.

Obviously these are extraordinary circumstances and further extension of opening is due.

Documents:

[ITEM 4 - AGENDA FORM - EXTENSION OF BRANDED BARREL ALCOHOL LICENSE.PDF](#)

#### **IV. Adjournment**

*As set forth in the Americans with Disabilities Act of 1990, the City of Lilburn does not discriminate on the basis of disability in the admission or access to, or treatment or employment in its programs or activities. Doug Stacks, 340 Main Street, Lilburn, GA 30047 has been designated to coordinate compliance with the non-discrimination requirements contained in section 13.107 of the Department of Justice regulations, information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA coordinator.*

*The City of Lilburn will assist citizens with special needs given proper notice (seven working days). Any requests for reasonable accommodations required by individuals to fully participate in any open meeting, program or activity of the City of Lilburn should be directed to Doug Stacks, 340 Main Street, Lilburn, GA 30047, telephone number 770-921-2210.*