

**Members Present:** Chairman-Hugh Wilkerson, Vice Chairman-Michelle West Joe Gennusa, Emil Powella and AJ Passman.

**Members Absent:** -                   **Quorum Present:** Yes.

**Staff Members Present:** Doug Stacks – Planning & Economic Development Director  
Joellen Wilson – City Planner

**Work Session:** Yes.

- I.     **Call to Order:** 7:30 PM by Hugh Wilkerson, Chairman.
- II.    **Approval of Agenda:** Motion by Powella. Second by Gennusa. All for.
- III.   **Approval of Minutes – February 25, 2016:** Motion by Powella. Second by Gennusa. All for.
- IV.    **Old Business:** None
- V.     **New Business:**
  - a.    **RZ-2016-01.** Application of Ronny Kittle for a rezoning from CB, Commercial Business to R-2, Medium Density Residential for use as a townhome development located at 255 Arcado Road, District 6, Land Lot 133, Parcel 011, containing 5.85± acres.

Staff summarized the proposed intent, zoning history and analysis of zoning request for rezoning by referencing the city's Comprehensive Plan, Future Development Map and Section 1003-7 (*Criteria for amendments to the official zoning map*). The applicant intends to "down zone" the property to develop a residential subdivision with 26 fee simple (for sale) townhomes. The homes proposed are 2+ stories with garage space and minimum 2,000 square feet per unit. Access will be provided with a single driveway on Arcado Road to align with Jackson Place and rear alley access to the units fronting Arcado Road. The proposed R-2 townhome use and density is compatible with existing surrounding uses, consistent with the redevelopment goals of the city for this area, takes advantage of existing infrastructure and proposed sidewalks on both sides of Arcado Road. The concept plan respects the floodplain, floodway, and stream buffers on the property and all utilities, including sewer, are available in the immediate area. Though the site is not within an Overlay district the applicant is proposing additional architectural design elements that will serve to enhance the development. Staff noted a few comments generated by public notice; however, no additional analysis was required. Staff recommended **APPROVAL** of the rezoning to R-2.

Applicant presented a rendering of the proposed homes and described his development experience and vision for this project. Given topographical and floodplain limitations the units will front Arcado Road and be constructed in 4 buildings. Answering questions of PC, each unit will be individually metered for water and each building will share a floor system but the topography lends itself to basements and a variety of front elevations. The applicant addressed pedestrian access, architectural style and design considerations, price points (\$200K+), typical bed/bath (3/2.5), preservation of floodplain area for green space, options for central mail shelter and sanitation service as well as construction schedule (June start-1 yr. to finish). He also described proposed finishing details that support the price points, and mentioned some traffic and safety considerations given traffic count estimates of 18,000 of per day.

Public comments followed:

D. Kennedy – questioned plans to fill in floodplain. Applicant and staff responded that the great majority of floodplain would remain undisturbed and any elevation adjustments would be accounted for on-site.

D. Phillips – concerned about traffic and high speed accidents with trucks. Applicant responded with analysis of sight distances from the proposed entrance and his desire to add speed limit (35 MPH) signs between US 29 and the railroad tracks. No interruption to traffic flow is anticipated with the site construction.

C. Smith – concerned about traffic and noise from the soccer academy and asked if turn/decel lanes would be included. Applicant responded that road improvements would be determined as required by GC DOT. Staff responded that Lilburn Noise Ordinance is enforced by Lilburn PD.

J. Duncan – concerns (drainage and traffic) addressed.

Discussion followed. Powella noted that 26 units would not contribute significantly to the traffic counts, but this development might bring more attention to traffic (speeding) violations along the corridor. Wilkerson asked applicant about nearby soccer complex – he responded that he sees it as a positive attribute and access to and use of the green space by residents might be a consideration in the future.

Powella moved to approve the request for rezoning from CB to R-2 as submitted by staff. West seconded. All voted for.

- b. Text Amendments.** Amendments being proposed by Department of Planning and Economic Development for additions, deletions, modifications, and clarifications of the Lilburn Zoning Ordinance and Map are not complete. In the work session staff distributed synopsis of text amendments for Articles 3-10, and requested time to edit Articles 11-14 and to provide additional public notice of map and text amendments. West moved to table the amendments until May 26 PC meeting. Passman seconded. All voted for.

- VI. Adjournment:** West moved to adjourn. Seconded by Powella. All voted for. Meeting was adjourned at approximately 8:25 PM.

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Hugh Wilkerson