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City of Lilburn

City Hall
76 Main Street
Lilburn, GA 30047

City Council Meeting

Meeting Minutes – Approved

Auditorium
Monday, October 10, 2016
7:30 p.m.

Council

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

A work session was held prior to the regular scheduled meeting, at 6:30 p.m., to allow the elected officials to discuss this evening's agenda items. No other items were discussed and no actions were taken.

I. CALL TO ORDER – Mayor Crist called the meeting to order at **7:30 p.m.**

II. ROLL CALL

PRESENT: Mayor Johnny Crist, Council members Batterton, Dunn, and Burchik, City Manager Johnsa, Department Heads, City Attorney, City Clerk.

ABSENT: Council member Price

III. PLEDGE TO THE FLAG – Led by Boy Scout Troop 564 form Lilburn United Methodist Church

IV. APPROVAL OF AGENDA

- Consideration of the City Council Agenda for October 10, 2016, meeting – **Motion to approve as presented, with no additions, was made by Council member Dunn, seconded by Council member Batterton. Motion passed with 3-0 Vote.**

V. ANNOUNCEMENTS

- October 11th – The last Food Truck Tuesday (5 pm to 8 pm @City Park)
- October 18th – Ribbon Cutting Ceremony for City Hall/Library (4 pm to 5 pm @Lilburn City Hall/Library)
- October 21st – Moonlight Movie & Pokémon GO Night (6 pm to 9 pm @City Park)
- October 29th – Open House for City Hall/Library (11 am to 12 pm @Lilburn City Hall/Library)
- November 6th – Veterans Day Celebration (2 pm to 4 pm @ City Park)

VI. CEREMONIAL MATTER – NONE

VII. PUBLIC COMMENT – NONE

VIII. APPROVAL OF MINUTES

- A motion to approve **City Council Regular meeting minutes and Executive Meeting Minutes from September 12, 2016, was made by Council member Price, Seconded by Council member Burchik. Without further discussion, motion passed with 3-0 Vote.**

IX. EXECUTIVE SESSION

Motion to adjourn to executive session for **possible pending litigation** was made by Council member Dunn, seconded by Council member Batterton at 7:32 p.m. **Motion passed with 3-0 vote.**

After discussion, a motion to adjourn to regular session was made by Council member Dunn, seconded by Council member Batterton at 7:39 p.m. **Motion passed with 3-0 vote.**

X. PUBLIC HEARING

1. PUBLIC HEARING – SUP-2016-03 LILBURN BRADEN DEVELOPMENT, LLC. 5712 LAWRENCEVILLE HIGHWAY – PROPOSED SPECIAL USE PERMIT – AUTOMOBILE SERVICE (CAR WASH FACILITY) – DIRECTOR OF PLANNING & ECONOMIC DEVELOPMENT

City Planner, Joellen Wilson: The subject 4.25 acre parcel was annexed and rezoned in 2009 (LRZ-05-09.) They were granted an SUP in 2015 (SUP 2015-04) and the western half of the parcel is currently under construction for the approved package store. The parcel is proposed for subdivision and this SUP would apply to the eastern half (2.16 ac) of the property.

The applicant intends to subdivide the 4+ acre parcel and construct a 3,200 square foot self-service car wash facility. The facility is proposed as a self-service express tunnel car wash with three pay stations and 18-20 vacuum stations outside of the building.

The parcel is located at the intersection of Braden Drive and Lawrenceville Highway and is proposed for subdivision. Access to the property is proposed from Highway 29 and Braden Drive through interparcel connection. Traffic counts in 2009 were in excess of 33,000 vehicles per day.

The lot is adequate, stacking spaces are provided, and exit drives are of sufficient length. Parking spaces are oriented to the side of the building with 18-20 free vacuum stations proposed. Buffers adjacent to residential uses to the east and southeast will be undisturbed and the concept plan respects stream buffers along the eastern property boundary. On-site stormwater management will be reviewed prior to permitting by the Department of Planning & Development and any on-site septic system would require approval by the Department of Environmental Health. The developer intends to manage the car wash operations so that all wash water is recycled onsite, and the business use would be subject to applicable water, sewer and/or environmental health regulations.

Specific design criteria of the US Highway 29 Overlay are also applicable to this property, the purpose and intent of which is to provide a pleasing aesthetic/visual quality in landscaping, architecture and signage.

The site plan indicates the building is oriented so that the 100' wash tunnel faces U.S. 29 at an angle. In addition, the tunnel design includes transparent building material and the carwash operates with an interactive "neon light show". The building design warrants additional review under the Lilburn Sign Ordinance and building code, as "Any neon in any shape, whether numbers, words or display of neon shall be considered a sign. Such neon shall not be permitted."

Based upon the above considerations, staff recommends APPROVAL of the request with the following conditions:

1. The Special Use Permit shall apply to a car wash facility only.

2. The building shall be oriented so that the wash bay does not directly face US 29. Alternatively, an opaque screen a minimum 6' in height shall be provided along the front of the bay/tunnel and along the exit drive to the parking lot.
3. Signs and lighting shall comply with applicable codes, specifically prohibiting neon, LED, and rope lighting visible from the exterior of the building.
4. With self-serve business no detailing activities permitted beyond vacuum stations adjacent to the building.
5. Hours of operation shall be 7 am to 9 pm.
6. Access from US 29 shall be permitted through Georgia DOT.
7. Facility must be certified under DNR regulations 391-3-31-.02 or be prohibited from operating during periods of drought.

Mayor Crist opened the floor for public comment for those opposed.

- Demetrias Galfas, resident of Lilburn, spoke against SUP-2016-03. Mr. Galfas states that he sees this location as the gateway into our City. He doesn't believe that the city needs another carwash and that it doesn't fit the clean and upscale look that the city is going for.

Mayor Crist opened the floor for public comment for those in favor.

- Jay Parekh, owner of 5712 Lawrenceville Highway, stated that the development will be high end. The car wash will have limited express with no other services but the car wash & self-service vacuum. The light that is not a light show and will not be visible from Highway 29.

With no further comment, Mayor Crist closed the Public Hearing and asked for a **motion**. **A motion was made by Council member Burchik, seconded by Council member Dunn. With no further comment, motion passed 3-0 vote.**

XI. AGENDA

2. ADOPTION – COUNTYWIDE EMERGENCY OPERATIONS PLAN – RESOLUTION #2016-06 – CITY MANAGER

City Manager, Bill Johnsa, stated that every four years the Countywide Emergency operations Plan must be reviewed and adopted by Elected Officials. After adoption, the plan is sent to GEMA and Homeland Security. Staff recommends adoption of Resolution number 2016-06.

A motion to adopt Resolution No. 2016-06 adopting the countywide Emergency Operations Plan and authorize the Mayor to execute Resolution on behalf of the City of Lilburn was made by Council member Batterton, seconded by Council member Dunn. Motion carried with 3-0 vote.

3. MANIHANI KAMALPREET, OWNER OF BRANDED BARREL1, LLC – APPLICATION FOR PACKAGE STORE LICENSE AT 735 PLEASANT HILL RD. – FINANCE DIRECTOR

City Attorney, Angela Couch, stated that the Alcohol Review Board met on October 5th and heard the new application. 735 Pleasant Hill Road is a new location that has never held an alcohol license and must be approved by council. The ARB determined that the application met all the requirements of the City Ordinance.

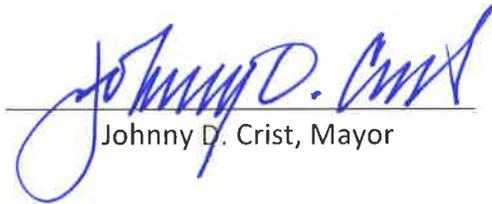
Recently, the Department of Revenue changed their distance regulations which make the City Ordinance regulations inconsistent with theirs. The City will review this matter and make changes to make the regulations consistent with the Department of Revenue.

A motion to approve the package store license for Branded Barrel 1, LLC., located at 735 Pleasant Hill Road, was made by Council member Dunn, seconded by Council member Batterton. Motion carried with 3-0 vote.

XII. ADJOURNMENT

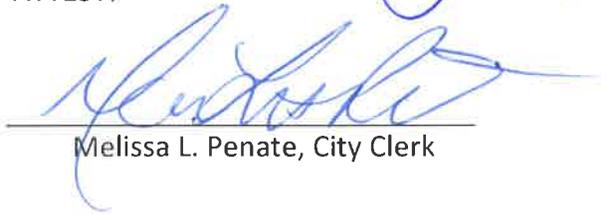
There being no further business, Council member Dunn made a motion to adjourn at 7:53 p.m., seconded by Council member Burchik. Motion passed with 3-0 vote.

Approved this 17 day of November, 2016.



Johnny D. Crist, Mayor

ATTEST:



Melissa L. Penate, City Clerk