



**City of Lilburn  
Zoning Board of Appeals Meeting Agenda**

**February 23, 2022  
Lilburn City Hall, 340 Main St., Lilburn, GA 30047**

*Board Members:  
Jon Stallsmith, Chair  
John Calhoun, Vice-Chair  
Calum Lewis  
Cary Garner  
George Churchill*

**I. Call to Order**

**II. Roll Call**

**III. Nomination and Election of Board Officers**

- Chair
- Vice-Chair
- Secretary

**IV. Approval of Agenda**

**V. Approval of Minutes**

**1. ZBA Meeting Draft Minutes from July 28, 2021**

Documents:

[ZBA DRAFT MEETING MINUTES 07.28.2021.PDF](#)

**VI. Old Business**

**VII. New Business**

**1. LV-2022-01.**

Application by Leroy McMath, business owner of Seaside Grille (restaurant), for two variances from Chapter 113 -Signs, for the placement of a wall sign on a newly constructed structure that extends from inside the building upward beyond the roofline, and for the reuse of an abandoned non-conforming pole sign to serve as the business' primary ground sign. The property site is comprised of 0.41 +/- acres of District 6,

Land Lot 149, Parcel 101. It is zoned CB (Commercial Business) and is within the US29 Overlay District.

### **VIII. 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. The City Clerk, 340 Main Street, Lilburn, GA 30047 has been designated to coordinate compliance with the non-discrimination requirements contained in section 35.107 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 the City Clerk, 340 Main Street, Lilburn, GA 30047, telephone number 770-921-2210.*



Small town. Big difference.

**City of Lilburn  
Zoning Board of Appeals Meeting Minutes  
July 28, 2021**

**DRAFT**

**Lilburn City Hall, 340 Main St., Lilburn, GA 30047  
Work Session at 7 p.m.  
Public Meeting at 7:30 p.m.**

7/28/2021 - Minutes

**I. Call to Order**

7:38 p.m. by Jon Stallsmith.

Present:

- Jon Stallsmith
- Yoom-Mi Hampton
- Cary Garner
- Mike Hart
- John Calhoun

Absent: None

Quorum: Yes

Staff Members Present:

- Joellen Wilson, Director of Planning
- Jenny Simpkins, Assistant City Manager

**II. Approval of Agenda**

Motion by John Calhoun. Second by Yoon-Mi Hampton. **All for.**

**III. Approval of Minutes**

### III.I. Approval of ZBA Meeting Minutes - January 27, 2021

Motion by Mike Hart. Second by John Calhoun. **All for.**

### IV. Old Business

None.

### V. New Business

#### V.I. LV-2021-03.

Applicant intends to clear the area outside of the stream buffer and construct the 11,000 square foot building and two-way driveway that extends behind the building toward Harmony Grove. With consideration of existing and proposed utilities in that area, the driveway will encroach into the entire 40' buffer in that area. As mitigation for zoning buffer impacts, the applicant has agreed to install a durable opaque privacy fence along the length of the property line within the area of impact to the residential property and provide supplemental

evergreen plantings outside of the fence to create a visual screen.

**Staff presented the application and summarized staff analysis. Staff recommended approval with conditions:**

1. **Privacy fence min. 6' in height and 5' wide vegetated buffer along or near the rear property line to screen the driveway back of building from residential parcel.**
2. **Screening of all rooftop utilities with a parapet wall on all sides.**

**Mike Hart asked if we can condition the approval for a driveway only. Joellen stated that the ZBA can add conditions to the staff recommendation.**

**Yoon-Mi Hampton asked the height of the privacy fence. Joellen Wilson stated it will be minimum 6 feet, opaque privacy fence. Plantings may be outside the fence or in the immediate vicinity to be most effective.**

**Chairman Jon Stallsmith asked for public comments. There were no public comments.**

**Motion by Cary Garner to approve with conditions recommended by staff.**

**Second by Yoon-Mi Hampton. All for.**

### VI. Adjournment

Motion to adjourn by Yoon-Mi Hampton. Seconded by John Calhoun. **All voted for.**

Meeting was adjourned at approximately 7:50 PM

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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Jon Stallsmith, Chairperson

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