



Small town. Big difference.

**City of Lilburn
Planning Commission Meeting
Minutes**

March 23, 2023

Lilburn City Hall, 340 Main St., Lilburn, GA 30047

Board Members:

Hugh Wilkerson, Chair

Kenneth Stephenson

Joe Gennusa

Daniel Bollinger

James Hampton

*A work session was held prior to the regular scheduled meeting, at 7:00 p.m., to allow the board members to discuss this evening's agenda items.
No other items were discussed and no actions were taken.*

3/23/2023 - Minutes

I. Call to Order

Chair Hugh Wilkerson calls the meeting to order at 7:30 PM

II. Roll Call

Present:

- Hugh Wilkerson, Chair
- Kenneth Stephenson
- James Hampton

Absent:

- Joe Gennusa, Vice Chair
- Daniel Bollinger

Staff Present:

- Joellen Wilson, Director of Planning
- Reid Turner, City Planner

III. Approval of Agenda

Chair asks for a motion to approve the March 23, 2023, Planning Commission meeting agenda.

James Hampton motions to approve the March 23, 2023, Planning Commission meeting agenda as presented.

Seconded by Kenneth Stephenson.

All for.

Motion carries 3-0.

IV. Approval of Minutes

1. Draft February 23, 2023 Planning Commission Meeting Minutes

Chair presents the February 23, 2023, Planning Commission meeting minutes.

Chair asks for a motion.

Kenneth Stephenson motions to approve February 23, 2023, Planning Commission meeting minutes as presented.

Seconded by James Hampton.

All for.

Motion carries 3-0.

V. Old Business

1. SUP-2023-01

Chairman Hugh Wilkerson read the Special Use Permit request from the applicant and asked for a report from City Planner, Reid Turner.

City Planner informs the board that the applicant has requested the case be tabled until the next regularly scheduled Planning Commission meeting on April 27th, 2023, to accommodate a meeting between residents of Old Town Lilburn and the applicant regarding input on the project.

Kenneth Stephenson asks when the meeting will be held.

Planner informs the board that the meeting is scheduled for Monday, March 27th from 5:30 - 7:00 PM at 57 Railroad Avenue in Old Town Lilburn.

Chair asks for a motion.

James Hampton makes a motion to table the case until the next regularly scheduled Planning Commission meeting.

Seconded by Kenneth Stephenson.

All for.

Motion carries 3-0.

VI. New Business

1. RZ-2023-01

Chairman Hugh Wilkerson read the rezoning request from the applicant and asked for a report from City Planner, Reid Turner.

City Planner Reid Turner describes the case and informs the board that the proposed rezoning is consistent with the

goals of both the Comprehensive Plan and the Future Land Use Map. The site is currently an island of commercial surrounded by residential. The additional setbacks and buffers the site would be subject to, given its adjacency to residential uses, render the parcel undevelopable.

Staff recommends approval of the proposed rezoning of 632 Harbins Rd from CB to R2 with the following conditions:

1. The property shall be developed as owner-occupied residential use in general accordance with the submitted letter of intent and proposed "Site Plan" entitled "Residential Development for VSM Security, LLC" prepared by Genuine Mapping and Design, LLC., dated February 23rd, 2023, development plans modified to meet conditions of R2 zoning development regulations, as may be amended prior to permitting.
2. Building elevations shall include brick or stone as a dominant material on the front façade, and buildings shall include an attached two-car garage.
3. All building elevations are subject to review and approval by Planning Director.
4. There shall be mandatory master protective covenants that will include all phases of the development and be binding on all property or properties within the development; and concurrent therewith, a homeowners association (HOA) shall be formed which will include all component parts of the proposed development. The owners' association shall be responsible for the oversight, upkeep, and maintenance of the entrance areas, common areas, open space areas, walls, the front, rear and side yards on each lot within the community as well as all drives, alleys, streets, sidewalks, streetlights, stormwater facilities and drainage structures that serve the private development.
5. The covenants required by the preceding condition (in addition to standard covenants) shall include the following: a covenant prohibiting the rental of units for a period of fewer than 30 days; a covenant prohibiting removal of healthy plants and requiring replacement of diseased plants with similar type plants in landscape strips and buffer areas; a covenant allowing (but not requiring) the City to enforce any covenant required by these conditions.

Chairman Hugh Wilkerson asked if the board had any questions. No questions were raised by the board. Chairman Wilkerson then invited the applicant to present.

David Johnson with Genuine Mapping and Design LLC presented the plans for the private development including a private alley and three single-family homes. Applicant states that the conditions presented by staff are agreeable.

Kenneth Stephenson asks if the applicant plans to accommodate stormwater mitigation and floodplain impact mitigation consistent with Development Regulations.

Applicant states that they fully intend to comply with all development regulations relevant to the parcel.

Chair asks for public comment.

No public comment.

Chair asks for a motion.

Kenneth Stephenson motions to approve RZ-2023-01 with conditions as presented by staff.

Seconded by James Hampton.

All for.

Motion carries 3-0.

VII. Adjournment

Chair asks for a motion to adjourn.

James Hampton motions to adjourn the March 23, 2023, Planning Commission meeting.

Seconded by Kenneth Stephenson.

All for.

Motion carries 3-0.

Meeting adjourned at 7:45 PM

Approved this 27th day of April, 2023


Hugh Wilkerson, Planning Commission Chair

ATTEST:


Joellen Wilson, Secretary