



**City of Lilburn  
City Council Meeting Agenda**

**April 8, 2019 at 7:30 p.m.  
Lilburn City Hall, 340 Main St., Lilburn, GA 30047**

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

**I. Executive Session (If Necessary)**

**II. Call To Order**

**III. Roll Call**

**IV. Pledge To The Flag**

**V. Approval Of Agenda**

**VI. Announcements**

1. City Events

- Easter Egg Hunt  
April 13, 2019, 10:00 AM - 12:00 PM @ City Park
- Mayor's Town Hall Meeting  
April 15, 2019, 7:00 PM - 8:00 PM @ Lilburn City Hall
- Car Seat Checkup Event  
April 27, 2019, 10:00 AM - 2:00 PM @ Lilburn City Hall
- City of Lilburn Tree Walk  
April 27, 2019, 10:00 AM - 12:00 PM @ Gartrell Nash Pavilion

**VII. Ceremonial Matter**

1. Georgia Cities Week April 21-27, 2019 Proclamation

Documents:

[GEORGIA CITIES WEEK 2019.PDF](#)

**VIII. Public Comment**

## IX. Approval Of Minutes

### 1. City Council Draft Meeting Minutes From March 11, 2019

Department: City Clerk  
Presenter: Melissa Penate, City Clerk  
Staff Recommendations: Motion to approve the City Council Draft Meeting Minutes from March 11, 2019.  
Department Head Approval: B. Johnsa  
Mayor's Signature Required: Yes

Documents:

[3 11 2019 - MINUTES.PDF](#)

## X. Public Hearing

### 1. Public Hearing Item 1 - RZ-2018-04 From OI & R1 To R2, Medium Density Residential To Allow A Townhome Development On Approximately 4.89± Acres Of Property At 5284 Lawrenceville Highway, Being Identified As Tax Parcels 6136 003, 036, And 042.

At the applicant's request, the Planning Commission tabled action until their April 25, 2019 meeting.

Public Hearing (Y/N) Y  
Department: Planning & Economic Development  
Presenter: Joellen Wilson, City Planner  
Staff Recommendations: A motion to postpone this public hearing until the May 13, 2019 City Council meeting.  
Department Head Approval: Doug Stacks

Documents:

[PH ITEM 1 - AGENDA FORM - RZ-2018-04.PDF](#)

### 2. Public Hearing Item 2 - RZ-2018-05 From CB And R2 To CB With A Special Use Permit (SUP) To Allow A Residential Townhome Development In A Commercial District With Retail And Restaurants On Approximately 11.87± Acres Of Property At 5125 & 5175 Lawrenceville Highway, Being Identified As Tax Parcels 6146 013 & 431.

#### ZONING HISTORY

Both parcels include Commercial Business zoning (8.9 acres along US29) and R2-Medium Density Residential zoning (2.88 acres to the north). The CB zoned property is within the US29 Overlay District but the entire property is within the 2019 Comprehensive Plan's US29 Overlay Character Area.

#### APPLICANT'S INTENT

The applicant intends to zone the entire property CB with a Special Use Permit to develop the property with 90 attached townhomes that will be fee simple (for sale) and approximately 23,800 square feet of commercial space. The proposed residential buildings include 3-7 units each, 2+ stories in a mix of 21' and 24' wide homes, with minimum 1-car garage and overall density of 7.6 units per acre. The commercial out

parcels are proposed to accommodate 23,800 square feet of retail space. Access is currently proposed from Lawrenceville Hwy and both sides of Lilburn School Road with a potential new road or re-alignment of Lilburn School Road as a new connection to Bryson Park.

#### ANALYSIS OF REZONING REQUEST

The townhome proposal accomplishes the goals of the City's Comprehensive Plan by maintaining more intense uses along US 29 and providing in-fill residential units that increase the variety of housing choices in the area. Existing properties in the vicinity are apartments, a school, an active County park, church, cemetery, compatible single family detached homes, and a variety of commercial uses.

According to the Zoning Ordinance (Section 404-1) The CB district is intended to provide ... commercial retail, professional service, and office activities ... and to accommodate redevelopment of under-utilized and/or aging commercial sites to mixed-use developments with an integrated higher density residential component. The proposed development integrates townhomes with commercial uses and promotes the walkability of the community, where residences connect to nearby park, school, religious and retail services.

Required public notice resulted in a few concerns regarding potential increases in traffic; however development under current zoning would allow predominantly commercial uses. Lilburn Police and Public Works anticipate no adverse impacts from the proposal.

Based upon the Criteria for Amendments to the Official Zoning Map, and the above considerations, the Planning Commission recommended APPROVAL of rezoning to CB with a Special Use Permit (SUP) for fee simple townhomes with the following conditions:

1. The development must comply with the site and building requirements of the US29/Lawrenceville Highway Corridor Overlay District.
2. Residential density not to exceed 9 units per acre.
3. The house size shall be a minimum of 1,400 square feet.
4. Planning & Economic Development Department shall be provided with detailed renderings prior to issuance of building permits. Renderings shall include a mix of elevations, materials, textures, and brick/roof colors. All units shall have a brick or stone water table at least 30 inches in height.
5. Each unit shall have a garage and driveway to accommodate required parking for the unit. Additional guest parking shall be provided throughout the residential development and maintained by an HOA or equivalent.
6. No trailers or recreational vehicles shall be parked to be visible from a public road.
7. Commercial sites shall provide direct access to Lawrenceville Highway, as may be conditionally approved by GDOT.
8. The developer/owner shall dedicate a minimum fifty foot wide right-of-way and construct a 2-lane public road to connect from property line at Lilburn School Road to property line at Bryson Park. The developer/owner will work with the City to develop a mutually agreed upon alignment of the new roadway.

Public Hearing (Y/N)	Y
Department:	Planning & Economic Development
Presenter:	Joellen Wilson, City Planner
Staff Recommendations:	A motion to approve Ordinance No. 2019-532 approving RZ-2018-05 with conditions.
Department Head	Doug Stacks

Approval:  
Mayor's Signature      Yes  
Required:

Documents:

[PH ITEM 2 - AGENDA FORM - RZ-2018-05.PDF](#)  
[PH ITEM 2 - ATTACH 1 - RZ-2018-05 APPLICATION.PDF](#)  
[PH ITEM 2 - ATTACH 2 - RZ-2018-05 STAFF ANALYSIS.PDF](#)  
[PH ITEM 2 - ATTACH 3 - 2019-3-28 PC DRAFT MINUTES.PDF](#)  
[PH ITEM 2 - ATTACH 4 - ORDINANCE 2019-532 RZ-2018-05.PDF](#)

## **XI. Agenda**

### **1. Agenda Item 1 - Resolution #2019-02 Imposing 60 Day Moratorium On Alternative Nicotine Products**

The City is experiencing an inordinate amount of business inquiries related to “Vape” shops, or businesses engaged in the sale of alternative nicotine products. Staff recommends a 60 day moratorium for staff to review and establish necessary regulations for City Council consideration.

Public Hearing (Y/N)      N  
Department:              City Manager  
Presenter:                Bill Johnsa, City Manager  
Staff Recommendations:      Motion to approve Resolution # 2019-02. Further, authorize Mayor to execute on behalf of the City of Lilburn.  
Department Head        B. Johnsa  
Approval:  
Mayor's Signature      Yes  
Required:

Documents:

[AGENDA ITEM 1 - AGENDA FORM VAPE SHOP MORATORIUM - RESOLUTION.PDF](#)  
[AGENDA ITEM 1 - ATTACH 1 - RESOLUTION VAPE-WORD RESOLUTION 2019-02.PDF](#)

## **XII. 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.*

