I. Call to Order

II. Roll Call

III. Approval of Agenda

IV. Approval of Minutes

1. DRAFT March 27, 2023 Zoning Board of Appeals Meeting Minutes

Documents:

DRAFT - 3272024 - MINUTES.PDF

V. Old Business

VI. New Business

1. LZ-2024-02

Application by John Post, owner of the subject property, for a variance from Appendix B, Article 5, Section 5.10 for the use of metal as the dominant exterior building material for a proposed, newly constructed garage at 4860 Lilburn Stone Mountain Rd, Lilburn, GA 30047 in which tractors, vehicles, tools, and other farm equipment will be stored. The property site is comprised of 4.32 +/- acres of District 6, Land Lot 113, Parcel 003A. It is zoned R-1 (Residential).
VII. 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.
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.

3/27/2024 - Minutes

I. Call to Order

Chair calls the meeting to order at 7:30 PM

II. Roll Call

Present:

- Calum Lewis, Chair
- David Hull
- Angie Ballard
- George Churchill

III. Approval of Agenda

Chair asks for a motion

George Churchill motions to approve the March 27th, 2024 ZBA Meeting Agenda as presented

Seconded by David Hull

All for

Motion carries 4-0

IV. Approval of Minutes

1. DRAFT August 23, 2023 Zoning Board of Appeals Meeting Minutes

Chair asks for a motion
David Hull Motions to approve the August 23, 2023 ZBA Meeting Minutes as presented

Seconded by George Churchill

All for

Motion carries 4-0

V. Old Business

VI. New Business

1. LV-2024-01

Chair asks Planning Manager to describe the case.

Planning Manager describes the zoning history and location of the subject parcel.

Planning Manager reads into the record the criteria for granting a variance and provides staff's responses to the criteria in the context of the requested Variance. Planning Manager additionally notes skepticism and concern regarding amendments to the in-stream detention pond, which is no longer permitted by state or local code. Expresses concern regarding potential impacts to stream and the precedent granting a variance of this magnitude might set. Planning Manager recommends denial based on a lack of conformance with the criteria for granting a variance.

Planning Manager states that there was no public comment, all public advertising requirements were met, and that the applicant's representative was present.

Jason Greenwall, the contractor hired by the applicant states that they feel caught off guard by the recommendation for denial, as they received the staff analysis this morning. States that the infiltration trench is already installed.

David Hull asks for clarity on the applicant's current business situation.

Mr. Greenwall states that Moses Rodriguez, property/business owner, is trying to relocate his business to this area. States that they currently have the least building coverage of anyone on the street.

Moses Rodriguez, states they are currently operating out of a 7000 s.f. building and need the additional space on this site for a showroom and fabrication facility. States that the business builds doors, windows, etc on site. Currently awaiting GA Power's three-phase power.

David Hull asks if this is the minimum size building they could operate out of, and mentions that this is a considerable increase from the 7000 s.f. currently utilized by the business. Asks if a denial of the variance would prevent them from locating on the property.

Moses states that they could propose an addition instead of an accessory building. States that the accessory building is preferred as it would keep noise down in the proposed showroom.

Planning Manager clarifies that the applicant could apply for addition without Variance.

Jason Greenwall states again that they feel caught off guard by the recommendation for denial and states that they were told it would be approved. Feels that they are adding positive stormwater infrastructure and doesn't understand why they would need to certify the volume of the pond. Also states that they have conducted a hydrology study already.

Planning Manager notes, that this is his first interaction with Mr. Greenwall and that the denial is entirely predicated on the lack of conformance with the criteria for approval of a Variance, and that the stormwater concerns are tangential, but not the basis of the denial. States that staff expressed concern with the project from the beginning and that they were unaware of and have not seen the hydrology report the applicant claims has been conducted.

No further questions from Board Members.
Chair asks for those in favor of approval

David Hull votes to approve

Angie Ballard, Calum Lewis, and George Churchill vote to deny.

LV-2024-01 is denied 3-1.

VII. Adjournment

Chair adjourns the meeting at 7:57 PM

Approved this _____ day of ________________, 20__.

______________________________
Calum Lewis, Chairperson

ATTEST:

______________________________
Reid Turner, Secretary
**Variance Application**

Zoning Board of Appeals OR Administrative Variance

PERMIT NUMBER: ____________________

<table>
<thead>
<tr>
<th><strong>Applicant:</strong> John Post</th>
<th><strong>Property Owner:</strong> John Post</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Address:</strong> 4860 Lilburn Stone Mountain Rd</td>
<td><strong>Address:</strong> 4860 Lilburn Stone Mountain Rd</td>
</tr>
<tr>
<td><strong>City, State &amp; Zip:</strong> Lilburn, GA 30047</td>
<td><strong>City, State &amp; Zip:</strong> Lilburn, GA 30047</td>
</tr>
<tr>
<td><strong>Phone &amp; Email:</strong> (404) 626-8935</td>
<td><strong>Phone &amp; Email:</strong> <a href="mailto:jjpost@tsisolutions.us">jjpost@tsisolutions.us</a></td>
</tr>
<tr>
<td><strong>Contact Person:</strong> John Post</td>
<td><strong>Contact Business Phone:</strong></td>
</tr>
<tr>
<td><strong>Contact Email:</strong> <a href="mailto:jjpost@tsisolutions.us">jjpost@tsisolutions.us</a></td>
<td><strong>Contact Cell Phone:</strong> (404) 626-8935</td>
</tr>
</tbody>
</table>

APPLICANT IS THE ☑ Owner's Agent ☑ Property Owner ☑ Contract Purchaser

ADDRESS OF PROPERTY: 4860 Lilburn Stone Mountain Rd

SUBDIVISION OR PROJECT NAME: N/A

LAND DISTRICT: 6, LAND LOT(S): 113, PARCEL(S): 003A, ACRE(S): 6.5

PROPOSED DEVELOPMENT: Garage in back of property

BUILDING PERMIT NUMBER (If construction has begun): ____________________

VARIANCE REQUESTED: Owner of property wants to build a metal garage. Variance requested to use metal for siding material.

Applicant has filed or intends to file any other variance, rezoning or waiver applications? ☑ YES ☑ NO.

If YES, please describe: ____________________

**LETTER OF INTENT REQUIRED**

Please attach a "LETTER OF INTENT" explaining what is proposed.
APPLICANT CERTIFICATION

The undersigned below is authorized to make this application and is aware that no application or reapplication affecting the same property shall be acted upon within twelve (12) months from the date of last action by the Mayor and Council, unless waived by the Mayor and Council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the Mayor and Council. Further, no application may be withdrawn once advertised and must receive final action by the Mayor and Council.

Signature of Applicant

[Signature]

Date

Property Owner

John Post

Title

7/12/24

Date

Notary Public

(Seal)

PROPERTY OWNER CERTIFICATION

The undersigned below, or as attached, is the record owner of the property considered in this application and is aware that if an application is denied by the Mayor and Council, no application or reapplication affecting the same land shall be acted upon within twelve (12) months from the date of last action by the Mayor and Council, unless waived by the Mayor and Council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the Mayor and Council. Further, no application may be withdrawn once advertised and must receive final action by the Mayor and Council.

Signature of Owner

[Signature]

Date

Property Owner

John Post

Title

7/12/24

Date

Notary Public

(Seal)

ADMIRISTRATIVE USE ONLY

CASE NUMBER: LV-2024-02 DATE COMPLETE: 07/12/2024 RECEIVED BY: 
APPLICATION FEE: $500.00 PAID BY/RECEIPT#: 0186408 HEARING DATE: 08/28/2024
ADMINISTRATIVE VARIANCE DIRECTOR'S APPROVAL/DATE: 

Conditions of Approval:

Planning and Economic Development (770) 279-3710 - Fax (770) 921-2210
340 Main St. - Lilburn, Georgia 30047 - www.CityofLilburn.com
Dear Zoning Board of Approval,

I am writing to request a variance to build a garage/barn on the back of my 6.5-acre personal property where it will not be visible from a public road. My property is located directly on Lilburn-Stone Mountain Rd and is not part of a neighborhood or sub-division.

I am requesting a variance to use metal siding as it is a cost effective, durable and will look great too! I am confident that the building will be a valuable addition to my property and will not detract from the aesthetic of the surrounding area.

We will use the building as a barn and garage to store equipment used to maintain the property including 2 tractors, vehicles, tools and other farm equipment.

I respectfully request that the Zoning Board of Approval grant me a variance to use metal siding for the construction of my barn. I am willing to work with the board to ensure that the building meets all necessary requirements and regulations.

Thank you for considering my request.

Sincerely,

John Post

4860 Lilburn Stone Mountain Rd
Lilburn, GA 30047

Mobile: (404) 626-8935
jjpost@tsisoluciones.us
Building Type
30' - 0" wide x 50' - 0" long x 12' - 0" high building
with roof pitch of 3:12

Wall finish: 26G painted

Building Options
(3) Roll up door openings
(1) Personnel door opening
(11) Window openings
Roof finish: 26G painted

Stamped Engineering Plans
Slab foundation plans included
5 psf ground snow load
115 mph wind speed,
Exposure ‘C’
2015 IBC
Building Component Sales Agreement

The undersigned owner(s) jointly and severally (hereinafter referred to as “Purchaser”) acting as general contractor, enter into the following Building Component Sales Agreement (“Agreement”) with McElroy Metal (hereafter known as “Seller”) acting as subcontractor. By this Agreement the Seller shall deliver to the building site address noted herein the components only for a steel building (hereinafter “materials” or “kit”) as per Seller’s specifications (hereinafter “Specifications”), detailed below.

Conditions To Sale

1. Purchaser shall be solely responsible to verify and supply the Seller the correct loading design information in conformance with local building codes.
2. Purchaser is responsible for all permits, site preparation, site and construction inspection, and assembly of the building components.
3. This agreement includes the terms and conditions on the following pages and any schematic diagram attached hereto indicating configuration of the above building components.
4. Purchaser is responsible for any local and/or state taxes.
5. Engineering fees due at time of signed estimate. Engineering fees are non-refundable.
6. Estimate reflects today’s pricing. Actual pricing will be determined at time of shipment.

Note: This estimate is not guaranteed to meet plans and specs.

Building Specifications

Building Site Address:
, Lilburn, GA, 30047

Building and Site Requirement:
Ground Snow Load: 5 psf
Design Roof Snow Load: 4 psf
Wind Load/Exposure: 115 mph C
Soil Bearing Capacity: 1500 psf
Building Code: 2015 IBC
Building Occupancy Category: II
Building Heating: Unheated
Extra Roof Dead Load: 1 psf
Extra Wall Dead Load: N/A

Building Dimensions:
Width: 30’ - 0”
Eave Height: 12’ - 0”
# Sidewall Bays: 4
# Endwall Bays: 2 and 3

Leanto A Details:
Span: N/A
Drop: N/A
Eave Height: N/A
Bays: N/A
Roof Pitch: N/A

Leanto B Details:
Floor Height: N/A
Live Load: N/A
Bays: N/A
Joist Spacing: N/A

Sheeting and Trim Details:
Roof Type: R-PANEL-PB KYVAR PAINTED 26 GA X 39 1/8
Roof Color: Matte Black (PVDF) (MB)
Wall Type: R-PANEL-PB KYVAR PAINTED 26 GA X 39 1/8
Wall Color: Ash Gray (PVDF) (AG)
Eave Trim/Gutter Type: Industrial Eave Trim
Trim Color: Matte Black (PVDF)

Opening Details:
Personnel doors: None
Drive Doors: None
Windows: None

Framed Openings: (3) Three - 10’x10’ framed openings for Roll Up Door
(1) One - 3’x7’ framed opening for Personnel Door
(1) One - 2’ - 8 1/16”x4’ - 2 1/16” framed opening for Window
(10) Ten - 2’ - 8”x4’ - 2” framed openings for Window

Translucent Panels: None

Leanto B Details:
Span: N/A
Drop: N/A
Eave Height: N/A
Bays: N/A
Roof Pitch: N/A

Insulation Details:
None

Extra Options:
Building Component Purchase from McElroy Metal, Inc. Agreement

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Soil Bearing Capacity: 1500 psf
Building Code: 2015 IBC
Building Occupancy Category: II
Building Heating: Unheated
Extra Roof Dead Load: 1 psf
Extra Wall Dead Load: N/A

Building Dimensions:
Width: 30' - 0'' Length: 50' - 0''
Eave Height: 12' - 0'' Roof Pitch: 3:12
# Sidewall Bays: 4 # Endwall Bays: 2 and 3

Lean-to A Details:
Span: N/A Bays: N/A
Drop: N/A Roof Pitch: N/A
Eave Height: N/A

Mezzanine Details:
Floor Height: N/A Bays: N/A
Live Load: N/A Joist Spacing: N/A

Sheeting and Trim Details:
Roof Type: R-PANEL-PB KYNAR PAINTED 26 GA X 39 1/8
Roof Color: Matte Black (PVDF) (MB)
Wall Type: R-PANEL-PB KYNAR PAINTED 26 GA X 39 1/8
Wall Color: Ash Gray (PVDF) (AG)
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(1) One - 2' - 8 1/16''x4' - 2 1/16'' framed opening for Window
(10) Ten - 2' - 8''x4' - 2'' framed openings for Window

Translucent Panels: None

Lean-to B Details:
Span: N/A Bays: N/A
Drop: N/A Roof Pitch: N/A
Eave Height: N/A

Insulation Details:
Customer: Brandon Holcombe
Company: GreenTree
Mailing Address: Lilburn, GA, 30047
Phone: 706-377-7663
Quote #: 95907901

Date: 2/6/2024 Page 3 of 3

Extra Options:
N/A

Estimated 25,000.00
Including engineering

Signed by Store Manager: __________________ / __________________