



Small town. Big difference.

**City of Lilburn  
City Council Meeting Minutes**

**DRAFT**

**January 10, 2022 at 7:30 p.m.  
Lilburn City Hall, 340 Main St., Lilburn, GA 30047**

*Council Members:  
Tim Dunn, Mayor  
Yoon-Mi Hampton, Post 1  
Scott Batterton, Post 2  
Mike Hart, Post 3  
Emil Powella, 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.*

1/10/2022 - Minutes

**I. Executive Session (if necessary)**

Motion to move to executive session at 6:47 p.m. for the purpose of discussing the purchase, disposal, or leasing of real estate pursuant to OCGA 50-14-3(b)(1)(D) and (E); and consultation with legal counsel concerning pending or potential litigation, settlement, claims, or other matters pursuant to OCGA 50-14-1(b)(1)(A) and 50-14-2, was made by Councilmember Powella, seconded by Councilmember Batterton.

**Motion passed with a 3-0 vote.**

Motion to move out of executive session at 7:19 p.m. was made by Councilmember Batterton, seconded by Councilmember Powella.

**Motion passed with a 3-0 vote.**

**II. Swearing in of Councilmember Mike Hart**

City Attorney Richard Carothers swore in Mike Hart as Councilmember.

**III. Call to Order**

Mayor Dunn called the meeting to order at 7:34 pm.

**IV. Roll Call**

Present:

- Mayor Tim Dunn
- Councilmember Yoon-Mi Hampton
- Councilmember Scott Batterton
- Councilmember Mike Hart
- Councilmember Emil Powella

#### **V. Pledge to the Flag**

The pledge to the flag was led by Mayor Dunn.

#### **VI. Approval of Agenda**

Motion to approve the agenda for January 10, 2022 City Council meeting was made by Councilmember Powella, seconded by Councilmember Batterton.

**Motion passed with a 4-0 vote.**

#### **VII. Announcements**

None.

#### **VIII. Ceremonial Matter**

None.

#### **IX. Public Comment**

None.

#### **X. Approval of Minutes**

##### **1. City Council Meeting Draft Minutes from December 13, 2021**

Motion to approve the City Council meeting draft minutes from December 13, 2021 was made by Councilmember Batterton, seconded by Councilmember Powella.

**Motion passed with a 3-0 vote.**

##### **2. Executive Session Meeting Draft Minutes from December 13, 2021**

Motion to approve Executive Session meeting draft minutes from December 13, 2021 was made by Councilmember Hampton, seconded by Councilmember Powella.

**Motion passed with a 3-0 vote.**

#### **XI. Public Hearing**

- 1. Public Hearing Item No. 1 - Text Amendments to Zoning Ordinance, Article 5, Sec. 501 and 502, proposed to address signage standards within the Main Street Hospitality Zone and larger Town Center Overlay District, and related text amendments to Lilburn Sign Ordinance, for which no public hearing is required.**

Motion to table Ordinance No. 2021-575 providing for text amendments to Article 5 of Lilburn Zoning Ordinance and text amendments to the Chapter 113, Lilburn Sign Ordinance, until next regularly scheduled City Council meeting in February, was made by Councilmember Powella, seconded by Councilmember Batterton.

**Motion passed with a 4-0 vote.**

2. **Public Hearing Item No. 2 - RZ-2021-02 and SUP-2021-04. City initiated rezoning of 57 Railroad Avenue containing approximately 1.76 acres recorded as District 6, Land Lot 135, Parcel 031 and owned by the Lilburn Downtown Development Authority to revert from MU Mixed Use zoning to CB Commercial Business according to Zoning Ordinance, Article 10. City initiated rezoning and map amendment will concurrently consider Special Use Permit for a brewery as part of a multi-tenant commercial development proposal.**

Planning Director, Joellen Wilson:

In accordance with Zoning Article 10, Section 1003, City Council may initiate map amendments to the Official Zoning Map of Lilburn. The subject site was zoned MU in 2020 via City initiated action (RZ-2020-02) to accommodate flexibility in an anticipated development proposal. The successful development group, Fire Brigade Development Company, LLC is now working with the Lilburn Downtown Development Authority to finalize plans for an 29,112 square foot multi-tenant commercial space, whose primary tenant will be a new brewery. The space is proposed to also include restaurants and retail/commercial uses but does not include residential uses.

In addition, the brewery use requires a Special Use Permit according to provisions established in Article 7, Section 737. The city-initiated map amendment and rezoning with Special Use Permit accommodates the accepted development proposal and supports the City's goal in redeveloping the previous industrial site.

All public notice requirements were met, no public comments in support of or in opposition to have been received. Staff analysis recommended approval and Planning Commission public hearing was held December 16, 7:30 p.m. wherein the commission recommended approval of the rezoning, special use permit, and map amendment.

Mayor Dunn opened the floor for those in favor or in opposition to speak. Hearing none, Mayor Dunn closed the public hearing portion of the meeting.

Motion to approve Ordinance No. 2022-578, Rezoning Case RZ-2021-02 and associated map amendments with Special Use Permit SUP-2021-04 for a brewery, with the condition the development will be subject to a required Master Concept Plan, with details to satisfactorily demonstrate all dimensions and details as described in the MU zoning district, to be presented to City Council for approval, prior to permitting of building construction was made by Councilmember Hart, seconded by Councilmember Hampton.

**Motion passed with a 4-0 vote.**

3. **Public Hearing Item No. 3 - Text Amendments to city code Art. 4, Sec. 406 and Art.7, Sec. 736 Mixed Use, to add and amend definitions, clarify text, and address the mix of permitted uses and guide the construction phasing of an MU development.**

Motion to table Ordinance No. 2022-579 providing for text amendments to Zoning Ordinance Article 4 and Article 7 regarding Mixed Use Districts and developments until next regularly scheduled City Council meeting in February was made by Councilmember Batterton, seconded by Councilmember Powella,

**Motion passed with a 4-0 vote.**

## **XII. Agenda**

### **1. Agenda Item No. 1 - City of Lilburn 2022 Mayor and Council Appointments**

Mayor Dunn read the 2022 appointments as recommended by the Mayor and City Council.

Mayor Recommendations:

- Mayor Pro Tem – S. Scott Batterton
- Parliamentary Procedures – Robert's Rules of Order
- City Attorney & Parliamentarian – Richard A. Carothers
- Legal Organ – Gwinnett Daily Post
- Council Responsibilities: All council members will share equally in all areas of responsibility
- Municipal Judge – Charles Barrett
- Associate Judge(s) – Carla Brown, Erica Dove
- Pro Hac (Standby) Judge(s) – Kenneth Wickham, Jennifer Mann, Mike Greene
- Solicitor – Robert Giannini
- Assistant Solicitor – Angela Couch, Kelsey Wiley
- Employee Representative to the Merit Board – Duane Stanford

Mayor Dunn swore in Erica Dove as Associate Magistrate Court Judge and Angela Couch as Assistant Solicitor.

Mayor Dunn read his board and commission appointments, and each Councilmember read their board and commission appointments.

Mayor Tim Dunn -

- Merit Board – Melissa Penate, Executive Secretary
- Planning Commission – James Hampton
- Zoning Board of Appeals – Calum Lewis

Councilmember Yoon-Mi Hampton –

- Merit Board – Mark Raymond
- Planning Commission – Daniel Bollinger
- Zoning Board of Appeals – Jon Stallsmith

Councilmember Scott Batterton -

- Merit Board – Jack Bolton
- Planning Commission – Joe Gennusa
- Zoning Board of Appeals – John Calhoun

Councilmember Mike Hart-

- Merit Board – Joette Segars
- Planning Commission – Hugh Wilkerson
- Zoning Board of Appeals – George Churchill

Councilmember Emil Powella -

- Merit Board – James R. Morton
- Planning Commission – Kenneth Stephenson
- Zoning Board of Appeals – Cary Garner

Those who have not been sworn in as board appointees will be sworn in by Attorney Richard Carothers. Dan Bollinger, and James Hampton were sworn in by Attorney Carothers.

Motion to approve the various appointments as presented was made by Councilmember Powella, seconded by Councilmember Batterton.

**Motion passed with a 4-0 vote.**

### **XIII. Consent Agenda**

None.

### **XIV. Adjournment**

Motion to adjourn the council meeting at 7:50 p.m. was made by Councilmember Batterton, seconded by Councilmember Powella.

**Motion passed with a 4-0 vote.**

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

\_\_\_\_\_  
Tim Dunn, Mayor

ATTEST:

\_\_\_\_\_  
Melissa L. Penate, City Clerk, CMC

(Seal)