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**City of Lilburn
City Council Meeting Minutes**

DRAFT

**November 12, 2018 at 7:30 p.m.
Lilburn City Hall, 340 Main St., Lilburn, GA 30047**

Council Members:

Johnny Crist, Mayor

Brian Burchik, Post 1

Scott Batterton, Post 2

Eddie Price, Post 3

Tim Dunn, 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.

11/12/2018 - Minutes

I. Executive Session (If Necessary)

None.

II. Call To Order

The meeting was called to order by Mayor Crist at 7:30 p.m.

III. Roll Call

Present:

- Mayor Johnny Crist
- Council member Tim Dunn
- Council member Scott Batterton
- Council Member Eddie Price

Absent:

- Council member Brian Burchik

IV. Pledge To The Flag

1. Presentation Of Colors By Parkview High School MJROTC
2. Pledge Of Allegiance Led By Cub Scout Pack 502

V. Approval Of Agenda

A motion to approve the November 12, 2018 City Council agenda was made by Council member Dunn, seconded by Council member Batterton.

Motion passed with a 3-0 vote.

VI. Announcements

1. City Events

- Lilburn Police Department - Women's Self Defense Program - November 14, 2018, 6:30 PM - November 15, 2018, 8:30 PM @ Calvin Fitchett Municipal Complex
- Lilburn Tree Lighting - November 17, 2018, 6:00 PM - 8:30 PM @ Lilburn City Hall
- Lilburn Christmas Parade - December 1, 2018, 10:00 AM - 1:00 PM
- Mayor's Town Hall Meeting - December 17, 2018, 7:00 PM - 8:00 PM @ Lilburn City Hall

VII. Public Comment

None.

VIII. Approval Of Minutes

1. City Council Draft Minutes From October 8, 2018

A motion to approve the October 8, 2018 City Council draft meeting minutes was made by Council member Price, seconded by Council member Dunn.

Motion passed with a 3-0 vote.

IX. Public Hearing

1. Public Hearing Item 1 - RZ-2018-03 From CB, Commercial Business To R-2, Medium Density Residential To Allow 49 Unit Townhome Development On Approximately 7 Acres Of Property At 242 And 280 Rockbridge Road, Being Identified As Tax Parcels 6136 002, And 6137 002A.

The City Planner, Joellen Wilson, stated that the subject property was zoned by the city as CB-Commercial Business in 2011 with the adoption of the 2011 Zoning Ordinance, but has never developed commercially. The applicant intends to develop a residential subdivision with 49 fee simple (for sale) townhomes. The homes proposed are 2+ stories with garage space and minimum 2,000 square feet per lot (min. 1,400 sf heated area). Access is proposed with a single entrance on Rockbridge Road.

The Future Land Use Map designates this, and other properties along Rockbridge Road, for Mixed Use Redevelopment. Existing properties in the vicinity include residential, recreational, industrial and commercial uses, as well as individual single family residences on properties zoned for commercial use.

The re-zoning from more intense commercial use to a medium density residential use accomplishes the goals of both the City's 2030 Comprehensive Plan and Future Development Map. According to the Zoning Ordinance (Section 402. - R-2) Medium Density Residential district "is intended to provide land areas devoted to moderate density uses consisting primarily of detached and attached single-family dwellings, townhomes, clustered and cottage housing types, and other creative, flexible small lot development designs, as well as existing multi-family residential. Land areas zoned R-2 are also intended to provide a transition between lower density single-family residential districts and the higher density multi-family, mixed-use, and commercial business uses.... The R-2 district establishes a density of nine dwelling units per gross acre."

The proposed 49 townhome development (7.09 units/acre) meets the criteria for R-2 zoning and provides the potential for a walkable community where residences are located in close proximity to services and retail.

Based upon the Criteria for Amendments to the Official Zoning Map, and the above considerations, the Planning Commission recommended approval of the request for rezoning to R-2 with Conditions stated in the ordinance with the following conditions:

1. Side and rear setbacks adjacent to low density residential uses shall include minimum 5' wide evergreen landscape strip, except where pedestrian connectivity is proposed.

2. Building elevations shall be provided to Department of Planning and Economic Development for approval, with architectural treatments that result in compatible but unique individual housing units within each building.
3. Mail kiosk(s) shall include overhead protection from elements.
4. The house size shall be a minimum of 1400 square feet and each unit shall have a 2-car garage.
5. All units shall have a brick or stone water table at least 30 inches in height.
6. A 6-foot tall opaque fence shall be installed along the southern property line of R6137 180 from the existing fence to the rear corner.
7. Developer shall provide a sewer easement to the property line of R6137 180 and R6137 181.
8. No recreational vehicle or trailer parking shall be visible from public right-of-way.
9. The Homeowners' Association shall have a covenant limiting rental properties to no more than twenty percent.

Mayor Crist opened the public hearing for those in opposition to RZ-2018-03. Each speaker has 3 minutes to speak on the item.

In opposition:

- Gladys Torres, a resident of Lilburn, was concerned that the new townhouses will add to the traffic on Rockbridge Rd. She was also concerned with the sidewalk connecting Cobblestone and the new townhouse neighborhood.
- Christina Cannon, a resident of Lilburn, was concerned about the pond and creek that are on the property and the added traffic from Rockbridge Rd.

Mayor Crist called for those in favor. Hearing none, Mayor Crist closed the public hearing.

A motion to approve Ordinance #2018-529 approving RZ-2018-03 with conditions was made by Council member Dunn, seconded by Council member Price.

Council member Dunn asked the developer, Taylor Harris, to come to the microphone to answer questions regarding sewage and drainage regarding a pond. Mayor Crist asked to amend the motion to remove the sidewalk between the two properties.

Motion to amend the motion was made by Council member Dunn, seconded by Council member Price.

Motion passed with a 3-0 vote.

X. Agenda

1. Amendment To The City Alcohol Beverage Ordinance To Section 6-62. License; Application Form.

A motion to approve Ordinance #2018-527, amending the city Alcohol Beverage Ordinance to Section 6-62. License; application form, removing advertisement requirements in legal organ for distilled spirit alcohol license applications, was made by Council member Price, seconded by Council member Dunn.

Motion passed with a 3-0 vote.

2. Lilburn Industrial Way – Mandatory Sewerage Use And Pretreatment Provisions – Ordinance # 2018-528

A motion to approve Ordinance #2018-528 regarding mandatory sewer hook-up and pretreatment provisions per the Lilburn Industrial Way Intergovernmental Agreement between the City of Lilburn, Gwinnett County and Gwinnett Water and Sewerage Authority, was made by Council member Dunn, seconded by Council member Batterton.

Motion passed with a 3-0 vote.

XI. Ceremonial Matter

1. Veterans Day Program

The National Anthem was sung by Goldie Hatch from the Providence School.

City Manager, Bill Johnsa, read the City employees veterans roll call. Followed by the Mayor and Council reading the Veteran Flag and Marker honoree names.

Mayor Crist concluded the Veterans Day Program by thanking all of those who attended the program and to all of those who served in the armed forces.

XII. Adjournment

There being no further business, Council member Dunn made a motion to adjourn at 7:56 p.m., seconded by Council member Batterton.

Motion passed with a 3-0 vote.

Approved this _____ day of _____, 2018.

Johnny D. Crist, Mayor

ATTEST:

Melissa L. Penate, City Clerk
(Seal)