



**City of Lilburn
Planning Commission Meeting Minutes
March 28, 2019**

DRAFT

**Lilburn City Hall, 340 Main St., Lilburn, GA
30047
Work Session at 7 p.m.
Public Meeting at 7:30 p.m.**

March 28, 2019 - Minutes

1. Roll Call

Present: Chairman-Hugh Wilkerson, Vice Chairman-Michelle West, Joe Gennusa,

Emil Powella,

Absent: AJ Passman

Quorum Present: Yes.

Staff Members Present: Joellen Wilson –City Planner, Kristen Rodriguez –Planning Assistant

2. Call To Order

7:40 PM by Hugh Wilkerson, Chairman.

3. Approval Of Agenda

Motion by Gennusa. Second by Powella. All for.

4. Approval Of Minutes

4.I. Planning Commission Meeting Minutes from February 28,
2019. Motion by Powella. Second by Gennusa. All for.

5. Old Business

5.1 RZ-2018-04

RZ-2018-04. Application of Taylor Harris on behalf of Action Technology Solutions for a rezoning from O/I, Office-Institutional and R1, Residential (low density) to R2, Residential, for use as a townhome development located at 5284 Lawrenceville Hwy, District 6, Land Lots 146, Parcels 003,

036, and 042, containing approximately 4.89± acres.

Motion by Wilkerson to table the rezoning until the following regularly scheduled Planning Commission meeting, April 25, 2019. Second by Powella. All voted for.

5. II RZ-2018-05

RZ-2018-05. Application of Kenneth J. Wood on behalf of McDaniel Enterprises for a rezoning from CB, Commercial Business and R2, Residential to R2, Residential with a Special Use Permit for use as a townhome development with retail and restaurants located at 5125 and 5175 Lawrenceville Hwy, District 6, Land Lots 146, Parcels 013 and 431, containing 11.87± acres.

Staff presented the application and summarized staff analysis. Staff recommended Approval with Conditions, including #8 which was amended during work session:

- 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.**

Applicant presented summary of development plans.

There were no comments of opposition or support at this meeting; however, PC recognized prior meetings' recorded public concerns of potential increases in traffic caused by the development.

Motion by West to approve RZ-2018-05 rezoning to CB with a Special Use Permit (SUP) for fee simple townhomes with conditions as read. Second by Powella. All voted for.

6. New Business
None

7. Adjournment

Motion to adjourn by Powella. Seconded by Gennusa. All voted for. Meeting was adjourned at approximately 8:05 PM.

Approved this _____ day of _____, 20__.

Hugh Wilkerson, Planning Commission Chair