

CITY OF LILBURN
PUBLIC HEARING ITEM 2

Date:	6/5/2019	To:	Mayor and Council
From:	Joellen Wilson	Department:	Planning & Econ Dev't
Work Session Date Requested:	6/10/2019	Presenter:	Joellen Wilson
Agenda Title:	CIC-2019-01 – Change in conditions to SUP-2017-01 to relocate within the property an approved Auto/Truck Service Center use and amend hours of operation on 24.74 acre property zoned CB at 733 Pleasant Hill Rd.		
Audio/Visual Requirements:	n/a	Deadline Date:	6/5/19

Agenda Item (Background/History/Details):

The subject property was developed as Lowe’s home improvement store, annexed in 2011 and renovated as a mall in 2016 with 131,385 sf bldg. that accommodates various retail, service, restaurant, office, and other commercial uses. Zoned CB within the US29 Commercial Overlay District, the site was granted a Special Use Permit (SUP-2017-01) with conditions to allow an 11,000 sf auto/truck service center at the south end of the building (Ord. #2017-514). Since then a grocery store and artificial turf soccer field has been added in that area.

The owner is proposing to develop the auto/truck service center on the north side of the mall within the 6,720 square foot freestanding greenhouse structure. The proposed space will accommodate four bay doors parallel to (not visible from) Pleasant Hill Road and no addition to the building or parking is proposed. There is over 300 feet including a 90’+/- vegetated buffer between the site and residential uses to the north and proposed businesses still include auto accessory installations.

Building alteration plans will be reviewed for compliance with codes and the proposed location will be required to comply with screening requirements of Zoning, Article 5.

Required public notice resulted in no opposition or public comment. The Lilburn Police Department has no objections to the request. Planning Commission met May 23 and recommended approval as presented, with an additional amendment to condition #15 to extend operating hours.

Staff recommends the following:

APPROVAL of CIC-2019-01, Change in Conditions to Auto/Truck Service Center use, as follows:

1. Auto/Truck Service Center limited to 6,700 square feet within a former freestanding greenhouse structure, as delineated on the “*Auto Service Layout*” exhibit provided by the applicant.
2. No body or paint repair. Service limited to auto and truck maintenance and accessory installations.

3. Service permitted only in enclosed bays (4 shown).
4. Service bays shall be oriented so as to parallel Pleasant Hill Road.
5. Service bays shall be screened from view from public right of way.
6. Each tenant space shall comply with Gwinnett County sewer code. As may be required, building shall be renovated, with floor drains or other devices to accommodate oil/grit separators, in accordance with Gwinnett County sewer code.
7. No washing of parts or vehicles outside the building.
8. No Auto/Truck Body and Heavy Repair services, as described in Article 6, Restricted Uses.
9. No Heavy Equipment Service as described in Article 6.
10. No outside storage or outdoor displays.
11. No used tire sales or used auto parts sales.
12. No vehicle sales.
13. Parking of all vehicles shall be in designated spaces in compliance with Article 8 and shall not exceed maximum off-street parking spaces allocated for auto service center (1/200 s.f.).
14. Plans illustrating compliance with screening requirements, fire wall separation, sewer code compliance and other applicable requirements shall be submitted for approval prior to permitting for construction or application for certificate of occupancy.
15. Hours of Operation shall be limited to 9:00 a.m. to 8:00 p.m.

Staff Recommendations:	
Staff recommends the following: Approval of Ordinance #2019-534, approving CIC-2019-01, Change in Conditions to Auto/Truck Service Center use, with the conditions stated.	

Department Head Approval:	Doug Stacks
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Mayor's Signature Required:	YES	NO
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| List Attachments: |
| <ol style="list-style-type: none"> 1. Application 2. Special Use Permit Ord. #2017-514 3. Staff Analysis and Recommendation 4. PC Meeting Minutes 5. Ordinance #2019-534 |