



**City of Lilburn  
Planning Commission Meeting Minutes  
May 23, 2019**

**DRAFT**

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

**May 23, 2019 - Minutes**

1. Roll Call

Present: Chairman-Hugh Wilkerson, Vice Chairman-Michelle West, Emil Powella

Absent: AJ Passman, Joe Gennusa

Quorum Present: Yes.

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

2. Call To Order

7:30 PM by Hugh Wilkerson, Chairman.

3. Approval Of Agenda

Motion by Powella. Second by West. All for.

4. Approval Of Minutes

4.I. Planning Commission Meeting Minutes from March 28, 2019.

Motion by Powella. Second by West. 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 CB, and R2, Residential (medium density) for use as a new residential subdivision located at 5284 Lawrenceville Hwy, District 6, Land Lots 146, Parcels 003 and 036, containing 4.21± acres.

Staff presented the application and summarized staff analysis. Staff recommended Approval of rezoning with the following conditions:

1. Residential development to be engineered as a new subdivision, to comply with the US29 Overlay Corridor requirements, with Home Owners Association responsible for defined common areas.
2. A landscaped 10' no access easement shall be provided along Greenleaf Court in rear yard of townhome building(s).

3. All other side and rear setbacks adjacent to developed low density residentially lots shall include minimum 5' wide landscaped evergreen screen.
4. Building plans to be reviewed by Department of Planning and Economic Development shall include architectural treatments that result in compatible but unique individual housing units with a brick or stone water table at least 30 inches in height.
5. The house size shall be a minimum of 1,400 square feet, and each unit shall have a 2-car garage.
6. Mail kiosk shall include overhead protection from elements.
7. No recreational vehicle or trailer parking shall be visible from the public right of way.

Taylor Harris on behalf of applicant stated he did not have any extra comments.

The public had two comments;

Allen Owens from Hood Rd. asked if signs had been posted on Lawrenceville Highway and Greenleaf. Staff replied there were.

Cindy Owens from Hood Rd. stated that she did not think Lilburn could handle more density because traffic, schools, etc. have already begun to suffer. She asked if we were setting a precedent for developers to place as many homes as possible on a property.

Motion by Powella to approve RZ-2018-04 to CB, Commercial Business 0.36 acres and R2, Residential (medium density) 3.85 acres for use as a new residential subdivision with conditions as read. Second by West. All for.

## 6. New Business

### 6.1 CIC-2019-01.

CIC-2019-01 Application of 733 Pleasant Hills Mall, LP for a Change in Conditions to SUP-2017-01 to relocate within the property an approved auto and truck service center on approximately 24.74 acres of property zoned CB. Property is located at 733 Pleasant Hill Rd, being in District 6, Land Lot 156, Parcel 164.

Staff presented the application and summarized staff analysis. Staff recommended Approval with Conditions:

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 11:00 a.m. to 8:00 p.m.

Powella asked why there is a limit to hours of 11:00 a.m. to 8:00 p.m. as a condition to the hours of operation.

Staff answered that condition 15 was placed on the property by the City Council for SUP-2017-01 and that the applicant had not asked to change this condition. These are the hours of operation for the mall.

Shane Lanham spoke for the applicant. He noted in more detail the existing screening of the proposed new location and stated that they would like to change condition #15 to read 9:00 a.m. to 8:00 p.m.

Motion by Powella to approve CIC-2019-01 for a Change in Conditions to #1 and #5 to relocate within the property an approved auto and truck service center with conditions as read and to amend condition #15 to allow hours of operations to be limited to 9:00 a.m. to 8:00 p.m. Second by West. All for.

7. Adjournment

Motion to adjourn by West. Seconded by Powella. All for. Meeting was adjourned at approximately 8:00 PM.

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

\_\_\_\_\_  
Hugh Wilkerson, Planning Commission Chair