



**CITY OF LILBURN
SPECIAL CALLED
PLANNING COMMISSION MEETING MINUTES**

DRAFT

**Thursday, December 16th 2021
Lilburn City Hall, 340 Main St, Lilburn, GA 30047
Work Session at 7:00 p.m.
Public Hearing at 7:30 p.m.
12/16/2021 – Minutes**

I. Call to Order

The meeting was called to order at 7:36 p.m. by Hugh Wilkerson

II. Roll Call

Present:

- Hugh Wilkerson
- Joseph Gennusa
- Kenneth Stephenson

Absent:

- Bryan Everett

Staff Members Present:

- Joellen Wilson, Planning Director
- Reid Turner, Planner
- Vanda Radovic, Planning Intern

III. Approval of Agenda

Staff recommended amended agenda to include amendments related to MU in Section 736.

Motion by Board member Kenneth Stephenson to approve the agenda with stated amendment for the Special Called Planning Commission Meeting on December 16, 2021. Seconded by Joseph Gennusa. Motion Passes 3-0.

IV. Approval of Minutes

November 11, 2021, PC Meeting

- Motion by Hugh Wilkerson.
- Seconded by Joseph Gennusa. Motion passes 3-0.

V. New Business

a. RZ-2021-02 of 57 Railroad Avenue

Planning Director Joellen Wilson speaks as applicant proposing multi-use non-residential development with brewery as primary tenant, commercial and office space, 1.76 acres at 57 Railroad Avenue, parcel 6135 031, requesting CB zoning with SUP to operate brewery. Article 7 section 738 establishes regulation for breweries. Proposing to condition approval with a required master concept plan (similar to requirements of an MU site) for review and approval by City Council including but not limited to presentation of uses, architectural dimensions, elevation design and material details, coordinated sign standards and compatibility with surrounding uses.

Provision in brewery support city comprehensive plan, staff recommends approval of RZ-2021-02 and SUP-2021-04. Planning Director advises the board to take two votes, for RZ-2021-02 and SUP-2021-04

No public comments.

No for or against as no public was in attendance of the public hearing.

Kenneth Stephenson asks questions on landscaping plan and Main Street streetscape and parking accommodations. Wilson responded that all design elements outside the building footprint will be coordinated with the City and DDA.

Motion to approve RZ-2021-02 of the City of Lilburn as recommended by staff was made by Kenneth Stephenson. Seconded by Joseph Gennusa. Motion passes 3-0.

Director clarifies that the approval would include a condition for a Master Concept Plan to be required and approved by the City Council.

No discussion regarding SUP-2021-04

Motion to approve SUP-2021-04 of the City of Lilburn as recommended by staff was made by Kenneth Stephenson. Seconded by Joseph Gennusa. Motion passes 3-0.

b. Text amendments

Motion to approve minor text amendments to Article 4 Section 406 and Article 7 Section 736 of the City of Lilburn Zoning Ordinance as recommended by staff was made by Kenneth Stephenson. Seconded by Joseph Gennusa. Motion passes 3-0.

Kenneth Stephenson asks Joellen Wilson for clarification on Section 736-1 1.b., 736-1 b2, refers to edits that are in the requirement in table.

Planning Department would like to bolster MU ordinance and encourage mixed use development.

No further discussion.

VI. Adjournment

Motion to adjourn by Kenneth Stephenson at 8:08 pm. Seconded by Joseph Gennusa. Motion passes 3-0.

Meeting Adjourned

Approved this _____ day of _____, 2022.

Hugh Wilkerson, Planning Commission Chair

