



**City of Lilburn
Planning Commission Meeting Minutes**

DRAFT

**December 16, 2021
Lilburn City Hall, 340 Main St., Lilburn, GA 30047**

*Board Members:
Hugh Wilkerson, Chair
Kenneth Stephenson
Joe Gennusa
Daniel Bollinger
James Hampton*

A work session was held prior to the regular scheduled meeting, at 7:00 p.m., to allow the board members to discuss this evening's agenda items. No other items were discussed and no actions were taken.

12/16/2021 - Minutes

I. Call to Order

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

II. Roll Call

Present:

- Chairman Hugh Wilkerson
- Board member Joseph Gennusa
- Board member Kenneth Stephenson

Absent:

- Board member Bryan Everett

Staff Members Present:

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

III. Approval of Agenda

Motion to approve the agenda for the Special Called Planning Commission Meeting on December 16, 2021, was made by Board member Stephenson, seconded by Joseph Gennusa.

Motion passed with a 3-0 vote.

IV. Approval of Minutes

I. Meeting Minutes November 11, 2021

Motion to approve the Planning Commission Committee draft minutes from the November 11, 2021 meeting was made by Chairman Wilkerson, seconded by Board member Gennusa.

Motion passed with a 3-0 vote.

V. Old Business

None.

VI. New Business

I. RZ-2021-02 and SUP-2021-04

RZ-2021-02 of 57 Railroad Avenue:

Planning Director Joellen Wilson speaks as applicant, brewery as primary tenant, commercial and office, 1.76 acres at 57 railroad avenue, parcel 6135 031, requesting it to be zoned as CB with SUP to operate brewery. Article 7 section 738 establishes regulation for breweries. Proposing to condition approval with requiring a master concept plan (green space, architectural materials, sign standards, 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.

Kenneth Stephenson asks questions on landscaping plan and for Main street regarding parking accommodations.

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

Motion to approve RZ-2021-02 of the City of Lilburn as recommended by staff was made by Board member Stephenson, seconded by Board member Gennusa.

Motion passed with a 3-0 vote.

Director clarifies that this would include a condition for a Master Concept Plan to be required and approved by the city.

SUP-2021-04:

No discussion regarding SUP-2021-04

Motion to approve SUP-2021-04 of the City of Lilburn as recommended by staff was made by Board member Stephenson, seconded by Board member Gennusa.

Motion passed with a 3-0 vote.

II. Text Amendment to Lilburn Zoning Ordinance

Motion to approve minor text amendments to Article 4 Section 406 and Article 7 Section 736 of the City of Lilburn as recommended by staff was made by Board member Stephenson, seconded by Board member Gennusa.

Motion passed with a 3-0 vote.

VII. **Adjournment**

Amended agenda to include section 736 as well.

Board member Stephenson asks Joellen Wilson for clarification on Section 736-1 1b., 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.

Motion to adjourn at 8:08 pm. was made by Board member by Stephenson, seconded by Board member Gennusa.

Motion passed with a 3-0 vote.

Approved this _____ day of _____, 20__.

Hugh Wilkerson, Planning Commission Chair

ATTEST:

Joellen Wilson, Secretary