



PLANNING COMMISSION MEETING MINUTES
Thursday, May 26, 2022
Work Session at 7:00 P.M.
Public Meeting/Hearing at 7:30 P.M.

1. Roll Call

Present:

- Chair, Hugh Wilkerson
- Board Member Kenneth Stephenson
- Board Member Daniel Bollinger
- Board Member James Hampton

Absent: Board Member Joe Gennusa

Staff Members Present:

- Joellen Wilson, Planning Director

2. Call to Order.

7:30 PM by Hugh Wilkerson, Chairman.

3. Approval of Agenda

Motion by Board Member Stephenson. Second by Board Member Hampton. Motion passes

3 - 0

4. Approval of Meeting Minutes April 28, 2022.

Motion by Board Member Bollinger. Second by Board Member Hampton. Motion passes

3 - 0

5. Old Business

5.I. **RZ-2022-01 and SUP-2022-01** Application by Traton LLC c/o Alliance Engineering and Planning to rezone a portion of 5454, 5444, 5434, 5424 and 5414 Lawrenceville Hwy, Lilburn, GA 30047 also recorded as District 6, Land Lot 145, Parcels 008, 009, 010, 011, 012, and 013. Revised application indicates plans to rezone 7.9+/- acre portion of the 9.25+/- acre assemblage from CB Commercial Business to R-2 Medium Density Residential. Applicant is concurrently requesting Special Use Permit to allow for the development of 65-Unit Single-Family attached townhomes. The subject parcels are all within the US29 Overlay District.

Planning director explained that applicant requested the case be tabled again. Wilkerson asks applicant if he would like to speak.

Applicant representative Tyler Lasser with Alliance Engineering requested the Planning Commission vote to table the case again and postpone the presentation until the next regularly scheduled Planning Commission meeting to further consider staff analysis comments and recommendation for denial. Lassiter stated that some application elements were overlooked by staff and some items noted by staff could be addressed with more time.

Bollinger asked if the applicant intended to change the zoning category or application plans. Applicant responded no.

Hampton asked what the intent was for the commercial development – what size, type, mix, and if they were going to sell them or develop themselves.

Applicant responded that those details had not been decided.

Stephenson asked if this could be the last time they request the case be tabled.

Applicant responded yes. They did not want to withdraw the application but requested additional time to meet with staff and residents who might be present and hear their concerns.

Chairman asked if there was anyone that wanted to provide public comment, who might not be able to come to the next meeting. Mr. Sean Collins of Abri Place, Lilburn, GA commented that he has lived and attended school in Lilburn; he doesn't want to live here if all the greenspaces will be gone; he is concerned with the rezonings and continuing residential development in Lilburn and consequential loss of trees and natural areas. He is opposed to the development of 65 townhome units, stating that it equates to 130 more cars, more traffic, and more demand for utilities (power, water, etc.) and would not be in the best interest of the citizens of Lilburn to remove all of the greenspace on the site and allow this density.

No other comments were recorded.

Chair asked for a motion.

Motion to accept the applicant's request and table the case until June 23, 2022, made by Stephenson, with emphasis to the applicant that this would be the last time and that they should focus on the commercial development in the presentation.

Seconded by Bollinger

Motion passes 3 - 0

6. New Business

- 6.1. **Text Amendment to Lilburn Zoning Ordinance.** Text amendments to Article 6, Section 602 – Use Table, Article 14, Definitions, and addition of new section within Article 7 – Specific Use Provisions, Section 739 – Short-Term Rentals to address Short-Term Rentals, to provide for an effective date of July 1, 2022, and for other purposes.

Staff summarized and presented City initiated amendments and additions to the Zoning Ordinance and mentioned additional related codes that would be amended as part of the effort to accommodate Short Term Rentals via permit, inspection, licensing, and taxation. There were no questions or comments.

Chair asked for a motion.

Motion to approve made by Bollinger. Seconded by Stephenson. Motion passes 3 - 0

7. Adjournment

Motion to adjourn by Board Member Hampton. Seconded by Board Member Stephenson. Motion passes 3 - 0. Meeting was adjourned at approximately 8:07 PM.

Approved this _____ day of _____, 2022.

Hugh Wilkerson, Planning Commission Chair