



**City of Lilburn
Planning Commission Meeting Minutes**

DRAFT

Lilburn City Hall, 340 Main St., Lilburn, GA 30047

*Board Members:
Hugh Wilkerson, Chair
Kenneth Stephenson
Joe Gennusa
Beanie Danos
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.*

9/25/2025 - Minutes

I. Call to Order

7:30 PM by Hugh Wilkerson, Chairman.

II. Roll Call

1. Roll Call

Present:

- Chairman Hugh Wilkerson
- Board member Beanie Danos
- Board member James Hampton
- Board member Joe Gennusa

Absent:

- Board member Kenneth Stephenson

Staff Members Present:

- Reid Turner, Planning Manager,
- Matthew Ferreira, City Planner

III. Approval of Agenda

Motion by Board member, James Hampton. Second by Board member, Joe Gennusa. All voted for.

IV. Approval of Minutes

Approval of Draft Meeting Minutes for January 23, 2025 Planning Commission Hearing.

Motion by Board member, Beanie Danos. Seconded by Board member, James Hampton. All voted for.

1. DRAFT August 28th, 2025 Planning Commission Meeting Minutes

V. Old Business

VI. New Business

1. SUP-2025-03

Applicant, Souter Holdings LLC., is requesting a Special Use Permit to allow for bulk container storage on the property located at 4295 Lilburn Industrial Way, R6133 066. The subject property is comprised of 2.96+/- acres. The lot is zoned IA, Industrial Activity.

Chairman Wilkerson asked for a staff report from Reid Turner, Planning Director.

Reid T. described the history of the subject parcel and the relationship of the applicant to the property. Mr. Turner details that the applicant is proposing to utilize gravel as the primary surface on-site in lieu of impervious surface area. Mr. Turner goes on to further describe the intent and nature of the application followed by the details of the application. Mr. Turner provides relevant zoning information stating that a Special Use Permit is required for proposed Bulk Container Storage use. The subject property was originally approved for development for truck parking in 2007 but the project was never initiated and the permit expired. Mr. Turner goes onto describe that the applicant was made aware of supplemental conditions that would be applied to the property upon approval of the Special Use Permit and that according to the applicant, the dumpsters to be stored on site would be empty. Mr. Turner states that according to the Business Services Department, there have been no businesses officially licensed to operate on the subject property in city records. Mr. Turner also describes that the applicant was made aware of state-protected waters on site and that site development in the way of stormwater infrastructure would be needed to ensure that no negative impacts from the proposed use are transferred to the stream. Mr. Turner states that the application does meet the criteria for standards governing the exercise of zoning power and that staff is recommending approval based on the criteria. Mr. Turner details the recommended conditions provided in the staff analysis and recommendations if the Special Use Permit were to be approved. Mr. Turner states that all public advertising requirements were met for the hearing and none were heard or received.

Chairman Wilkerson opens the hearing to the public for any comments. None heard.

Chairman Wilkerson closes the public comment section.

Chairman Wilkerson asks the Board if there is a motion to recommend approval of the case, as recommended.

Motion by Board member, Beanie Danos. Seconded by Board member, James Hampton. All voted for.

2. Zoning Ordinance Text Amendments

Text amendments are proposed to Appendix A, Article 6, and Article 14, to amend permissions for multiple use types, to add use types to provide consistency with Business Licensing regulations, and to add definitions for any new use types proposed.

Chairman Wilkerson asked for a staff report from Reid Turner, Planning Manager.

Reid T. describes the nature, intent, and details of the recommended Zoning Ordinance Text Amendments in each section proposed to be amended.

Chairman Wilkerson opens the hearing to the public for any comments. None heard.

Chairman Wilkerson closes the public comment section.

Chairman Wilkerson asks the Board if there is a motion to recommend approval of the case, as recommended.

Motion by Board member, James Hampton. Seconded by Board member Joe Gennusa. All voted for.

VII. Adjournment

Motion to adjourn by Board member, Beanie Danos. Seconded by Board member, James Hampton. All voted for. Meeting was adjourned at approximately 7:40 PM.

Approved this _____ day of _____, 20__.

Hugh Wilkerson, Planning Commission Chair

ATTEST:

Joellen Wilson, Secretary