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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.

12/18/2025 - Minutes

I. **Call to Order**

7:33 PM by Hugh Wilkerson, Chairman.

II. **Roll Call**

Present:

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

Absent:

- None

Staff Members Present:

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

III. **Approval of Agenda**

Motion by Board member, James Hampton. Motion seconded by Board member, Kenneth Stephenson. All voted for. Motion passes.

IV. **Approval of Minutes**

Motion by Board member, Kenneth Stephenson to approve Draft Meeting Minutes for the November 20, 2025 Planning Commission Meeting. Seconded by Board member, James Hampton. All voted for. Motion passes.

1. **DRAFT November 20, 2025 Special Called Planning Commission Hearing Minutes**

V. **Old Business**

1. **Development Ordinance Text Amendments**

Text amendments are proposed to Appendix B, Article 7, Sec. 7.5 – Street Cuts, to provide for a visual detail for restoration of cobblestone roads in the event of street cuts for utility installation.

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

Mr. Turner describes the City's intent to revitalize the streetscape of the Old Town District and the nature of the proposed text amendments, which is to provide details for a cobblestone-type paver roadway in the Development Regulations. The details would be provided in the instance that repairs may be needed in any future sections of roadway made of cobblestone.

Chairman Wilkerson asks if there are any comments or questions from the Board or the public. None heard.

Chairman Wilkerson asks the Board if there is a motion on the case.

Motion by Board member, Kenneth Stephenson to approve the text amendments. Seconded by Board member, Beanie Danos. All voted for. Motion passes.

VI. **New Business**

1. **SUP-2025-04**

Applicant, Mustangs LLC is requesting a Special Use Permit to allow for Automotive and Truck Service Center on the property located at 406 Pleasant Hill Rd, R6151 004. The subject property is comprised of 1.26+/- acres. The lot is zoned CB, Commercial Business.

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

Mr. Turner. described the history of the property as well as the zoning and use history of the property. Mr. Turner details the ownership and business licensing history of the property. Mr. Turner describes the application and the intent by the applicant with the proposed use on the property, how it is commensurate with surrounding uses, and that no development would be necessary on the property for the proposed use. Mr. Turner describes that the applicant intends to purchase the property to open a luxury auto repair shop that would specialize in the repair and maintenance of higher-end European automobiles and that the applicant intends to use the existing building with minimal exterior modifications and intend to comply with all Zoning and U.S. 29 Overlay District requirements. Mr. Turner states that after review, staff feels that the applicant is in substantial compliance with the guidelines governing the exercise of zoning power, and that as such would recommend approval of the Special Use Permit with conditions. Mr. Turner lists the recommended conditions per the Staff Analysis in the case of approval of the Special Use Permit. Mr. Turner states that all public advertisements were met by staff for this application and that no public comments have been received.

Chairman Wilkerson welcomes the applicant’s representative to the podium.

Mr. Wilburn comes to the podium to speak. Mr. Wilburn makes a point to state that the property has been used for some time as an auto service or auto-focused property and has been vacant for two years. Mr. Wilburn states his client, the purchaser’s, plan to comply with the conditions recommended by staff. Mr. Wilburn states that the applicant intends to adhere to all planting requirements under the Special Use Permit, though he makes a point to clarify that the landscaping would need to come short of the entranceway, in his opinion, because he finds that it is a slight rise to get to Pleasant Hill Road and if landscaping were planted to closely to the entrance it would pose a safety concern for vehicles exiting the property. Mr. Wilburn requests guidance on how far the landscaping would need to go along the right-of-way.

Board member Danos asks Mr. Wilburn if the applicant currently owns the property or if they are waiting for a decision from Mayor and City Council to approve the Special Use Permit to close on the purchase of the property.

Mr. Wilburn responds stating that the applicant intends to purchase the property before the City Council meeting and that whether it passes or not, the applicant is under contract on the property. Mr. Wilburn adds that the nature of the property, if not approved, would become economically obsolete with the surrounding area.

Chairman Wilkerson opens the meeting 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 on the Special Use Permit case.

Motion by Board member, Beanie Danos to approve the Special Use Permit with the following revisions to conditions recommended by staff: revise Condition #1 to read “All cars stowed on the lot must have a valid, current license plate and be screened from view of the right-of-way; and to add a condition (Condition #12) to read as follows, “Applicant shall be required to restore the vegetated buffer to the rear of the property to adequately screen business operations from the residential properties to the rear.”

Motion seconded by Board member, James Hampton. All voted for. Motion passes.

VII. Adjournment

Chairman Wilkerson asks the Board if there is a motion for adjournment.

Motion to adjourn by Board member, Kenneth Stephenson. Motion seconded by Board member, Beanie Danos. All voted for. Meeting was adjourned at approximately 7:43 PM.

Approved this ______ day of ____________________, 20__.

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Hugh Wilkerson, Planning Commission Chair

ATTEST:

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Matthew Ferreira, Secretary