



**City of Lilburn  
Planning Commission Meeting Minutes**

**DRAFT**

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

*Board Members:  
James Hampton, Chair  
Beanie Danos, Vice Chair  
Kenneth Stephenson  
Michael Delashmit  
Peter Sirbu*

*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.*

1/22/2026 - Minutes

**I. Call to Order**

Chairman James Hampton called the meeting to order at 7:37 PM.

**II. 2026 Appointments**

Board member Pete Sirbu made a motion to appoint James Hampton as Chair and Beanie Danos as Vice Chair, seconded by Board member Ken Stephenson.

Motion passed 5-0.

**III. Roll Call**

All Board members present.

Staff members present:

Reid Turner, Planning Director

Matt Ferreira, City Planner

Anja Peay, City Clerk

**IV. Approval of Agenda**

Chairman James Hampton asked for a motion to approve the agenda. Board member Peter Sirbu made the motion to approve, seconded by Beanie Danos.

Motion passed 5-0.

**V. Approval of Minutes**

Chairman James Hampton asked for a motion. Board member Ken Stephenson made the motion to approve the December 18th, 2025 Special Called Planning Commission Hearing Minutes, seconded by Board member Beanie Danos.

Motion passed 5-0.

**1. DRAFT December 18th, 2025 Special Called Planning Commission Hearing Minutes**

**VI. Old Business**

No Old Business

**VII. New Business**

**1. Zoning Ordinance Text Amendments**

Planning Director Reid Turner reviewed proposed text amendments to the Lilburn Zoning Ordinance. The amendments would allow a new accessory use, a Commercial Drone Delivery Hub, and prohibit off-street loading on Main Street and Railroad Avenue to protect traffic circulation and streetscapes in Old Town Lilburn.

Chairman James Hampton opened the public hearing and, seeing no public comments, called for a motion to approve the text amendments as recommended by staff. Board member Michael Delashmit requested clarification on the text amendments. A board discussion followed, resulting in amendments to the staff recommendation.

The board amended the text to require a minimum buffer of 50 feet, regardless of any existing buffer. A second amendment removed the reference to a generator in Point 3, so that Point 3 now reads: "Shall be served by permanent utilities (water, sewer, electric)."

Chairman Hampton called for a motion. Boardmember Beanie Danos made a motion to approve the text amendments as recommended by staff, with the added requirement: "A mandatory 50-foot buffer between this use and any residential use", and with the removal of the generator reference in Point 3, which now reads: "Shall be served by permanent utilities (water, sewer, electric)." Boardmember Delashmit seconded the motion.

Motion passed 5-0.

**VIII. Adjournment**

Chairman Hampton adjourned the meeting at 7:58 PM.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
James Hampton, Planning Commission Chair

ATTEST:

\_\_\_\_\_  
Anja Peay, City Clerk