



PLANNING COMMISSION MEETING MINUTES
Thursday, February 25, 2021
Work Session at 7:00 P.M.
Public Hearing via Teleconference at 7:30 P.M.

DRAFT

The City of Lilburn issued two emergency orders in March 2020: Emergency Order No. 2020-01 and Emergency Order No. 2020-02 declaring a local state of emergency due to the COVID-19 pandemic. The Georgia courts have determined that zoning hearings are subject to the Georgia Open Meetings Act. Under the Open Meetings Act, when there is a public health situation that rises to the level of a pandemic, municipalities are permitted to hold teleconference-type hearings as long as they notify the public of the type of hearing and allow the public the opportunity to participate. The City of Lilburn and its appointed boards may use teleconference (Zoom) or conference call for public hearings during the pandemic. The notice for this hearing identified it as a potential Zoom meeting, and on the Zoom platform, the public can participate using the instructions provided.

Join Zoom Meeting

<https://zoom.us/j/93946593923?pwd=V3hiNk9pcEtST0hnT25aMjcwS3Nzd09>

Meeting ID: 939 4659 3923

Passcode: 357810

February 25, 2021 - Minutes

1. Roll Call

Present:

- Chairman Hugh Wilkerson
- Board member AJ Passman
- Board member Bryan Everett
- Board member Joe Gennusa
- Board member Kenneth Stephenson

Absent: none

Staff Members Present:

- Joellen Wilson, Planning Director,
- Jenny Simpkins, Assistant City Manager
- Jonathan Harris, Planning Intern

2. Call to Order.

7:31 PM by Hugh Wilkerson, Chairman.

3. Approval of Agenda

Motion by Board member Stephenson. Second by Board member Gennusa. All for.

4. Approval of Meeting Minutes January 28, 2021.

Motion by Board member AJ Passman. Second by Board member Gennusa. All for.

5. Old Business-None

6. New Business

6.I.SUP-2021-01. Application by Victor Lukyan for Special Use Permit to allow development of a new 11-12,000+/- square foot Auto Service Tire and Accessory Store with potential for Accessory Service tenant spaces in the CB (Commercial Business) zoning district. The property is proposed as 710 Indian Trail Road, combining a portion of Parcel 469 with parcel 520 for a total of 1.77 acres within District 6, Land Lot 160. The site is also within the US29 Overlay District.

Staff presented the application and summarized staff analysis. Staff recommended approval of SUP-2021-01 With Conditions, some of which apply to broader category of "Auto, Motorcycle and Truck Service Centers". Conditions are as follows:

1. A 40' buffer shall be provided adjacent to residentially zoned R-2 property.
2. A vegetated screen shall be planted within the buffer to include 2 rows of evergreen trees, staggered 10' on center with minimum 6' height at time of planting to screen the facility from adjacent residential property.
3. Tire Service Center limited to 12,000 square foot building oriented parallel to Indian Trail as depicted on the attached "Conceptual Site Plan" zoning exhibit provided by the applicant. No more than 4 tenant spaces shall be provided.
4. Services limited to wheels and tires, lift kits and related accessory equipment installation. Each tenant space is subject to zoning review for Conditional approval or Special Use Permit (i.e. no oil/lube/fluid replacements, car wash or detailing, emissions inspection, car sales, sharing or rentals).
5. No body or paint repair.
6. No services permitted outside of enclosed bays. No accessory buildings permitted without plan review.
7. Service bays shall be oriented to parallel Indian Trail Lilburn Road, and screened from view at the public street.
8. No washing of parts or vehicles outside the building.
9. No Auto/Truck Body and Heavy Repair services, as described in Article 6, Restricted Uses.
10. No Heavy Equipment Service as described in Article 6.
11. No outside storage or outdoor displays.
12. No used auto parts sales.
13. No broker office or vehicle sales.
14. No junk vehicles. Vehicles awaiting repair shall be enclosed in the building or within an

impound parking area in the rear yard and screened from street view with a min. 6' privacy fence.

15. Parking of all vehicles shall be in designated spaces in compliance with Article 8 and shall not exceed maximum off-street parking spaces allocated for auto service center (1/200 s.f.).

Applicant reiterated his intent and presented second option to the 3 tenant spaces depicted on the Conceptual Zoning Exhibit, as 1 larger tenant space with entrance/bay door angled to the rear of the site and more parallel to Indian Trail Lilburn Road. The change could result in lesser screening on the west site of the property.

Applicant stated that he has a tenant in mind that sells auto parts.

Chairman Wilkerson asked if there is any discussion from the Planning Commission. No discussion.

Chairman Wilkerson asked for public comment for or against the rezoning request. Hearing none, he asked for a motion.

Public comments - none

Motion to approve SUP-2020-01 with conditions was made by Board member Gennusa. Seconded by Board member Passman. All for.

7. Adjournment

Motion to adjourn by Board member Stephenson. Seconded by Board member Gennusa. All voted for. Meeting was adjourned at approximately 7:50 PM.

Approved this 27 day of MAY, 2021.



Hugh Wilkerson, Planning Commission Chair