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PLANNING COMMISSION MEETING MINUTES

Thursday, March 24, 2022

Work Session at 7:00 P.M.

1. Roll Call

Present:

- Chairman Hugh Wilkerson
- Board Member Kenneth Stephenson ✓
- Board Member Daniel Bollinger
- Board Member James Hampton

Absent:

- Joe Gennusa

Staff Members Present:

- Joellen Wilson, Planning Director,
- Reid Turner, Planner
- Vanda Radovic, Planner

2. Call to Order.

7:34 PM by Hugh Wilkerson, Chairman.

3. Approval of Agenda

Motion by Board Member Stephenson. Second by Board Member Hampton. All for.

4. Approval of Meeting Minutes December 16, 2021.

Motion by Board Member Stephenson. Second by Board Member Hampton. All for.

5. Old Business-None

6. New Business

6.1. CIC-2022-01. Application by Miles Hansford & Tallant, LLC for a Change in Conditions on the property at 5054 Lawrenceville Hwy, Lilburn GA 30047, also recorded as District 6, Land lot 147, Parcel 015. The applicant is requesting to amend conditions #1 and #3 of SUP-2014-02.

Staff presented the application and summarized staff analysis. Staff recommended approval of CIC-2022-01 With Conditions. Updated Conditions are as follows:

1. Staff proposed conditions of SUP-2014-02 and SUP-01-06 to be combined into a single SUP

and set of conditions applying to the entirety of the relevant Automax/Najam, LLC. business properties including R6147 012, R6147 013, R6147 014, R6147 015.

2. Install and maintain opaque wooden fence, at least 6' in height, along rear property line: along with two rows of Leyland Cypress Trees, at least 6' in height. These trees shall be maintained in perpetuity.
3. Install two rows of Leyland Cypress or other acceptable evergreen trees along the front of the overflow parking lot at 6147 015 to screen the new inventory from Lawrenceville Highway.
4. Stormwater facility shall be designed to accommodate existing impervious surface area in addition to the proposed parking lot. Design shall comply with current regulations.
5. Provide two non-ornamental shade trees placed at a minimum 25' apart along right of way line on parcel R147 012. Minimum of 4" in caliper at time of planting and set a minimum of 10' from back of curb. The 2 street trees shall be one of the following species and be maintained in perpetuity.
6. All overnight vehicle repair storage shall be in rear, or side of the building confined to parcel R6147 012. No more than 20 vehicles for repair shall be on the premises at any time. Storage areas shall be 100% screen from public street by use of fencing, landscaping berms, or combination thereof as approved by City Planner.
7. Hours of Operation shall be limited to Monday through Friday from 8AM to 6PM and Saturday from 9AM to 6PM. No repair work on Sundays.
8. This Special Use Permit applies to the primary business of auto sales and limited service and does not apply to any other business.
9. Parking lot expansion will accommodate offloading of vehicles on site.
10. Any requirements by DOT shall not infringe on proposed landscape trip or screening requirements of condition #3 Planting are to be located along the front of the property outside the ROW.

Planner to continue reading CIC-2022-02 subsequently as the same properties and applicant are in question, with an intention to combine all conditions into one SUP.

6.2. CIC-2022-02. Application by Miles Hansford & Tallant, LLC for a Change in Conditions on the properties at 5053 Lawrenceville Hwy, Lilburn GA 30047, also recorded as District 6, Land lot 147, Parcels 012, 013, & 014. The applicant is requesting to amend condition #5 of SUP-01-06.

Staff presented the application and summarized staff analysis. Staff recommended approval of CIC-2022-02 With Conditions. Updated Conditions are as follows:

1. Property to be developed in general accordance with submitted Site Plan, by Dovetail Civil Design, dated 01/28/2022, subject to compliance with city development regulations, plan review and permitting.

2. Install two rows of Leyland Cypress or other acceptable evergreen trees along front of the overflow parking lot at R6147 015, to screen the new inventory lot from Lawrenceville Highway.
3. Provide two non-ornamental shade trees placed a minimum of 25 feet apart along the right-of-way line of US 29, on parcel R6147 012. Both trees shall be a minimum of 43" in caliper at time of planting at minimum of 1' from back of curb. The two street trees shall be one of the following species and shall be maintained in perpetuity: Willow Oak, Overcup Oak, Nuttall Oak, Pin Oak, Shumard Oak, Lacebark Elm, Japanese Zelkova.
4. All overnight vehicle repair storage areas shall be located in the rear or side of the building confined to parcel R6147 012. No more than 20 vehicles for repair shall be on the premises at any time. Such storage areas shall be 100% screened from ROW, screened by a minimum height of 6'.
5. Hours of operation for vehicle repair may be Monday through Friday from 8AM to 6PM and Saturday from 9AM to 6PM. No repair work on Sundays.
6. This special Use Permit applies to the primary business of auto sales and limited service/repair and does not apply to any other business.
7. Parking lot expansion will accommodate offloading of vehicles on site.
8. Any requirements by DOT shall not infringe on proposed landscape strip or screening requirements of condition #3. Plantings are to be located along front of the property line outside of ROW.

Chairman Wilkerson asks if applicant is present.

Applicants' representative, Miles Hansford and Tallant Law Firm, speaks on behalf of applicant and proceeds with PowerPoint presentation. Explains zoning and parcel history and details. Conforms with comprehensive plan. Looking to enlarge the business, doing a boom business and employ many employees within the city and plan to create even more jobs. They are looking to modify hours of operation to allow Saturday repairs. They are in agreeance with the staff's condition of hours of operation for repair shop. Landscape plan shows existing and new trees, there is currently a fence along the rear to screen from residential. They have submitted plan to staff and are happy to work with planning staff. The conditions they asked for is to change the site plan to the dovetail plan and to move the landscape strip from the middle of the property up to the right of way to be able to park within it and still have a screen to the highway. They have also asked to be able to do repair work on Saturdays. Applicant is in agreeance with the staff's recommendations and believes they are reasonable and is willing to work towards them.

Stephenson asks question to planner Turner about Landscaping, one tree on site for every six vehicles. Asks if it will apply to the entire site.

Turner explains that that is reference to Article 5, Section 109-157 Off Street surface parking lot and planting requirements. It will apply to the new site.

Applicant ensures that they will not see in from the screen.

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

Motion to approve CIC-2022-02 with conditions was made by Board Member Bollinger. Seconded by Board Member Hampton. 3-0.

Motion to approve the conditions (combining of both CIC cases into one SUP with conditions) as recommended by the staff made by Board Members Bollinger. Seconded by Board Member Hampton. All for.

6.3 RZ-2022-01 and SUP-2022-01 Application by Traton LLC c/o Alliance Engineering and Planning to rezone 5454, 5444, 5434, 5424, 5414 Lawrenceville Hwy, Lilburn, GA 30047 also recorded as District 6, Land Lot 145, Parcels 008, 009, 010, 011, 012, and 013. Applicant is requesting to rezone these parcels from CB Commercial Business to R-2 Medium Density Residential. Applicant is concurrently requesting Special Use Permit to allow for the redevelopment of the lots for use as 72-Unit Single-Family attached townhomes in R-2 Medium Density Residential zoning. The lots are comprised of 9.25 acres and are all within the US29 Overlay

Planner Turner explains applicant requested this to be tabled.

Wilkerson asks applicant if he would like to speak.

Tyler Lasser with Alliance engineering, as representative of Traton Homes, requests to table RZ and SUP cases to have more time to get into consistency with staff recommendation and analysis and create a commercial component. Lasser explains they will need some time to get plans and application ready.

Chairman Wilkerson asks for public comments. None.

Chairman Wilkerson asks for motion.

Board Member Bollinger makes motion to table RZ-2022-1 and SUP-2022-01, Board Member Hampton seconds. 3-0.

7. Adjournment

Motion to adjourn by Board Member Stephenson. Seconded by Board Member Hampton. All voted for. Meeting was adjourned at approximately 7:51 PM.

Approved this 26 day of April, 2022.


Hugh Wilkerson, Planning Commission Chair