City of Lilburn
Zoning Board of Appeals Meeting Minutes

DRAFT

March 27, 2024
Lilburn City Hall, 340 Main St., Lilburn, GA 30047

Board Members:
Calum Lewis, Chair
John Calhoun, Vice-Chair
Angie Ballard
David Hull
George Churchill

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.

3/27/2024 - Minutes

I. Call to Order
Chair calls the meeting to order at 7:30 PM

II. Roll Call
Present:
• Calum Lewis, Chair
• David Hull
• Angie Ballard
• George Churchill

III. Approval of Agenda
Chair asks for a motion
George Churchill motions to approve the March 27th, 2024 ZBA Meeting Agenda as presented
Seconded by David Hull

All for

Motion carries 4-0

IV. Approval of Minutes

1. DRAFT August 23, 2023 Zoning Board of Appeals Meeting Minutes

Chair asks for a motion

David Hull motions to approve the August 23, 2023 ZBA Meeting Minutes as presented

Seconded by George Churchill

All for

Motion carries 4-0

V. Old Business

VI. New Business

1. LV-2024-01

Chair asks Planning Manager to describe the case.

Planning Manager describes the zoning history and location of the subject parcel.

Planning Manager reads into the record the criteria for granting a variance and provides staff's responses to the criteria in the context of the requested Variance. Planning Manager additionally notes skepticism and concern regarding amendments to the in-stream detention pond, which is no longer permitted by state or local code. Expresses concern regarding potential impacts to stream and the precedent granting a variance of this magnitude might set. Planning Manager recommends denial based on a lack of conformance with the criteria for granting a variance.

Planning Manager states that there was no public comment, all public advertising requirements were met, and that the applicant's representative was present.

Jason Greenwall, the contractor hired by the applicant states that they feel caught off guard by the recommendation for denial, as they received the staff analysis this morning. States that the infiltration trench is already installed.

David Hull asks for clarity on the applicant's current business situation.

Mr. Greenwall states that Moses Rodriguez, property/business owner, is trying to relocate his business to this area. States that they currently have the least building coverage of anyone on the street.

Moses Rodriguez, states they are currently operating out of a 7000 s.f. building and need the additional space on this site for a showroom and fabrication facility. States that the business builds doors, windows, etc on site. Currently awaiting GA Power's three-phase power.

David Hull asks if this is the minimum size building they could operate out of, and mentions that this is a considerable increase from the 7000 s.f. currently utilized by the business. Asks if a denial of the
variance would prevent them from locating on the property.

Moses states that they could propose an addition instead of an accessory building. States that the accessory building is preferred as it would keep noise down in the proposed showroom.

Planning Manager clarifies that the applicant could apply for addition without Variance.

Jason Greenwall states again that they feel caught off guard by the recommendation for denial and states that they were told it would be approved. Feels that they are adding positive stormwater infrastructure and doesn't understand why they would need to certify the volume of the pond. Also states that they have conducted a hydrology study already.

Planning Manager notes, that this is his first interaction with Mr. Greenwall and that the denial is entirely predicated on the lack of conformance with the criteria for approval of a Variance, and that the stormwater concerns are tangential, but not the basis of the denial. States that staff expressed concern with the project from the beginning and that they were unaware of and have not seen the hydrology report the applicant claims has been conducted.

No further questions from Board Members.

Chair asks for those in favor of approval

David Hull votes to approve

Angie Ballard, Calum Lewis, and George Churchill vote to deny.

LV-2024-01 is denied 3-1.

VII. Adjournment

Chair adjourns the meeting at 7:57 PM

Approved this ______ day of ____________________, 20__.

_________________________________
Calum Lewis, Chairperson

ATTEST:

_________________________________
Reid Turner, Secretary