



**City of Lilburn
Planning Commission Meeting
Minutes**

July 28, 2022

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

Board Members:

Hugh Wilkerson, Chair

Kenneth Stephenson ✓

Joe Gennusa

Daniel Bollinger

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.

7/28/2022 - Minutes

I. Call to Order

Chairman Hugh Wilkerson called the July 28th Planning Commission Meeting to order at 7:39 pm.

II. Roll Call

Hugh Wilkerson, Chair

Kenneth Stephenson

Joe Gennusa

Daniel Bollinger

James Hampton

III. Approval of Agenda

Board member Gennusa made a motion to approve the agenda, seconded by Board member Hampton.

Motion passed 5-0.

IV. Approval of Minutes

1. Draft May 26, 2022 Planning Commission Meeting Minutes

Draft May 26, 2022 Planning Commission Meeting Minutes

Board member Stephenson made a motion to approve the Planning Commission Meeting Minutes from May 26, 2022, seconded by Board member Bollinger.

Motion passed 5-0.

V. Old Business

1. RZ-2022-01 & SUP-2022-01

Chairman Hugh Wilkerson read the rezoning request from the applicant and asked for a report from City Planner, Reid Turner.

Reid Turner, City Planner, stated that the applicant has offered to donate a 1.92 +/- acre tract fronting Lawrenceville Highway to the Lilburn DDA. The DDA will be responsible for developing the commercial tract. The remaining 7.33 +/- acre tract will be rezoned from CB to R2 with an SUP for attached townhomes by the applicant.

Reid Turner, City Planner, presented the staff recommendation to approve the applicant's proposed recombination of 9.2+ acres and rezoning of 7.33+ acres to R2 with a Special Use Permit for attached residential units with the following six conditions:

1. Prepare the 1.92 +/- acre commercial parcel for commercial development prior to the DDA accepting the ownership of said tract via warranty deed from the Developer by completing the following tasks at the Developer's expense:
 - a. Demolish existing structures and remove all debris; and
 - b. Clear trees and grade to within +/- 6" of final grade; and
 - c. Remove and dispose of septic tanks; and
 - d. Install and maintain the required buffer on the commercial parcel until the DDA accepts the deed from the Developer; and
 - e. Ensure sewer infrastructure access by providing sewer connection to the commercial parcel; and
 - f. Secure a Sewer Capacity certification from Gwinnett County Department of Water Resources.
2. Conduct and complete the site preparation tasks listed above for 1.92 +/- acre commercial tract in the following order:
 - a. In concurrence with the site development of the residential tract, both to be completed within 12 months of the date of issuance of the site development permit; or

- b. Prior to the completion of site development of the residential tract, whichever occurs first in time.
3. Secure approval from the Georgia Department of Transportation for the proposed deceleration lane and curb cuts off of Lawrenceville Highway for a dedicated entry into the 1.92 +/- acre commercial parcel; and
4. Provide a permanent access easement from the 7.33 +/- acre parcel to the 1.92 +/- acre commercial parcel via the private access road shown on the site plan for use of the Project's primary entrance and exit that can be transferred by the DDA to a non-party developer.
5. There shall be mandatory master protective covenants that will include all phases of the development and be binding on all property or properties within the development; and concurrent therewith, an owners association shall be formed which will include all component parts of the proposed development. The owners association shall be responsible for the oversight, upkeep, and maintenance of entrance areas, common areas, open space areas, the front, rear and side yards on each lot and the like contained within the community (i.e., bicycle paths, sidewalks, open space, walking trails, and the like.)
6. The covenants required by the preceding condition (in addition to standard covenants) shall include the following: a covenant restricting the rental of units to no more than 40% of the total units for which a certificate of occupancy has been issued; a covenant prohibiting removal of healthy plants and requiring replacement of diseased plants with similar type in buffer areas; a covenant allowing (but not requiring) the City to enforce any covenant required by these conditions.

Chairman Hugh Wilkerson asked if the board had any questions. No questions were raised by the board. Chairman Wilkerson then invited the applicant to present.

Tyler Lasser with Alliance Engineering and Planning obo Traton LLC presented the plans for the townhome community. Amenities include a fire pit, 13.5% open space, and a recreation center. The community will be 100% rental. The rentals will be starting at \$2,200 per month. There is significant demand in Gwinnett County for rental housing. The rental housing demand is not being met. Many people are renting by choice, and they are a popular alternative. There is a 24/7 property management group that takes care of all building issues and property maintenance issues. Traton is ok with condition number 5 but not condition number 6. It is not economically feasible to build a community that is not 100% rental. We respectfully request that the Planning Commission approve the rezoning request as presented by staff with the exception of condition no. 6.

Chairman Wilkerson asked if there were any questions among the Planning Commission.

Board member Gennusa asked if someone wanted to purchase, what would happen?

Lasser stated that the purchase would not be permitting. This is a rental-only development.

Board member Gennusa also asked about the single entrance. He believes it will be a safety issue, particularly with school buses.

Lasser stated that Georgia DOT will have to review the vehicular access issues during site plan review. Traton is confident the ingress/egress will be able to handle school buses and trash trucks.

Mr. Sean Collins, 223 Abri Pl SW, Lilburn, GA 0047, asked whether or not the rents would remain at \$2,200.

Mr. Richard Parvey, Traton, stated that the rent will be determined by the market. It is possible that the rent will increase in the future.

Board members Gennusa and Stephenson asked about the buffer along Lawrenceville Highway, and board member Stephenson asked about the sewer connection.

Lasser explained the sewer connectivity and stated that sewer access would be provided to the commercial tract.

Board member Wilkerson called the public hearing to order. He asked for anyone who would like to speak for or against the proposal to come forward.

Mr. Sean Collins, 223 Abri Pl SW, Lilburn, GA 30047, asked whether or not the rents would remain at \$2,200. He does

not prefer rentals. He prefers home ownership. He also does not prefer the cut down of all trees. He opposes all the development happening in Lilburn as it creates too much traffic. He doesn't oppose development but he wants it to be owned.

Mr. Richard Parvey, Traton, stated that the rent will be determined by the market. It is possible that the rent will increase in the future.

Chairman Wilkerson closed the public hearing.

Chairman Wilkerson asked for a motion. All board members individually expressed their preference for an ownership option. Board member Gennusa made a motion to approve the rezoning request with the six conditions as presented by city staff. Seconded by board member Hampton.

Motion passed 5-0.

VI. New Business

No new business

VII. Adjournment

Motion to adjourn the meeting at 8:15 pm was made by board member Hampton, seconded by board member Stephenson.

Motion passed 5-0.

Approved this 27th day of October, 2022


Hugh Wilkerson, Planning Commission Chair

ATTEST:

Joellen Wilson, Secretary