



Small town. Big difference.

**City of Lilburn
Planning Commission Meeting
Minutes**

October 27, 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.

10/27/2022 - Minutes

I. Call to Order

Chairman Hugh Wilkerson called the meeting to order at 7:30 P.M.

II. Roll Call

Present:

- Hugh Wilkerson, Chairperson
- Joe Gennusa
- James Hampton
- Dan Bollinger

Absent:

- Kenneth Stephenson

Staff Members Present:

- Reid Turner
- Joellen Wilson

III. Approval of Agenda

- Motion to approve the October 27th, 2022 Agenda by Board Member Daniel Bollinger. Seconded by Board Member James Hampton.

Motion carries, 4-0

IV. Approval of Minutes

Chairman Hugh Wilkerson asks for a motion to approve the July 28th, 2022 Planning Commission Meeting Minutes.

1. July 28, 2022 Planning Commission Meeting Minutes

Motion by Board Member Daniel Bollinger to approve the July 28th, 2022 Planning Commission Meeting Minutes. Seconded by Board Member James Hmpton.

Motion carries, 4-0

V. Old Business

VI. New Business

1. Text Amendment & Map Amendment to Lilburn Zoning Ordinance and the Lilburn Zoning Map

City Planner, Reid Turner discusses overview of text amendments. Amendments include:

- Amendments to the Lilburn Zoning ordinance to rename the Town Center Overlay District to Old Town Overlay District. Including, but not limited to, amendments to articles 2, 3, 4, 5, 6, 7, and 8 and all references throughout City Code.
- Additional amendments to Article 6 provide for a change in the zoning districts where Parking Lots and Decks are currently permitted in every zoning district to permitted as an accessory use.
- Amendments to Article 10 include an amendment to the requirements for initiating a Change in Condition to allow initiation by City Council.
- Amendments to the City of Lilburn Official Zoning Map provide for the renaming of Town Center Overlay district to Old Town Overlay District and three minor amendments to the U.S. 29 Overlay boundaries.

Chairman Hugh Wilkerson asks for any public comment.

Hearing none, Chairman Wilkerson closes the public hearing.

Board Member Daniel Bollinger motions to approve the text amendments and map amendments as presented by staff. Board Member James Hampton seconds the motion.

Motion carries, 4-0

2. RZ-2022-02 & SUP-2022-02

City Planner, Reid Turner, presented summary of proposed rezoning, site plan, building elevations and floor plans provided by the applicant, and he described all public notice efforts. Considering existing uses and poor condition of the existing homes and other R-1 options, City Planner described how the zoning plan has been modified to comply with criteria for attached residential uses, although lot sizes are to be determined and density (8.7 u/a) is slightly higher than specified. City Planner recommended conditions of approval and reads conditions into public record:

1. The property shall be developed as fee-simple, owner-occupied residential use in general accordance with the submitted letter of intent and proposed "Site Plan" entitled "The Village at Lilburn," prepared by Alliance Engineering and Planning, Inc., dated September 28th, 2022, development plans modified to meet conditions of R2 zoning development regulations and design standards for the Town Center Overlay/Old Town Overlay District, as may be amended prior to permitting, and all building elevations are subject to review and approval by Planning Director.
2. 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, a homeowners association (HOA) 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 the entrance areas, common areas, open space areas, the front, rear and side yards on each lot within the community as well as all drives, alleys, streets, sidewalks, streetlights, stormwater facilities and drainage structures that serve the private development.
3. The covenants required by the preceding condition (in addition to standard covenants) shall include the following: a covenant prohibiting rental of more than 40% of units; a covenant prohibiting removal of healthy plants and requiring replacement of diseased plants with similar type plants in landscape strips and buffer areas; a covenant allowing (but not requiring) the City to enforce any covenant required by these conditions.
4. If no site development permit shall have been issued after six consecutive months following zoning approval, or no building permit for a townhome unit shall have been issued within twelve consecutive months of site development permit issuance, the SUP for attached-residential townhomes shall expire and the owner will be required to reapply for SUP approval from Mayor and Council. City may initiate an amendment to the official zoning map if no application is submitted prior to expiration.

City Planner states that after discussions with the applicant regarding the timeline outlined in Condition 4, staff proposes an amended condition to replace Condition 4 as presented. City Planner reads the amended condition into the public record.

Condition 4 to be revised to read:

4. A combination plat and application for demolition of the existing structures must be submitted within 12 months of zoning approval, should no combination plat or application for demolition be submitted in such time, the SUP shall expire and the development will require new approval from Mayor and Council.

Presentation by Tyler Lasser, representative of the applicant, described surrounding uses, urbanizing Town Center developments, and walkability that supports higher densities.

Board Member Joe Gennusa asks the applicant about price points, inquires about details regarding spaces between driveways, and width of the units.

Applicant states that he does not have a firm estimation of price points yet, but expects units to be available at price points starting at \$300+. Applicant states that the space between driveways consists of grass/landscape strip. Applicant states that the units vary between 24' to 25' wide.

Chairman Hugh Wilkerson opens the Public Hearing and asks if anyone in attendance has comments.

Citizen David Griffin presents concerns about adequate parking and the burden placed on city streets and the church parking lot, citing the difficulty that his subdivision, Old Town Lilburn, faces in this regard. States that additional guest parking should be a paramount concern.

Applicant states that there are four parking spaces available per unit (two in the garage, and two in the driveway).

Board Member Gennusa asks if the community will be gated.

Applicant states that the development will not likely be gated, but privacy fencing may be used to screen the rear lots.

Citizen Rebecca Barrett asks for clarification on whether the condition requiring a rental cap refers to short-term or long-term rentals, and asks what school district the development belongs to.

City Planner Reid Turner clarifies that it refers to long-term rentals, and states that the school district is Parkview.

Citizen Therese Besal, a homeowner and resident on Norman Drive directly behind the proposed development, expresses concern over the buffering and stormwater impacts this development could possibly have on her street and neighbors.

Citizen Howard Walker, a representative of Lilburn First Baptist Church, which owns some of the subject parcels and is adjacent to the proposed development expresses the Church's support of the proposed rezoning and development.

Chairman Hugh Wilkerson closes the Public Hearing.

Board Member James Hampton makes a motion to approve RZ-2022-02 and SUP-2022-02 with conditions as presented and revised post-agenda. Board Member Joe Gennusa seconds.

Motion carries, 4-0.

VII. Adjournment

Motion by Board Member James Hampton to adjourn. Seconded by Board Member Joe Gennusa.

Motion carries, 4-0.

Meeting adjourned at 8:05

Approved this 15 day of December, 2022



Hugh Wilkerson, Planning Commission Chair

ATTEST:

Joellen Wilson, Secretary