



City of Lilburn

in Gwinnett County

State of Georgia

Ordinance

Number:

2025-643

Date of Reading and Adoption: April 14, 2025

At the meeting of the Lilburn City Council held at 340 Main Street, Lilburn, Georgia.

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF LILBURN, GEORGIA, WITH RESPECT TO A ZONING UPDATE OF THE OFFICIAL ZONING MAP FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES;

SUP-2025-01

An ordinance to amend the Official Zoning Map of the City of Lilburn approving Zoning Case Number SUP-2025-01 to allow an Auto and Truck Service Center on approximately 3.05 acres of property zoned CB located at 4450 Lawrenceville Highway identified as District 6, Land Lot 149 Parcel 192.

WHEREAS, the Code of the City of Lilburn entitled the Lilburn Zoning Ordinance, Article 10.-Zoning Amendments and Applications, provides that the text and map thereof may be amended from time to time by ordinance of the City of Lilburn; and

WHEREAS, the city provided for all public notices and procedures set forth in subsequent code sections to address criteria for amendments to the official zoning map; and special use permits; and

WHEREAS, the City of Lilburn Planning Commission met on Thursday, January 23, 2025, and voted to approve SUP-2025-01 with conditions.

NOW THEREFORE BE IT ORDAINED that the Mayor and City Council of the City of Lilburn, Georgia hereby approves Special Use Permit with the following conditions:

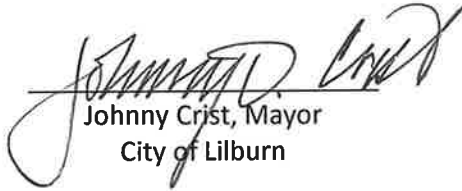
1. All cars stored on the lot must have a valid Georgia license plate and be screened from view of the ROW.
2. No body or paint repair.
3. No washing of parts or vehicles outside the building.
4. No Heavy Equipment Service as described in Article 6.
5. No used auto parts sales.
6. No broker office or vehicle sales.
7. Service permitted only in enclosed bays.
8. The property shall be required to comply with the revised landscaping concept plan, prepared by The Green Season Group, submitted with this application, and shall be required to:

- a) Replace dead trees in the current row of landscaping on site
 - b) Provide a second row of evergreen plant material to provide for better screening of the property.
 - c) Provide additional flowers and shrubs at the entrance to the site.
 - d) Provide a recorded maintenance agreement for all plantings within the ROW, to be maintained in perpetuity by the property owner.
 - e) Warranty all new plantings for 12 months.
9. No outdoor storage of tires.
10. Storage of cars awaiting repair must be screened according to code.
11. The Property Owner shall provide a shared parking plan and landscape plan within 60 days of approval of the Special Use Permit to ensure that the parcel is maintained in a neat and orderly manner.
12. The Property Owner shall ensure that the parcel is brought into compliance with all landscaping requirements and property maintenance requirements of the U.S. 29 Overlay District and the submitted Landscape Plan within 180 days of approval of the Special Use Permit.

BE IT FURTHER ORDAINED that this ordinance becomes effective upon its adoption

SO ORDAINED this the 14th day of April, 2025.

APPROVED:



Johnny Crist, Mayor
City of Lilburn

ATTEST:



Joann Nguyen, City Clerk