



**City of Lilburn
City Council Work Session Agenda**

February 9, 2026, at 6:30 PM

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

*Council Members:
Johnny Crist, Mayor
Christina van Maanen, Post 1
Scott Batterton, Post 2
Michael Hart, Post 3
Emil Powella, Post 4*

I. Call to Order

II. Announcements

1. Special Called Downtown Development Authority Meeting

February 11, 2026, 6:30 PM - 8:00 PM @ Lilburn City Hall, Work Session Room

2. Downtown Master Plan Charrette/Mayor Crist Town Hall Meeting

February 16, 2026, 7:00 PM – 8:30 PM @ Lilburn First Baptist Church

Fellowship Hall, 285 MainStreet, Lilburn

3. Open Studio for Old Town Master Plan

February 18, 2026, 3:00 PM - 5:00 PM @ Lilburn City Hall, Preston Room

4. Final Presentation: Old Town Master Plan

February 20,2026, 2:00 PM - 3:30 PM @ Lilburn City Hall, Preston Room

5. Planning Commission Meeting

February 26, 2026, 7:00 PM @ Lilburn City Hall, Council Chambers

III. Financial Reports

Jan 2026 50K payments

Jan 2026 TAD2 payments

Documents:

[JAN 2026 50K PAYMENTS.PDF](#)
[JAN 2026 TAD2 PAYMENTS.PDF](#)

IV. Approval of Minutes

January 12, 2026, City Council Work Session Draft Minutes

Documents:

[JANUARY 12 CITY COUNCIL WORK SESSION DRAFT MINUTES.PDF](#)

V. Public Hearing Item No 1.- Approval of Ordinance 2026-668, an Ordinance amending the text of Article 6, Sec. 602 – Use Table and Article 8, Sec. 818 – Off-street loading required

Text amendments are proposed to Appendix A, Article 6 Section 602. – Use Table and Article 8, Section 818 – Off-street loading required to add and regulate the Drone Delivery Hub use and to amend Off-street loading permissions within the Old Town Overlay District.

These amendments are proposed to ensure guidelines are in place for a new commercial accessory use, Commercial Drone Delivery Hub and to amend off street loading requirements within the Old Town Overlay District to prohibit loading and unloading on Main Street and Railroad Avenue.

Staff proposed a set of conditions associated with the Commercial Drone Hub Use, Planning Commission elected to revise the conditions presented by staff, no changes were made to the staff proposed text amendments to Article 8.

Documents:

[PH ITEM NO. 1 - AGENDA FORM - ZO TEXT AMENDMENTS.PDF](#)
[PH ITEM NO. 1 - ATTACH 1 - STAFF RECOMMENDATION TO PC 1.21.26 FINAL.PDF](#)
[PH ITEM NO. 1 - ATTACH 2 - PLANNING COMMISSION REVISED DRONE HUB CONDITIONS EXHIBIT.PDF](#)
[PH ITEM NO. 1 - ATTACH 3 - DRAFT ORD NO. 2026-668 - ZONING ORD TEXT AMENDMENTS.PDF](#)

VI. Agenda

1. Agenda Item No 1. - Approval of Ordinance No. 2026-666, an Ordinance amending Lilburn City Code, Chapter 54, Solid Waste, Article II, Collection and Disposal

Updates are needed to the Collection and Disposal article of Chapter 54, Solid Waste, of Lilburn City Code to account for changes in requirements for placement of solid waste and recycling containers, yard waste collection, and billing and collections.

Documents:

[AGENDA ITEM NO. 1 - AGENDA FORM.PDF](#)
[AGENDA ITEM NO. 1 - ATTACH 1.PDF](#)

2. Agenda Item No. 2 - Resolution imposing a 90-day moratorium barring the acceptance of applications for new buildings on commercially zoned parcels within the US29 overlay district

The Mayor and City Council have directed staff to reevaluate the permitted uses of commercially zoned property within the US29 overlay district to ensure thoughtful, smart growth along the business corridor. This moratorium will allow staff time to review the table of uses and related zoning regulations and make recommendations for any changes that may be necessary.

Documents:

[AGENDA ITEM NO. 2 - AGENDA FORM.PDF](#)
[AGENDA ITEM NO. 2 - ATTACH 1 - RES. 2026-01 DRAFT MORATORIUM.PDF](#)

VII. Adjournment

As set forth in the Americans with Disabilities Act of 1990, the City of Lilburn does not discriminate on the basis of disability in the admission or access to, or treatment or employment in its programs or activities. City Clerk, 340 Main Street, Lilburn, GA 30047 has been designated to coordinate compliance with the non-discrimination requirements contained in section 35.107 of the Department of Justice regulations, information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA coordinator.

The City of Lilburn will assist citizens with special needs given proper notice (seven working days). Any requests for reasonable accommodations required by individuals to fully participate in any open meeting, program or activity of the City of Lilburn should be directed to City Clerk, 340 Main Street, Lilburn, GA 30047, telephone number 770-921-2210.



Check Report

By Check Number

Date Range: 01/01/2026 - 01/31/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Bank Code: GEN-T-GENERAL FUND TRUIST						
2844	CIGNA HEALTH AND LIFE INSURANCE COMPANY	01/30/2026	EFT	0.00	100,305.56	177
253650017130	Invoice	01/01/2026	MEDICAL	0.00	214.02	
INV0000930	Invoice	12/02/2025	HEALTH INSURANCE	0.00	50,045.77	
INV0000950	Invoice	12/16/2025	HEALTH INSURANCE	0.00	50,045.77	
0994	WASTE MANAGEMENT	01/16/2026	Regular	0.00	84,507.25	80762
1615429	Invoice	01/02/2026	WASTE MANANGEMENT DEC 2025	0.00	84,507.25	
0001	PAYROLL TAXES	01/13/2026	Bank Draft	0.00	66,135.90	DFT0000233
INV0000982	Invoice	01/13/2026	FEDERAL TAX WITHHOLDINGS	0.00	66,135.90	
0001	PAYROLL TAXES	01/27/2026	Bank Draft	0.00	59,237.25	DFT0000236
INV0001008	Invoice	01/27/2026	FEDERAL TAX WITHHOLDINGS	0.00	59,237.25	

Bank Code GEN-T Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	84,507.25
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	2	2	0.00	125,373.15
EFT's	3	1	0.00	100,305.56
	6	4	0.00	310,185.96

Check Report

Date Range: 01/01/2026 - 01/31/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Bank Code: SPL23-SPLOST 2023-2028						
3030	LEWIS CONTRACTING SERVICES, LLC	01/22/2026	Regular	0.00	302,459.69	112
PAY APP 2	Invoice	12/01/2025	PAY APP 2 - 1ST AND MAIN	0.00	302,459.69	
3030	LEWIS CONTRACTING SERVICES, LLC	01/29/2026	Regular	0.00	343,122.05	115
PAY APP 3	Invoice	01/28/2026	PAY APP 3 JAN 2025	0.00	343,122.05	

Bank Code SPL23 Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	2	2	0.00	645,581.74
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	2	2	0.00	645,581.74

Check Report

Date Range: 01/01/2026 - 01/31/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Bank Code: TMC-TRUIST-MUNICIPAL COURTS						
0384	CITY OF LILBURN-GEN FUND	01/16/2026	Regular	0.00	62,212.42	1629
12/25 TRANSFER	Invoice	01/15/2026	DEC 2025 MUNICIPAL TRANSFERS	0.00	62,212.42	

Bank Code TMC Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	62,212.42
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	1	1	0.00	62,212.42

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	4	4	0.00	792,301.41
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	2	2	0.00	125,373.15
EFT's	3	1	0.00	100,305.56
	9	7	0.00	1,017,980.12

Fund Summary

Fund	Name	Period	Amount
100	GENERAL FUND	1/2026	310,185.96
324	SPLOST FUND 2023 ISSUE	1/2026	645,581.74
745	MUNICIPAL COURT	1/2026	62,212.42
			1,017,980.12



City of Lilburn, GA

Check Report

By Check Number

Date Range: 01/01/2026 - 01/31/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Bank Code: TTAD2-TRUIST-TAD2						
0384	CITY OF LILBURN-GEN FUND	01/16/2026	Regular	0.00	16,228.26	1065
09/25 REIM PAY...	Invoice	01/11/2026	REIM GEN FUND SEPT 2025 TAD PAYROLL	0.00	2,664.34	
OCT - DEC TAD P...	Invoice	01/06/2026	REIM GEN FUND FOR TAD PAYROLL OCT - ...	0.00	13,563.92	
0092	FARMER CONSTRUCTION, INC	01/29/2026	Regular	0.00	16,250.00	1066
836	Invoice	01/02/2026	Remove and replace concrete sidewalk in ...	0.00	16,250.00	
3045	JUBILEE DECOR, LLC	01/29/2026	Regular	0.00	7,488.67	1067
2953	Invoice	12/08/2025	MAINSTREET CHRISTMAS GARLAND & B...	0.00	7,488.67	

Bank Code TTAD2 Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	4	3	0.00	39,966.93
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	4	3	0.00	39,966.93

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	4	3	0.00	39,966.93
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	4	3	0.00	39,966.93

Fund Summary

Fund	Name	Period	Amount
270	TAX ALLOC.DISTRICT (TAD2)	1/2026	39,966.93
			39,966.93



Small town. Big difference

**City of Lilburn
City Council Work Session Draft Minutes**

**January 12, 2026, at 6:30 PM
Lilburn City Hall, 340 Main St., Lilburn, GA 30047**

*Council Members:
Johnny Crist, Mayor
Christina van Maanen, Post 1
Scott Batterton, Post 2
Mike Hart, Post 3
Emil Powella, Post 4*

I. Call to Order

Mayor Crist called the meeting to order at 6:30 pm.

II. Announcements

1. Martin Luther King Jr. Day, City Hall and Library closed
January 19, 2026, all day
2. Mayor Crist's Town Hall Meeting
January 20, 2026, 7:00 PM - 8:15 PM @ Lilburn City Hall, Preston Room
3. Downtown Development Authority Meeting
January 21, 2026, 6:30 PM - 8:00 PM @ Lilburn City Hall, Work Session Room
4. Planning Commission Meeting
January 22, 2026, 7:00 PM @ Lilburn City Hall, Council Chambers

III. Approval of Minutes

December 8th, 2025, City Council Meeting Draft Minutes

IV. Financial Reports

Dec 2025 50K plus payments
Dec 2025 TAD2 payments - N/A
FY25-26 4th Qtr. Revenue report
FY25-26 4th Qtr. Report

The City of Lilburn received the Government Finance Officers Association Distinguished Budget Presentation Award for the first time, highlighting its commitment to council priorities.

Staff and Council discussed the February work session to present a proposed millage rate increase, followed by a March retreat for decision-making. Public engagement meetings are planned for April, with state-required public hearings scheduled for May.

V. Special Presentation

1. Winter Weather Preparedness

The Public Works Department is preparing for winter weather challenges, having increased brine capacity and acquired new equipment, including two 4x4 trucks with brine tanks and spreaders. They can now produce and distribute 2,000 gallons of brine, with plans to expand this capacity. The department aims to pre-treat roads 48 hours before a storm, focusing on subdivision streets first, and is also considering future investments in plowing equipment. Staff reported ongoing training, coordination with Gwinnett County, and plans to transition from rented equipment to City-owned brine distribution systems.

2. Commercial Drone Delivery Planning

Council discussed the potential for commercial drone delivery following initial conversations with Wing Delivery Systems and in anticipation of a six-month moratorium ending in March. Emphasis was placed on adopting clear and stringent regulations, avoiding designation as a test city, and addressing quality-of-life concerns such as noise. Proposed regulations would limit drone delivery to accessory uses, require screening from public view, and ensure compliance with architectural standards. Planning Director Reid Turner noted that the FAA regulates flight operations, while local zoning governs land use. Staff were directed to finalize a text amendment for Planning Commission review, gather information from other pilot cities, meet with Walmart regarding proposed operations, and consider a public survey to gauge resident feedback.

3. Property Maintenance Code by Jenny Simpkins and Chief Dusik

Will be discussed at a later date.

VI. Public Hearing

1. Public Hearing Item No. 1 - Approval of Ordinance No. 2026-663, an Ordinance amending the text of Appendix B – Article 7, Sec. 7.5 – Street Cuts of the Official Code of the City of Lilburn.

The Planning Director Reid Turner and Mayor Crist explained that the text amendment would provide visual details and standards for the restoration of cobblestone roads in the event of street cuts related to utility installations, i.e. fiber, sewer, and water lines. The legal advertising requirements were met and no public comment was received.

2. Public Hearing Item No. 2 - Approval of Ordinance 2026-664, an Ordinance to amend the official Zoning Map updating SUP-2025-04 granting an auto use for Auto and Truck Service Center.

Planning Director Reid Turner shared that he reviewed the property's zoning, use, ownership, and business licensing history and described the proposed application and intended use. He stated that the proposed luxury auto repair shop would specialize in higher-end European automobiles, utilize the existing building with minimal exterior modifications, comply with all Zoning Ordinance and U.S. 29 Overlay District requirements, and require no new development. Mr. Turner noted that the proposed use is compatible with surrounding uses and that staff found the application to be in substantial compliance with zoning guidelines and recommended approval of the Special Use Permit with conditions. He also stated that all public notice requirements were met and that no public comments were received.

Councilmember van Maanen stated that while she welcomed the applicant to Lilburn, her primary concern was quality of life. She noted that the buffer zone is only 20 feet rather than the required 40 feet adjacent to the multifamily property and stated that this deficiency would result in her vote to deny the application.

VII. Consent Agenda

All items listed below are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member or citizen so requests, in which event the item will be removed from the Consent Agenda and considered separately.

VIII. Agenda

1. Agenda Item No. 1 - Approval of 2026 Mayor and City Council Appointments

Mayor Crist and all Councilmembers will present their 2026 appointees during the City Council Meeting.

2. Agenda Item No. 2 - Approval of Ordinance 2026-665, an Ordinance amending Chapter 30 of the Code of Ordinances of The City of Lilburn entitled "Municipal Court" so as to add a New Section 30-4 of the Chapter to be entitled "Rules of Municipal Court".

Council discussed approval of the ordinance amendment authorizing the Municipal Court to develop documents regarding operating procedures and forms.

3. Agenda Item No. 3 - Approval of Contract No. 2026-01, a settlement agreement with Francis Cole at no cost to the City of Lilburn.

City manager Jenny Simpkins explained the settlement agreement. Councilmember van Maanen requested an amendment to the settlement agreement. The amendment is to be added to the end of No. 5 of the settlement agreement reading "These conditions must be completed within 120 days of Council approval". City Attorney Dick Carothers will add the amendment to the agreement and have Council sign the new agreement to take back to opposing counsel.

IX. Adjournment

Mayor Crist adjourned the meeting at 7:37 pm.

**CITY OF LILBURN
PUBLIC HEARING ITEM NO. 1**

Date:	January 28, 2026	To: Mayor and Council	January 28, 2026
From:	Reid Turner	Department:	Planning
Work Session/Reg. Mtg. Date Requested:	February 9, 2026	Presenter:	Reid Turner Planning Director
Agenda Item Type:	Approval of Ordinance 2026-668, an Ordinance amending the text of Article 6, Sec. 602 – Use Table and Article 8, Sec. 818 – Off-street loading required		
Audio/Visual Requirements:	Yes		

Agenda Item of Business (Background/History/Details):
<p>Text amendments are proposed to Appendix A, Article 6 Section 602. – Use Table and Article 8, Section 818 – Off-street loading required to add and regulate the Drone Delivery Hub use and to amend Off-street loading permissions within the Old Town Overlay District.</p> <p>These amendments are proposed to ensure guidelines are in place for a new commercial accessory use, Commercial Drone Delivery Hub and to amend off street loading requirements within the Old Town Overlay District to prohibit loading and unloading on Main Street and Railroad Avenue.</p> <p>Staff proposed a set of conditions associated with the Commercial Drone Hub Use, Planning Commission elected to revise the conditions presented by staff, no changes were made to the staff proposed text amendments to Article 8.</p>

Staff Recommendations:
Staff recommends the following: “Motion to APPROVE Ordinance 2026-668, an Ordinance amending the text of Appendix A, Article 6, Sec. 602 – Use Table and Article 8, Sec. 818 – Off street loading required.”

Department Head Approval:	Reid Turner, PD
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Mayor’s Signature Required:	YES	NO
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List Attachments:
<ol style="list-style-type: none"> 1. Staff Report and Recommendation 2. Amended Planning Commission Text Amendments Exhibit 3. DRAFT Ordinance No. 2026-668 4. DRAFT PC Meeting Minutes 1.22.26

Financial Information (For Financial Services Use Only)

Budgeted Yes/No	Fund Name & Code	Current Balance	Requested Allocation	City Manager’s Initials



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Staff Recommendation

Date of Report: December 31, 2025

Report by: Reid Turner, City Planner

Public Hearing Dates

Planning Commission January 22, 2026

City Council February 9, 2026

GENERAL APPLICATION

City Zoning Ordinance Article 10, Section 1002 accommodates text amendments initiated by the Planning Department, Planning Commission or City Council. Text Amendments are proposed to **Appendix A, Article 6 Section 602 -Use Table** of the Lilburn Zoning Ordinance to adopt regulations and permissions for a new accessory use, Commercial Drone Delivery Hub, within the City of Lilburn.

Further amendments are proposed to **Appendix A, Article 8 Section 818 – Off-Street Loading Required** for the purposes of prohibiting off-street loading on Main Street and Railroad Avenue to ensure traffic circulation is not impacted by businesses and to ensure preservation and quality of the streetscapes within Old Town Lilburn.

Exhibit A

***NO TEXT ABOVE THIS NOTE OR PRECEEDING THE FOLLOWING TEXT ARE TO BE CHANGED**

Section 602. Use table.

SPECIFIC USES		R1	R2	MU*	OT	CB	O-I	IA	U.S. 29	Section Reference	Comment/Condition
*Upon Master Concept Plan approval											
RESIDENTIAL USES											
Residential Dwelling Types	Single-family Detached	P	P	P	P						See development standards for minimum unit size and lot configurations.
	Single-family (cluster-cottage, creative lot configuration)	P	P	P	P	S			S	U.S. 29 Overlay Provisions	Permitted as part of a mixed-use development in CB under the U.S. 29 Overlay with Concept Plan review.
	Single-family Attached (fee simple)		S	P	P	S			S	Sec. 734 U.S. 29 Overlay Provisions Art. 7	Permitted as part of a mixed-use development in CB under the U.S. 29 Overlay with Concept Plan review.
	Single-family Attached (condominium)		S	P	P	S			S	Sec. 734 U.S. 29	Permitted as part of a mixed-use

Exhibit A

										Overlay Provisions	development in CB under the U.S. 29 Overlay with Concept Plan review.
	Boarding and Rooming Houses		S								Limited to not more than 10 non-transient boarders.
	Residential as Component of Mixed-Use Building			P	P	S			S	Sec. 603 U.S. 29 Overlay Sec. 702	Includes accessory apartments and condo or MF units above or behind ground floor commercial in MU and CB under the U.S. 29 Overlay.
	Conservation Subdivision	S	S							Art. 7	Conditions apply.
	Duplex		S	P	P					Sec. 734 U.S. 29 Overlay Provisions Art. 7	
	Live/Work Residence			P	P				P	Sec. 603	Permitted in mixed-use, OT Overlay, and U.S. 29 Overlay. Where resident's business is located.
	Manufactured/Modular Home	C								Art. 7	Mobile home on axles and wheels excluded. Includes pre-fab/modular.

Exhibit A

	Multi-family Attached Condominium		S	P	S	S			S	Sec. 736 U.S. 29 Overlay Provisions	Permitted as part of a mixed-use development in CB under the U.S. 29 Overlay with Concept Plan review.
	Multi-family (other)		S	P	S	S			S	Sec. 736 U.S. 29 Overlay Provisions	Permitted as part of a mixed-use development in CB under the U.S. 29 Overlay with Concept Plan review.
	Multi-Family (age restricted)		S	P	S	S	S		S	Sec. 603 Sec. 736 U.S. 29 Overlay Provisions	Permitted as part of a mixed-use development in CB under the U.S. 29 Overlay with Concept Plan review. In OT, density restricted to 18 du/ac.
ACCESSORY USES											
Dwelling Uses	Accessory Use — attached	P	P	P	S	S			S	Art. 7, Sec. 701 and Sec. 702	
	Amateur Radio Transmitter	P	P	P	P	P	P	P	P		
	Caretaker or Watchman Quarters					P	P				As an accessory use.
	Community Amenity Recreation Facility	P	P	P	S	P			P		Permitted as part of a mixed-use

Created: 2024-11-04 14:55:00 [EST]

(Supp. No. 22)

Exhibit A

	(subdivision tennis courts and/or pool or building)											commercial project in CB under U.S. 29 Overlay in MU. Commercial standards apply.
	Conservation and/or Common Area	P	P	P	P	P	P	P	P	P		Permitted when integrated into site plan as non-primary use and recorded on final plat.
	Dormitory			P				P				Permitted as ancillary supporting use to a hospital use, medical facility, or associated educational facility.
Residential	Home-based Occupation	C	C	C	C	C	C			C	Art. 716	Subject to HO criteria and licensing. In OI and CB, permitted in existing residential dwellings only.
	Pet House Structure	P	P	P	P							Restricted to rear yard setback area. No kennels.
	Private Tennis Court	P	P	P	P						Art. 7	Administrative conditional approval required for lighting.
	Storage Shed	P	P	P	P							Rear yard only. Subject to setback,

Exhibit A

											bldg. separation and material review.
	Swimming Pool (private)	P	P	P	P					Art. 7	Subject to structure separation and fencing requirements.
Business	Farm Stand Sale of Products Produced on Premises	C			C						Requires a temporary use permit in nonresidential districts and subject to minimum lot size and setback requirements.
	Personal Hair Salon	S	S								Single family residence only.
	Short Term Rental	C	C	C	C	C			C	Art. 7	Compliance inspections and business license apply.
Agricultural	Non-commercial Keeping of Fowl/Livestock	C								Art. 7	Subject to minimum lot size and setback requirements on private lot.
	Non-commercial Agriculture	C									Subject to minimum 1 acre lot size, R-1 minimum setback, and floodplain requirements on private lot.

Exhibit A

	Agricultural/Livestock Accessory Buildings and Uses	P							P			Includes ponds, fishing lakes, barns, storage/tack sheds. Subject to minimum lot size and setback requirements.
	Private Horse Stables Riding for Residents	C									Art. 6, § 603	Subject to minimum lot size and setback requirements.
PARKS AND RECREATION USES												
Parks and Trails	Community Garden	P	P	P	P	P	P	P		P		
	Parks	P	P	P	P	P	P	P	P	P		Permitted use under U.S. 29 Overlay under O-I district. The planning director may designate certain areas in parks as allowing dogs and/or other pets to be off- leash.
	Passive Open Space	P	P	P	P	P	P	P	P	P		Includes greens and non-paved common areas in mixed-use commercial projects in MU and CB under U.S. 29 Overlay.
	Walking Trails/Greenway	P	P	P	P	P	P	P	P	P		
Community Sports Facilities	Athletic Fields (with lights)	S			S	P	S	P	S			

Exhibit A

	Athletic Fields (non-lighted)	S		P	S		P	P	P		
	Community Center/Gymnasiums	S	S	P	S	P	P	P	P		
	Public Swimming Facilities	S	S	S	S	P	P	P	P		
	Public Tennis Facilities	S	S	S	S	P	P	P	P		
PUBLIC/INSTITUTIONAL USES											
Care Facilities	After School Program	C	C	C	C	P	P	P	P	Art. 6, § 603	Permitted in conjunction with a family day care facility in a residential unit, or daycare center in commercial districts.
	Continuing Care Retirement Facilities			S	S	S	P	P	S	Art. 7	May include many levels of independent living through nursing home care.
	Day Care Center Facilities (all ages)			C		C	C	C	C	Art. 7	
	Family Daycare Home	C	C	C	C					Art. 7	
	Group Home (small)	S	S	S			S			Art. 7	A community living arrangement with 6 or fewer unrelated adults in a residence, plus caretakers. In R1 & MU limited to 4 adults.

Exhibit A

	Group Home (large)		S	S						Art. 7	A community living arrangement with 7 to 12 persons plus caretakers.
	Halfway House				S		S	S			Transitional Housing Facility.
	Homeless Shelter						S	S			
	Hospitals			P			P	P	P		
	Hospice			P		P	P	P	P		
	Institutional Residential Living and Care Facility			S	S	S	P	P	S	Art. 7	Includes assisted living facility, intermediate care home, nursing home, skilled nursing care facility.
Assembly	Assembly Hall			P	P	P	P		P		
	Banquet Halls			P	P	P			P		Min. Square footage requirements for alcohol sales (see Article 6) Prohibited as an accessory use unless associated with a Hotel.
	Club, Private			P	P	P	P	P	P		
	Community Center				P	P	P	P	P		City, Gwinnett County or Non-profit.

Exhibit A

	Hookah/Vapor Bar or Lounge					C			C	U.S. 29 Overlay Provisions	Subject to Sec. 735, city licensing and other State laws.
	Meeting Hall, Fraternal Organization, Civic Clubs or Lodges			P	P	P	P	P	P		Non-commercial - not for profit (VA, Elks, Masons, Greek Fraternity). No overnight lodging.
	Religious Assemblies	S	S	S	P	P	P	P	P	Art. 7	
Public Safety/Government	Fire and Police Stations	P	P	P	P	P	P	P	P		
	Government Buildings/Facilities	P	P	P	P	P	P	P	P		Includes post office.
Educational	Educational Facilities (Public)	S	S	S	S	S	S	S	S	Art. 7	
	Library	P	P	P	P	P	P	P	P		
	Museum	P	P	P	P	P	P	P	P		
	Private, Vocational, Trade Schools					S	S	S	S	Art. 7	
PROFESSIONAL SERVICES											
Business Office	Accounting Firm, Bookkeeper Offices			P	P	P	P	P	P		
	Administration			P	P	P	P	P	P		
	Advertising Agency			P	P	P	P	P	P		
	Architect, Engineer, Land Development Office			P	P	P	P	P	P		
	Auto Leasing and Brokerage Office			C	C	C	C	C	C	Art. 6, § 603	Internet sales only, no display or inventory.
	Brokerage Firm			P	P	P	P	P	P		
	Consulting Firm			P	P	P	P	P	P		

Exhibit A

	Corporate Headquarters			P	P	P	P	P	P		
	Employment Agency			P	P	P	P	P	P		
	Financial Institutions			P	P	P	P	P	P		Automatic teller as accessory use.
	Insurance Sales			P	P	P	P	P	P		
	Law Firm/Attorney			P	P	P	P	P	P		
	Real Estate Office			P	P	P	P	P	P		
	Secretarial Services			P	P	P	P	P	P		
	Travel Agency			P	P	P	P	P	P		
Medical/Clinical	Chiropractor			P	P	P	P	P	P		
	Counseling Services			P	P	P	P	P	P		
	Dentist/Orthodontist/Oral Surgeon			P	P	P	P	P	P		
	Doctors' Office			P	P	P	P	P	P		
	Medical Clinic/Emergency Care			P	P	P	P	P	P		Pain Mgmt. further restricted by licensing requirements (distance to sensitive uses).
	Veterinary Clinic			C		P		P	P		Grooming and care allowed. No outdoor boarding. Adaptive reuse of dwelling permitted in MU.
	Veterinary Clinic with Outdoor Kennel					S		P	S	Art. 6, § 603	Outdoor boarding. May include large animals as appropriate.

Exhibit A

Other	Charitable Institution (office)			P	P	P	P	P	P		
	Public Utility or Other Similar Professional Office			P	P	P	P	P	P		Public office in MU and CB limited to tenant or component of mixed-use, office park, or commercial center.
	Office Park			S		S	S	P	S	Art. 6, § 603	
	Office Condominiums			P	P	P	P	P	P		
	Other Similar Professional Office Uses Not Specified			C	C	C	P	P	C		Subject to administrative conditional approval.
COMMERCIAL											
Personal Services	Barber Shop, Hair Salon			P	P	P	P	P	P		
	Clothing Alterations			P	P	P			P		Includes tailors and seamstresses.
	Dance/Fitness/Karate Studio			P	P	P		P	P		Limited to 2,500 sq. ft. in MU* and OT.
	Dry Cleaner and Laundry Facilities (no drive-thru)			P		P		P	P		Includes delivery, pick up and self-service facilities, limited to 2,500 sq. ft. of total floor space.
	Dry Cleaner (with drive-thru)					C		P	C	Art. 7	Limited to 2,500 sq. ft. No less than 3

Exhibit A

											vehicle stacking for drive through.
	Nail Salons			P	P	P	P	P	P		Subject to licensing requirements.
	Laundromats					P		P			
	Music and Art Instruction			P	P	P		P	P		Includes ancillary sale of equipment, instruments and accessories.
	Shoe Repair			P	P	P		P	P		
	Tanning Salons			P	P	P		P	P		
	Weight Loss/Nutrition Centers			P	P	P		P	P		
	Other Similar Personal Services Not Specified			C	C	C		C	C		Subject to licensing and distance requirements from sensitive uses in all districts.
Food and Convenience Stores	Bakery			P	P	P		P	P		
	Candy Stores			P	P	P		P	P		
	Convenience Store w/out Gas Pumps			C		P		P	P		No automatated car wash as an accessory use permitted in MU.
	Convenience Store w/Gas Pumps			S		S		P	S	Art. 6, § 603 Art. 7	Automated car wash as accessory use permitted only in CB.
	Drug Store w/Drive Thru Pharmacy			C		P	P	P	P		Administrative conditional approval

Exhibit A

											required with Drive-Thru in MU. No less than 3 vehicle stacking for drive through.
	Fruit and Nut Stores			P	P	P		P	P		
	Grocery Stores			C		P		P	P	Art. 7	Square footage limitations in MU.
	Health, Nutrition and Vitamin Food Stores			C	C	P		P	P		Limited to 2,500 sq. ft. in MU and OT.
	Ice Cream Shops			P	P	P		P	P		
	Newsstands			P	P	P	P	P	P		
	Specialty Food Stores			P	C	P		P	P		Includes ancillary catering services. Square footage limitations in TC.
Dining	Bars, Taverns, Microbrewery			S	S	S		P	S	Art. 7	Permitted with food service only and administrative conditional review.
	Cafes and Coffee Shops			P	P	P	P ₁	P	P		Permitted in O-I as accessory use.
	Restaurants (no drive-thru)			P	P	P		P	P		Includes bar or lounge subject to liquor sales licensing.
	Restaurants (with drive-thru)			S		S		P	+S		No less than 3 vehicle stacking for drive through.

Exhibit A

	Wine Shop				P	P			P		Subject to City and State Licensing requirements. Permitted as a primary use or accessory use to a Restaurant (no drive-thru) only.
Clothing	Bridal, Formal Wear			P	P	P		P	P		
	Clothing Store, Boutique or Similar			P	P	P		P	P		
	Consignment Store			P	P	P		P	P		
	Maternity Shop			P	P	P		P	P		
	Shoes or Children's Shoes			P	P	P		P	P		
	Specialty Store			P	P	P		P	P		Includes leather shops, uniform stores, women's foundations/lingerie.
Artists and Craftsmen's Stores	Antique Store			P	P	P		P	P		Refurbishing and restoration only in IA.
	Artists' Studios and Galleries			P	P	P		P	P		Includes pottery.
	Art/Hobby/Craft/School Supply Shop			P	P	P		P	P		Big Box prohibited in MU and OT.
	Frame Shops			P	P	P		P	P		
	Interior Design Services and Shop			P	P	P		P	P		Maximum 2,500 sq. ft. building limitations in OT.

Exhibit A

	Music Studio, With Accessory Sales			P	P	P		P	P		
	Photography Sales and Studios, Film Developing			P	P	P		P	P		
Specialty Retail	Bicycle Store			P	P	P		P	P		Temporary outdoor display only.
	Bookstores			P	C	P		P	P		Limited to 2,500 sq. ft. in OT.
	Camera/Photo Supply			P	P	P		P	P		
	Cellular Phone Vendor Sales and Service			P	P	P		P	P		
	Cigar/Tobacco Shops					P		P	P	Art. 6, § 603	
	DVD, Computer Game, and CD Music Rental and Retail Stores			P	P	P		P	P		Big box prohibited in MU and OT. Equipment sales limited to accessories and software.
	Fabric Shop			P	P	P		P	P		
	Florist			P	P	P	P	P	P		
	Furniture Repair and Upholstery			C		P		P			Limited to 2,500 sq. ft. in MU.
	Gift Shops			P	P	P	P	P	P		Accessory use in O-I.
	Hardware Store			C	C	P		P	P		Big Box prohibited in MU and TC. No outside storage.
	Jewelers			P	P	P		P	P		Includes repair.
	Locksmith			P	P	P		P	P		

Exhibit A

	Mailbox, Copy and Mailing Service			P	P	P	P	P	P		
	Musical Instrument Sales and Repair			P	P	P		P	P		
	Optical and Hearing Center			P	P	P	P	P	P		
	Pest Control Business			P	P	P		P	P		
	Pet Supply, Pet Shop, w/Grooming			P	C	P		P	P		Size limitations of 2,500 sq. ft. building space in OT. No outdoor facilities.
	School Supply			P	P	P		P	P		
	Small Appliance, Electronics Sales and Service			P		P		P	P		Includes TV, stereo equipment, DVD and similar electronics.
	Stationary Shop			P	P	P		P			
	Toy Store			P	C	P		P	P		Subject to 2,500 sq. ft. building space restriction in OT.
Other	ATM Bank Machines			P	P	P		P	P		
	Bed and Breakfast Inn				S	S			S	Art. 7	Allowed in OT under R-1 zoning.
	Hotel/Motel			P		P			P		No extended stay allowed.
	Kennels							C			All structures and elements used for housing animals shall be located at least 300 feet from

Exhibit A

											dwelling or business on any property.
	Funeral Homes/Crematories					P		P	P	Art. 6, § 603	Crematory allowed in conjunction with funeral home. Stand-alone crematories subject to state law.
	Cemetery—New		S			S ₁	S			Art. 6, § 603	New cemetery allowed as accessory to funeral home in CB.
	Planned Commercial Center			C		P		P	P		Within MU, limited to 8,000 square feet per acre.
	Radio, Recording, TV Studios and Broadcasting					P		P	P		
	Similar specialty uses and services not specified			P	P	P	P ₁	P	P		Subject to administrative conditional approval. Retail and service are incidental uses in O-I districts.
Shops and Stores	Big Box Retail Stores					P			P		Includes wholesale/retail.
	Boat Sales and Service					S		P	S		Subject to auto sales and service requirements.
	Computer Sales and Service			P	P	P		P	P		

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(Supp. No. 22)

Exhibit A

	Contractor's Office (Building, Electrical, Plumbing Contractor)			P	P	P	P	P	P		Office functions only in MU, OT, CB and US29.
	Contractor's Offices with Outdoor Storage					S		P	S	Art. 6, § 603 Art. 7	
	Copy Centers and Print Shops			C	C	P		P	P		Size limitations of 2,500 sq. ft. building space in MU and OT.
	Department Stores, Discount Stores			C		P		P	P		Size limitations of 2,500 sq. ft. building space in MU and OT.
	Furniture Stores and Showrooms				C	P		P	P		Size limitations of 2,500 sq. ft. building space in OT.
	Garden Supply, Nursery and Greenhouses			P	C	P		P	P		Greenhouse must be enclosed within principal building. Limited to 2,500 sq. ft. in MU or OT.
	Home Improvement Center with Garden Centers				P	P		P	S	Art. 6, § 603	With outdoor storage. In IA, may include open mulch/ground cover storage.
	Retail Package Stores, Liquor Stores			S	S	S		S	S	Art. 7	
	Photocopy and Reproduction Service				P	P		P	P		
	Shoe Stores			P	P	P		P	P		

Exhibit A

	Sign Shops					P		P	P		
	Sporting Goods Stores			C	P	P		P	P		Limited to 2,500 sq. ft. in MU. No on-site uniform fabrication or screening.
	Weaving, Knit, Needlecraft Shop			P	P	P		P	P		Includes instruction.
Auto and Equipment Oriented Uses	Auto Supply and Accessory Store					P		P	P		No service, installation or repair.
	Auto and Truck Service Center					S		P	S	Art. 6, § 603	Includes oil/lubrication and similar maintenance repair. No body or paint repair.
	Auto and Truck Dealership					S		P	S	Art. 6, § 603	Includes limited service. No body repair.
	Auto Rental Agency					C		P	C		Office with no service or repair. Must have designated parking spaces in multi-tenant centers and CB/U.S. 29
	Car Washes and Detailing					S		P	S	Art. 7	Includes self-service. Buildings must be oriented so that wash bays do not directly face U.S. 29.
	Emission Inspection					S		P	S		Stand-alone.

Exhibit A

	Equipment Rental and Sales					P/S		P			Excluding heavy equipment with no service. SUP required for service and outside storage.
	Heavy Equipment Rental, Sales or Service					S		P			Includes heavy equipment, bulldozers, backhoes, forklifts, cranes, and similar. SUP required for outside storage or display in CB. Excludes heavy repair.
	Gas and Service Stations					S		P	S	Art. 7	Stand-alone only.
	Motorcycle Sales and Service					S		P			No outdoor service. Outside storage shall be screened.
	Tire Store					S		P	C	Art. 6, § 603	Installation and service permitted only in enclosed bays. In U.S. 29 Overlay, subject to design criteria.
	Vehicle Storage Lots					S		S		Art. 7, § 733	Minimum lot size 20 acres, security fencing required, no sales, service, washing, or detail operations on

Exhibit A

											premises, and no junk vehicles.
Supply and Wholesale	Building Supply, Equipment Sales and Showroom with Outdoor Storage					P		P	S	Art. 6, § 603	Includes cabinets, kitchen, pool, lumber, electrical plumbing, and similar uses.
	Office Supply Stores					P		P	P		
	Paint, Wallpaper, Flooring Supply and Sales					P		P	P		
Entertainment Venues	Arcades, Billiards					S		S	S		
	Bingo and Trading Card Gaming Establishments					P			P		
	Single or Multiplex Movie Theaters					P			P		
	Theaters			P	P	P		P	P		
Commercial Recreation	Fitness Center, Athletic Club			P	P	P		P	P		
	Golf Driving Range					P		P	S		
	Indoor Recreation Complex					P		P	P		
	Miniature Golf/Go Carts/Water Park					S		S	S		
	Private, Not-For-Profit Recreational Facilities					S		S	S	Art. 7	
	Skateboard Park					S		S	S		Includes ancillary sales and screened outdoor area.
	Skating Rink					P		P	P		Roller and/or ice skating or hockey.

Exhibit A

	Swimming Facilities/Swim Schools					P		P	P		Privately owned and operated.
Restricted Uses	Auto and Truck Body and Heavy Repair Services					S		S		Art. 6, § 603	Includes body and paint shops, van conversion, transmission and major vehicle overhaul.
	Adult-Oriented Establishments					S				City Code	Refer to City Code for requirements.
	Body Piercing/Tattoo Shops							S		Part II, Ch. 23	Refer to Municipal Code Part II: Chapter 23, Body Art Studios and Artists for conditions.
	Commercial Drone Delivery Hub					S			S		Permitted only as an accessory use. Facilities associated with this use shall be: 1. Placement: Approved via the SUP process with the submittal of a site plan showing layout and circulation of the site.

Exhibit A

											<p>2. Appearance: Comply with all U.S. 29 Overlay Architectural and Site Guidelines.</p> <p>3. Shall be served by permanent utilities (water, sewer, electric), where possible. Should a generator be approved, screening shall be required.</p> <p>The accessory use shall only operate during the hours of 10 am to 5 pm.</p>
	Drive-in Movie Theaters					S					
	Flea Markets					S		S		Art. 7	Outdoor, temporary facility only.
	Manufactured Home and Building Sales							P			New and used.
	Mobile Food Vending	C	C	C	C	C	C	C	C	Art. 7, § 721	Refer to § 738 for brewery policy.
	Pawn Shops/Title Pawn/Check Cashing Business					S				Art. 7	

Exhibit A

	Private Clubs, Nightclubs, Taverns					S		S	S	Art. 7	
	Self-Storage, Mini Storage			S		S		S	S		Allowed only on properties fronting an arterial or major collector street. In MU/US29, site dimensions and architectural elements consistent with US29 Commercial Corridor Overlay and subject to additional conditions: multi-story, climate controlled, valet or on-demand, no outdoor storage, no truck storage or rental. Wall signage limited by office square footage.
	Smoke/Vape Shop										
LIGHT INDUSTRIAL											
Research/Science	Agricultural Research							P	P		
	Medical Lab			P		P		P	P	P	Subject to Master Concept Plan approval in MU.
	Research Facilities							P	P		
	Science Laboratories							P	P		

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	Similar Research Facilities not Specified						S	S			
Production and Processing	Commercial Bakery/Catering and Food Preparation							P			Includes preparation, cooking and/or baking, and packaging. Short term storage permitted.
	Custom Manufacturing							P			Includes assembly.
	Technology Industry							P			
	Machine, Welding, Radiator/Muffler Repair							S		Art. 6, § 603	Outside storage not permitted in business parks.
	Breweries and Soft Drink Bottling			S	S	S		P	S	Art. 7, Sec. 737 provisions, city licensing and State law	May include commercial production facilities.
	Newspaper Printing Plant							P			
	Distillery				C			P	C		Distillery uses with a gross floor area of 10,000 S.F. or greater are required to have a tasting room component.
Light Storage/Distribution/Warehousing	Building Supply Lumber Yards							C		See Light Outdoor Storage	Outdoor storage screening required subject to

Exhibit A

												create emissions within federal standards.
Distribution and Storage	Bulk Container Storage								S		Art. 6, § 603	
	Distribution Centers								P			
	Towing and Wrecker Service								P		Art. 6, § 603	Business Truck and operable vehicle parking only. Screening requirements apply.
	Wrecked Motor Vehicle Compound								S		Article 6: Sec. 603	Min. Lot Size 2 acres. Temporary Storage Only. No dismantling or salvage yard.
	Reclaimed Materials Processing Facility								S		Art. 6, § 603	Recovered materials processing does not include any operation which changes the nature of a material, its chemical composition, or its physical qualities.
	Truck and Railroad Terminals								S			
	Wholesaling, Storage and Distribution (Heavy)								S			
PUBLIC INFRASTRUCTURE												
Transit	Bus, train, or taxi lots and facilities			S					P		S	Within MU and CB, lot or facilities shall

Exhibit A

											be underground or on ground floor of the primary use and screened from views at street level.
	Parking Lot, Deck			P	S	P	P	P	S		20-acre min lot for vehicle storage.
	Passenger Facilities	P	P	P	P	P	P	P	P		Includes transit stops, no lots or GTC or transfer stations in R1, R2, MU or OT Overlay.
Utilities	Cellular/Wireless Communication Tower			S	S	S	S	S	S		Refer to Telecommunications Towers and Antennas Code.
	Electric Substation or Gas Regulator Station	S	S	S	S	S	S	S	S	Art. 6, § 603	As deemed required for location to serve land uses in vicinity.
	Public Utility Facilities	S	S	S	S	S	S	S	S		
TEMPORARY USES											
	Temporary Construction Field Office/Mobile Buildings/Portable Storage Units*			C	C	C	C	C	C	Art. 7	Permitted in conjunction with the development or redevelopment of any permitted or special use, during the construction period, subject to a temporary use permit.

Exhibit A

	Temporary Outdoor Events			C	C	C	C	C	C	Art. 6, § 603 Art. 7	Includes Christmas Tree lots, Pumpkin Patch/Halloween Sales, carnivals.
	Produce Stands			C	C	C	C	C	C	Art. 7	Temporary use permit required.
	Farmer's Market			C	C	C	C	C	C	Art. 7	Temporary use permit required.
	Charitable/Non-Profit Events			C	C	C	C	C	C	Art. 6, § 603 Art. 7	Exempt from fees, subject to approval of a temporary use permit.
	Temporary Retail Sales and Display Activities			C	C	C	C	C	C	Art. 7	Includes parking lot sales, tent sales, sidewalk sales in association with an existing business located on the premises as a principal use, subject to approval of a temporary use permit.
	Yard Sale	P	P	P	P					Art. 6, § 603	On properties zoned and occupied for residential use.
Other	Special Temporary Uses at a Flea Market Facility					C		C	C	Art. 7, § 714-4	Includes but not limited to: auctions, antique shows, farmers markets, traveling road

Exhibit A

***NO TEXT BELOW THIS NOTE OR PROCEEDING THE ABOVE TEXT
ARE TO BE CHANGED**

Section 818. Off-street loading required.

On the same lot with every building, structure or part thereof, erected or occupied for manufacturing, storage, warehouse, truck freight terminal, department store, wholesale store, grocery supermarket, hotel, hospital, mortuary, dry cleaning plant, retail business, college, or other uses similarly involving the receipt or distribution of vehicles, materials or merchandise, there shall be provided and maintained adequate space for the standing, loading, and unloading of such materials to avoid undue interference with public use of streets, alleys, and private or public parking areas.

This section shall not apply to uses permitted in the Old Town Overlay District, except that off-street loading areas shall be prohibited on Railroad Avenue and Main Street within said district. (Ord. No. 2022-596, Att. 1, 11-14-2022)



Small town. Big difference.

Planning Commission Recommendation
Date of Report: January 28, 2026
Report by: Reid Turner, Director of Planning

Public Hearing Dates
Planning Commission January 22, 2026
City Council February 9, 2026

SUMMARY

The Planning Commission elected to revise the amendments proposed to **Article 6, Sec. 602 – Use Table** below is the Planning Commission’s recommended revisions per the regularly scheduled Planning Commission hearing held on January 22, 2026.

The content of the edits removes the provision allowing use of a generator with screening, requiring permanent utilities to serve the accessory structure and operations. Additionally, Planning Commission elected to impose a 50’(foot) buffer adjacent to any Residentially Zoned property. An additional 10’ beyond the requirements of the base, CB (Commercial Business), Zoning District’s requirement of 40’(feet) of buffers between commercial uses and residentially zoned property.

No changes to the text amendments proposed by staff in Article 8 were proposed by the Planning Commission.

Planning Commission edits to staff’s proposed text amendments can be found in red below. Staff has removed the majority of the use table for readability. These are not reflective of final text amendments. Should City Council elect to approve the Planning Commission’s recommendation rather than staff’s, Planning staff will revise and provide a new draft ordinance.

Exhibit A

***NO TEXT ABOVE THIS NOTE OR PRECEEDING THE FOLLOWING
TEXT ARE TO BE CHANGED**

Section 602. Use table.

SPECIFIC USES	R1	R2	MU*	OT	CB	O-I	IA	U.S. 29	Section Reference	Comment/ Condition
Commercial Drone Delivery Hub					S			S		Permitted only as an accessory use. Facilities associated with this use shall be: 1. Placement: Approved via the SUP process with the submittal of a site plan showing layout and circulation of the site. 2. Appearance: Comply with all U.S. 29 Overlay Architectural and Site Guidelines.



City of Lilburn

in Gwinnett County

State of Georgia

Ordinance

Number:

2026-668

DRAFT

Date of Reading and Adoption: February 9, 2026

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

**AN ORDINANCE TO AMEND THE OFFICIAL CODE OF LILBURN, GEORGIA,
Appendix A, Article 6, Section 602 – Use Table and Article 8, Section 818 – Off street loading required
to add and regulate the Drone Delivery Hub use and to amend Off-street loading permissions within
the Old Town Overlay District.**

WHEREAS: Chapter 1 Section 1-6 of the City Code provides for amendments to City Code from time to time by adoption of City Council; and

WHEREAS: The Planning Commission met at a Special Called Public Hearing to review text amendments to the zoning ordinance on January 22, 2026, and made a recommendation to City Council to approve the amendments, and

WHEREAS: The City Council finds that the amendments to the Lilburn Zoning Ordinance sections named herein promote the health, safety, convenience, order, prosperity, and general welfare of the present and future inhabitants of the City of Lilburn.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Lilburn, Georgia, sitting in regular session on February 9, 2026, that the **Appendix A, Article 6, Section 602 – Use Table and Article 8, Section 818 – Off street loading required** of the City of Lilburn are hereby amended as set forth in **Exhibit A.**

BE IT FURTHER RESOLVED that this Ordinance shall be effective upon its adoption, and that all ordinances, regulations, or parts of the same in conflict with this Ordinance are hereby rescinded to the extent of said conflict.

This ordinance is effective immediately upon adoption and is adopted this 9th day of February 2026 by recorded vote of the Mayor and Council of the City of Lilburn.

SO ORDAINED this the 9th day of February, 2026.

APPROVED:

Johnny Crist, Mayor

ATTEST:

Anja Peay, City Clerk

Exhibit A

***NO TEXT ABOVE THIS NOTE OR PRECEEDING THE FOLLOWING TEXT ARE TO BE CHANGED**

Section 602. Use table.

SPECIFIC USES		R1	R2	MU*	OT	CB	O-I	IA	U.S. 29	Section Reference	Comment/Condition
*Upon Master Concept Plan approval											
RESIDENTIAL USES											
Residential Dwelling Types	Single-family Detached	P	P	P	P						See development standards for minimum unit size and lot configurations.
	Single-family (cluster-cottage, creative lot configuration)	P	P	P	P	S			S	U.S. 29 Overlay Provisions	Permitted as part of a mixed-use development in CB under the U.S. 29 Overlay with Concept Plan review.
	Single-family Attached (fee simple)		S	P	P	S			S	Sec. 734 U.S. 29 Overlay Provisions Art. 7	Permitted as part of a mixed-use development in CB under the U.S. 29 Overlay with Concept Plan review.
	Single-family Attached (condominium)		S	P	P	S			S	Sec. 734 U.S. 29	Permitted as part of a mixed-use

Exhibit A

										Overlay Provisions	development in CB under the U.S. 29 Overlay with Concept Plan review.
	Boarding and Rooming Houses		S								Limited to not more than 10 non-transient boarders.
	Residential as Component of Mixed-Use Building			P	P	S			S	Sec. 603 U.S. 29 Overlay Sec. 702	Includes accessory apartments and condo or MF units above or behind ground floor commercial in MU and CB under the U.S. 29 Overlay.
	Conservation Subdivision	S	S							Art. 7	Conditions apply.
	Duplex		S	P	P					Sec. 734 U.S. 29 Overlay Provisions Art. 7	
	Live/Work Residence			P	P				P	Sec. 603	Permitted in mixed-use, OT Overlay, and U.S. 29 Overlay. Where resident's business is located.
	Manufactured/Modular Home	C								Art. 7	Mobile home on axles and wheels excluded. Includes pre-fab/modular.

Exhibit A

	Multi-family Attached Condominium		S	P	S	S			S	Sec. 736 U.S. 29 Overlay Provisions	Permitted as part of a mixed-use development in CB under the U.S. 29 Overlay with Concept Plan review.
	Multi-family (other)		S	P	S	S			S	Sec. 736 U.S. 29 Overlay Provisions	Permitted as part of a mixed-use development in CB under the U.S. 29 Overlay with Concept Plan review.
	Multi-Family (age restricted)		S	P	S	S	S		S	Sec. 603 Sec. 736 U.S. 29 Overlay Provisions	Permitted as part of a mixed-use development in CB under the U.S. 29 Overlay with Concept Plan review. In OT, density restricted to 18 du/ac.
ACCESSORY USES											
Dwelling Uses	Accessory Use — attached	P	P	P	S	S			S	Art. 7, Sec. 701 and Sec. 702	
	Amateur Radio Transmitter	P	P	P	P	P	P	P	P		
	Caretaker or Watchman Quarters					P	P				As an accessory use.
	Community Amenity Recreation Facility	P	P	P	S	P			P		Permitted as part of a mixed-use

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	(subdivision tennis courts and/or pool or building)											commercial project in CB under U.S. 29 Overlay in MU. Commercial standards apply.
	Conservation and/or Common Area	P	P	P	P	P	P	P	P	P		Permitted when integrated into site plan as non-primary use and recorded on final plat.
	Dormitory			P				P				Permitted as ancillary supporting use to a hospital use, medical facility, or associated educational facility.
Residential	Home-based Occupation	C	C	C	C	C	C			C	Art. 716	Subject to HO criteria and licensing. In OI and CB, permitted in existing residential dwellings only.
	Pet House Structure	P	P	P	P							Restricted to rear yard setback area. No kennels.
	Private Tennis Court	P	P	P	P						Art. 7	Administrative conditional approval required for lighting.
	Storage Shed	P	P	P	P							Rear yard only. Subject to setback,

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												bldg. separation and material review.
	Swimming Pool (private)	P	P	P	P					Art. 7		Subject to structure separation and fencing requirements.
Business	Farm Stand Sale of Products Produced on Premises	C			C							Requires a temporary use permit in nonresidential districts and subject to minimum lot size and setback requirements.
	Personal Hair Salon	S	S									Single family residence only.
	Short Term Rental	C	C	C	C	C				C	Art. 7	Compliance inspections and business license apply.
Agricultural	Non-commercial Keeping of Fowl/Livestock	C									Art. 7	Subject to minimum lot size and setback requirements on private lot.
	Non-commercial Agriculture	C										Subject to minimum 1 acre lot size, R-1 minimum setback, and floodplain requirements on private lot.

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	Agricultural/Livestock Accessory Buildings and Uses	P							P			Includes ponds, fishing lakes, barns, storage/tack sheds. Subject to minimum lot size and setback requirements.
	Private Horse Stables Riding for Residents	C									Art. 6, § 603	Subject to minimum lot size and setback requirements.
PARKS AND RECREATION USES												
Parks and Trails	Community Garden	P	P	P	P	P	P	P		P		
	Parks	P	P	P	P	P	P	P	P	P		Permitted use under U.S. 29 Overlay under O-I district. The planning director may designate certain areas in parks as allowing dogs and/or other pets to be off- leash.
	Passive Open Space	P	P	P	P	P	P	P	P	P		Includes greens and non-paved common areas in mixed-use commercial projects in MU and CB under U.S. 29 Overlay.
	Walking Trails/Greenway	P	P	P	P	P	P	P	P	P		
Community Sports Facilities	Athletic Fields (with lights)	S			S	P	S	P	S			

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	Athletic Fields (non-lighted)	S		P	S		P	P	P		
	Community Center/Gymnasiums	S	S	P	S	P	P	P	P		
	Public Swimming Facilities	S	S	S	S	P	P	P	P		
	Public Tennis Facilities	S	S	S	S	P	P	P	P		
PUBLIC/INSTITUTIONAL USES											
Care Facilities	After School Program	C	C	C	C	P	P	P	P	Art. 6, § 603	Permitted in conjunction with a family day care facility in a residential unit, or daycare center in commercial districts.
	Continuing Care Retirement Facilities			S	S	S	P	P	S	Art. 7	May include many levels of independent living through nursing home care.
	Day Care Center Facilities (all ages)			C		C	C	C	C	Art. 7	
	Family Daycare Home	C	C	C	C					Art. 7	
	Group Home (small)	S	S	S			S			Art. 7	A community living arrangement with 6 or fewer unrelated adults in a residence, plus caretakers. In R1 & MU limited to 4 adults.

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	Group Home (large)		S	S						Art. 7	A community living arrangement with 7 to 12 persons plus caretakers.
	Halfway House				S		S	S			Transitional Housing Facility.
	Homeless Shelter						S	S			
	Hospitals			P			P	P	P		
	Hospice			P		P	P	P	P		
	Institutional Residential Living and Care Facility			S	S	S	P	P	S	Art. 7	Includes assisted living facility, intermediate care home, nursing home, skilled nursing care facility.
Assembly	Assembly Hall			P	P	P	P		P		
	Banquet Halls			P	P	P			P		Min. Square footage requirements for alcohol sales (see Article 6) Prohibited as an accessory use unless associated with a Hotel.
	Club, Private			P	P	P	P	P	P		
	Community Center				P	P	P	P	P		City, Gwinnett County or Non-profit.

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	Hookah/Vapor Bar or Lounge					C			C	U.S. 29 Overlay Provisions	Subject to Sec. 735, city licensing and other State laws.
	Meeting Hall, Fraternal Organization, Civic Clubs or Lodges			P	P	P	P	P	P		Non-commercial - not for profit (VA, Elks, Masons, Greek Fraternity). No overnight lodging.
	Religious Assemblies	S	S	S	P	P	P	P	P	Art. 7	
Public Safety/Government	Fire and Police Stations	P	P	P	P	P	P	P	P		
	Government Buildings/Facilities	P	P	P	P	P	P	P	P		Includes post office.
Educational	Educational Facilities (Public)	S	S	S	S	S	S	S	S	Art. 7	
	Library	P	P	P	P	P	P	P	P		
	Museum	P	P	P	P	P	P	P	P		
	Private, Vocational, Trade Schools					S	S	S	S	Art. 7	
PROFESSIONAL SERVICES											
Business Office	Accounting Firm, Bookkeeper Offices			P	P	P	P	P	P		
	Administration			P	P	P	P	P	P		
	Advertising Agency			P	P	P	P	P	P		
	Architect, Engineer, Land Development Office			P	P	P	P	P	P		
	Auto Leasing and Brokerage Office			C	C	C	C	C	C	Art. 6, § 603	Internet sales only, no display or inventory.
	Brokerage Firm			P	P	P	P	P	P		
	Consulting Firm			P	P	P	P	P	P		

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	Corporate Headquarters			P	P	P	P	P	P		
	Employment Agency			P	P	P	P	P	P		
	Financial Institutions			P	P	P	P	P	P		Automatic teller as accessory use.
	Insurance Sales			P	P	P	P	P	P		
	Law Firm/Attorney			P	P	P	P	P	P		
	Real Estate Office			P	P	P	P	P	P		
	Secretarial Services			P	P	P	P	P	P		
	Travel Agency			P	P	P	P	P	P		
Medical/Clinical	Chiropractor			P	P	P	P	P	P		
	Counseling Services			P	P	P	P	P	P		
	Dentist/Orthodontist/Oral Surgeon			P	P	P	P	P	P		
	Doctors' Office			P	P	P	P	P	P		
	Medical Clinic/Emergency Care			P	P	P	P	P	P		Pain Mgmt. further restricted by licensing requirements (distance to sensitive uses).
	Veterinary Clinic			C		P		P	P		Grooming and care allowed. No outdoor boarding. Adaptive reuse of dwelling permitted in MU.
	Veterinary Clinic with Outdoor Kennel					S		P	S	Art. 6, § 603	Outdoor boarding. May include large animals as appropriate.

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Other	Charitable Institution (office)			P	P	P	P	P	P		
	Public Utility or Other Similar Professional Office			P	P	P	P	P	P		Public office in MU and CB limited to tenant or component of mixed-use, office park, or commercial center.
	Office Park			S		S	S	P	S	Art. 6, § 603	
	Office Condominiums			P	P	P	P	P	P		
	Other Similar Professional Office Uses Not Specified			C	C	C	P	P	C		Subject to administrative conditional approval.
COMMERCIAL											
Personal Services	Barber Shop, Hair Salon			P	P	P	P	P	P		
	Clothing Alterations			P	P	P			P		Includes tailors and seamstresses.
	Dance/Fitness/Karate Studio			P	P	P		P	P		Limited to 2,500 sq. ft. in MU* and OT.
	Dry Cleaner and Laundry Facilities (no drive-thru)			P		P		P	P		Includes delivery, pick up and self-service facilities, limited to 2,500 sq. ft. of total floor space.
	Dry Cleaner (with drive-thru)					C		P	C	Art. 7	Limited to 2,500 sq. ft. No less than 3

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											vehicle stacking for drive through.
	Nail Salons			P	P	P	P	P	P		Subject to licensing requirements.
	Laundromats					P		P			
	Music and Art Instruction			P	P	P		P	P		Includes ancillary sale of equipment, instruments and accessories.
	Shoe Repair			P	P	P		P	P		
	Tanning Salons			P	P	P		P	P		
	Weight Loss/Nutrition Centers			P	P	P		P	P		
	Other Similar Personal Services Not Specified			C	C	C		C	C		Subject to licensing and distance requirements from sensitive uses in all districts.
Food and Convenience Stores	Bakery			P	P	P		P	P		
	Candy Stores			P	P	P		P	P		
	Convenience Store w/out Gas Pumps			C		P		P	P		No automatated car wash as an accessory use permitted in MU.
	Convenience Store w/Gas Pumps			S		S		P	S	Art. 6, § 603 Art. 7	Automated car wash as accessory use permitted only in CB.
	Drug Store w/Drive Thru Pharmacy			C		P	P	P	P		Administrative conditional approval

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											required with Drive-Thru in MU. No less than 3 vehicle stacking for drive through.
	Fruit and Nut Stores			P	P	P		P	P		
	Grocery Stores			C		P		P	P	Art. 7	Square footage limitations in MU.
	Health, Nutrition and Vitamin Food Stores			C	C	P		P	P		Limited to 2,500 sq. ft. in MU and OT.
	Ice Cream Shops			P	P	P		P	P		
	Newsstands			P	P	P	P	P	P		
	Specialty Food Stores			P	C	P		P	P		Includes ancillary catering services. Square footage limitations in TC.
Dining	Bars, Taverns, Microbrewery			S	S	S		P	S	Art. 7	Permitted with food service only and administrative conditional review.
	Cafes and Coffee Shops			P	P	P	P ₁	P	P		Permitted in O-I as accessory use.
	Restaurants (no drive-thru)			P	P	P		P	P		Includes bar or lounge subject to liquor sales licensing.
	Restaurants (with drive-thru)			S		S		P	+S		No less than 3 vehicle stacking for drive through.

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	Wine Shop				P	P			P		Subject to City and State Licensing requirements. Permitted as a primary use or accessory use to a Restaurant (no drive-thru) only.
Clothing	Bridal, Formal Wear			P	P	P		P	P		
	Clothing Store, Boutique or Similar			P	P	P		P	P		
	Consignment Store			P	P	P		P	P		
	Maternity Shop			P	P	P		P	P		
	Shoes or Children's Shoes			P	P	P		P	P		
	Specialty Store			P	P	P		P	P		Includes leather shops, uniform stores, women's foundations/lingerie.
Artists and Craftsmen's Stores	Antique Store			P	P	P		P	P		Refurbishing and restoration only in IA.
	Artists' Studios and Galleries			P	P	P		P	P		Includes pottery.
	Art/Hobby/Craft/School Supply Shop			P	P	P		P	P		Big Box prohibited in MU and OT.
	Frame Shops			P	P	P		P	P		
	Interior Design Services and Shop			P	P	P		P	P		Maximum 2,500 sq. ft. building limitations in OT.

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	Music Studio, With Accessory Sales			P	P	P		P	P		
	Photography Sales and Studios, Film Developing			P	P	P		P	P		
Specialty Retail	Bicycle Store			P	P	P		P	P		Temporary outdoor display only.
	Bookstores			P	C	P		P	P		Limited to 2,500 sq. ft. in OT.
	Camera/Photo Supply			P	P	P		P	P		
	Cellular Phone Vendor Sales and Service			P	P	P		P	P		
	Cigar/Tobacco Shops					P		P	P	Art. 6, § 603	
	DVD, Computer Game, and CD Music Rental and Retail Stores			P	P	P		P	P		Big box prohibited in MU and OT. Equipment sales limited to accessories and software.
	Fabric Shop			P	P	P		P	P		
	Florist			P	P	P	P	P	P		
	Furniture Repair and Upholstery			C		P		P			Limited to 2,500 sq. ft. in MU.
	Gift Shops			P	P	P	P	P	P		Accessory use in O-I.
	Hardware Store			C	C	P		P	P		Big Box prohibited in MU and TC. No outside storage.
	Jewelers			P	P	P		P	P		Includes repair.
	Locksmith			P	P	P		P	P		

Exhibit A

	Mailbox, Copy and Mailing Service			P	P	P	P	P	P		
	Musical Instrument Sales and Repair			P	P	P		P	P		
	Optical and Hearing Center			P	P	P	P	P	P		
	Pest Control Business			P	P	P		P	P		
	Pet Supply, Pet Shop, w/Grooming			P	C	P		P	P		Size limitations of 2,500 sq. ft. building space in OT. No outdoor facilities.
	School Supply			P	P	P		P	P		
	Small Appliance, Electronics Sales and Service			P		P		P	P		Includes TV, stereo equipment, DVD and similar electronics.
	Stationary Shop			P	P	P		P			
	Toy Store			P	C	P		P	P		Subject to 2,500 sq. ft. building space restriction in OT.
Other	ATM Bank Machines			P	P	P		P	P		
	Bed and Breakfast Inn				S	S			S	Art. 7	Allowed in OT under R-1 zoning.
	Hotel/Motel			P		P			P		No extended stay allowed.
	Kennels							C			All structures and elements used for housing animals shall be located at least 300 feet from

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											dwelling or business on any property.
	Funeral Homes/Crematories					P		P	P	Art. 6, § 603	Crematory allowed in conjunction with funeral home. Stand-alone crematories subject to state law.
	Cemetery—New		S			S ₁	S			Art. 6, § 603	New cemetery allowed as accessory to funeral home in CB.
	Planned Commercial Center			C		P		P	P		Within MU, limited to 8,000 square feet per acre.
	Radio, Recording, TV Studios and Broadcasting					P		P	P		
	Similar specialty uses and services not specified			P	P	P	P ₁	P	P		Subject to administrative conditional approval. Retail and service are incidental uses in O-I districts.
Shops and Stores	Big Box Retail Stores					P			P		Includes wholesale/retail.
	Boat Sales and Service					S		P	S		Subject to auto sales and service requirements.
	Computer Sales and Service			P	P	P		P	P		

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	Contractor's Office (Building, Electrical, Plumbing Contractor)			P	P	P	P	P	P		Office functions only in MU, OT, CB and US29.
	Contractor's Offices with Outdoor Storage					S		P	S	Art. 6, § 603 Art. 7	
	Copy Centers and Print Shops			C	C	P		P	P		Size limitations of 2,500 sq. ft. building space in MU and OT.
	Department Stores, Discount Stores			C		P		P	P		Size limitations of 2,500 sq. ft. building space in MU and OT.
	Furniture Stores and Showrooms				C	P		P	P		Size limitations of 2,500 sq. ft. building space in OT.
	Garden Supply, Nursery and Greenhouses			P	C	P		P	P		Greenhouse must be enclosed within principal building. Limited to 2,500 sq. ft. in MU or OT.
	Home Improvement Center with Garden Centers				P	P		P	S	Art. 6, § 603	With outdoor storage. In IA, may include open mulch/ground cover storage.
	Retail Package Stores, Liquor Stores			S	S	S		S	S	Art. 7	
	Photocopy and Reproduction Service				P	P		P	P		
	Shoe Stores			P	P	P		P	P		

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	Sign Shops					P		P	P		
	Sporting Goods Stores			C	P	P		P	P		Limited to 2,500 sq. ft. in MU. No on-site uniform fabrication or screening.
	Weaving, Knit, Needlecraft Shop			P	P	P		P	P		Includes instruction.
Auto and Equipment Oriented Uses	Auto Supply and Accessory Store					P		P	P		No service, installation or repair.
	Auto and Truck Service Center					S		P	S	Art. 6, § 603	Includes oil/lubrication and similar maintenance repair. No body or paint repair.
	Auto and Truck Dealership					S		P	S	Art. 6, § 603	Includes limited service. No body repair.
	Auto Rental Agency					C		P	C		Office with no service or repair. Must have designated parking spaces in multi-tenant centers and CB/U.S. 29
	Car Washes and Detailing					S		P	S	Art. 7	Includes self-service. Buildings must be oriented so that wash bays do not directly face U.S. 29.
	Emission Inspection					S		P	S		Stand-alone.

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	Equipment Rental and Sales					P/S		P			Excluding heavy equipment with no service. SUP required for service and outside storage.
	Heavy Equipment Rental, Sales or Service					S		P			Includes heavy equipment, bulldozers, backhoes, forklifts, cranes, and similar. SUP required for outside storage or display in CB. Excludes heavy repair.
	Gas and Service Stations					S		P	S	Art. 7	Stand-alone only.
	Motorcycle Sales and Service					S		P			No outdoor service. Outside storage shall be screened.
	Tire Store					S		P	C	Art. 6, § 603	Installation and service permitted only in enclosed bays. In U.S. 29 Overlay, subject to design criteria.
	Vehicle Storage Lots					S		S		Art. 7, § 733	Minimum lot size 20 acres, security fencing required, no sales, service, washing, or detail operations on

Exhibit A

											premises, and no junk vehicles.
Supply and Wholesale	Building Supply, Equipment Sales and Showroom with Outdoor Storage					P		P	S	Art. 6, § 603	Includes cabinets, kitchen, pool, lumber, electrical plumbing, and similar uses.
	Office Supply Stores					P		P	P		
	Paint, Wallpaper, Flooring Supply and Sales					P		P	P		
Entertainment Venues	Arcades, Billiards					S		S	S		
	Bingo and Trading Card Gaming Establishments					P			P		
	Single or Multiplex Movie Theaters					P			P		
	Theaters			P	P	P		P	P		
Commercial Recreation	Fitness Center, Athletic Club			P	P	P		P	P		
	Golf Driving Range					P		P	S		
	Indoor Recreation Complex					P		P	P		
	Miniature Golf/Go Carts/Water Park					S		S	S		
	Private, Not-For-Profit Recreational Facilities					S		S	S	Art. 7	
	Skateboard Park					S		S	S		Includes ancillary sales and screened outdoor area.
	Skating Rink					P		P	P		Roller and/or ice skating or hockey.

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	Swimming Facilities/Swim Schools					P		P	P		Privately owned and operated.
Restricted Uses	Auto and Truck Body and Heavy Repair Services					S		S		Art. 6, § 603	Includes body and paint shops, van conversion, transmission and major vehicle overhaul.
	Adult-Oriented Establishments					S				City Code	Refer to City Code for requirements.
	Body Piercing/Tattoo Shops							S		Part II, Ch. 23	Refer to Municipal Code Part II: Chapter 23, Body Art Studios and Artists for conditions.
	Commercial Drone Delivery Hub					S			S		<p>Permitted only as an accessory use.</p> <p>Facilities associated with this use shall be:</p> <ol style="list-style-type: none"> 1. Placement: Approved via the SUP process with the submittal of a site plan showing layout and circulation of the site.

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											<p>2. Appearance: Comply with all U.S. 29 Overlay Architectural and Site Guidelines.</p> <p>3. Shall be served by permanent utilities (water, sewer, electric), where possible. Should a generator be approved, screening shall be required.</p> <p>The accessory use shall only operate during the hours of 10 am to 5 pm.</p>
	Drive-in Movie Theaters					S					
	Flea Markets					S		S		Art. 7	Outdoor, temporary facility only.
	Manufactured Home and Building Sales							P			New and used.
	Mobile Food Vending	C	C	C	C	C	C	C	C	Art. 7, § 721	Refer to § 738 for brewery policy.
	Pawn Shops/Title Pawn/Check Cashing Business					S				Art. 7	

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	Private Clubs, Nightclubs, Taverns					S		S	S	Art. 7	
	Self-Storage, Mini Storage			S		S		S	S		Allowed only on properties fronting an arterial or major collector street. In MU/US29, site dimensions and architectural elements consistent with US29 Commercial Corridor Overlay and subject to additional conditions: multi-story, climate controlled, valet or on-demand, no outdoor storage, no truck storage or rental. Wall signage limited by office square footage.
	Smoke/Vape Shop										
LIGHT INDUSTRIAL											
Research/Science	Agricultural Research							P	P		
	Medical Lab			P		P		P	P	P	Subject to Master Concept Plan approval in MU.
	Research Facilities							P	P		
	Science Laboratories							P	P		

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	Similar Research Facilities not Specified						S	S			
Production and Processing	Commercial Bakery/Catering and Food Preparation							P			Includes preparation, cooking and/or baking, and packaging. Short term storage permitted.
	Custom Manufacturing							P			Includes assembly.
	Technology Industry							P			
	Machine, Welding, Radiator/Muffler Repair							S		Art. 6, § 603	Outside storage not permitted in business parks.
	Breweries and Soft Drink Bottling			S	S	S		P	S	Art. 7, Sec. 737 provisions, city licensing and State law	May include commercial production facilities.
	Newspaper Printing Plant							P			
	Distillery				C			P	C		Distillery uses with a gross floor area of 10,000 S.F. or greater are required to have a tasting room component.
Light Storage/Distribution/Warehousing	Building Supply Lumber Yards							C		See Light Outdoor Storage	Outdoor storage screening required subject to

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												create emissions within federal standards.
Distribution and Storage	Bulk Container Storage								S		Art. 6, § 603	
	Distribution Centers								P			
	Towing and Wrecker Service								P		Art. 6, § 603	Business Truck and operable vehicle parking only. Screening requirements apply.
	Wrecked Motor Vehicle Compound								S		Article 6: Sec. 603	Min. Lot Size 2 acres. Temporary Storage Only. No dismantling or salvage yard.
	Reclaimed Materials Processing Facility								S		Art. 6, § 603	Recovered materials processing does not include any operation which changes the nature of a material, its chemical composition, or its physical qualities.
	Truck and Railroad Terminals								S			
	Wholesaling, Storage and Distribution (Heavy)								S			
PUBLIC INFRASTRUCTURE												
Transit	Bus, train, or taxi lots and facilities			S					P		S	Within MU and CB, lot or facilities shall

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											be underground or on ground floor of the primary use and screened from views at street level.
	Parking Lot, Deck			P	S	P	P	P	S		20-acre min lot for vehicle storage.
	Passenger Facilities	P	P	P	P	P	P	P	P		Includes transit stops, no lots or GTC or transfer stations in R1, R2, MU or OT Overlay.
Utilities	Cellular/Wireless Communication Tower			S	S	S	S	S	S		Refer to Telecommunications Towers and Antennas Code.
	Electric Substation or Gas Regulator Station	S	S	S	S	S	S	S	S	Art. 6, § 603	As deemed required for location to serve land uses in vicinity.
	Public Utility Facilities	S	S	S	S	S	S	S	S		
TEMPORARY USES											
	Temporary Construction Field Office/Mobile Buildings/Portable Storage Units*			C	C	C	C	C	C	Art. 7	Permitted in conjunction with the development or redevelopment of any permitted or special use, during the construction period, subject to a temporary use permit.

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	Temporary Outdoor Events			C	C	C	C	C	C	Art. 6, § 603 Art. 7	Includes Christmas Tree lots, Pumpkin Patch/Halloween Sales, carnivals.
	Produce Stands			C	C	C	C	C	C	Art. 7	Temporary use permit required.
	Farmer's Market			C	C	C	C	C	C	Art. 7	Temporary use permit required.
	Charitable/Non-Profit Events			C	C	C	C	C	C	Art. 6, § 603 Art. 7	Exempt from fees, subject to approval of a temporary use permit.
	Temporary Retail Sales and Display Activities			C	C	C	C	C	C	Art. 7	Includes parking lot sales, tent sales, sidewalk sales in association with an existing business located on the premises as a principal use, subject to approval of a temporary use permit.
	Yard Sale	P	P	P	P					Art. 6, § 603	On properties zoned and occupied for residential use.
Other	Special Temporary Uses at a Flea Market Facility					C		C	C	Art. 7, § 714-4	Includes but not limited to: auctions, antique shows, farmers markets, traveling road

Exhibit A

***NO TEXT BELOW THIS NOTE OR PROCEEDING THE ABOVE TEXT
ARE TO BE CHANGED**

Section 818. Off-street loading required.

On the same lot with every building, structure or part thereof, erected or occupied for manufacturing, storage, warehouse, truck freight terminal, department store, wholesale store, grocery supermarket, hotel, hospital, mortuary, dry cleaning plant, retail business, college, or other uses similarly involving the receipt or distribution of vehicles, materials or merchandise, there shall be provided and maintained adequate space for the standing, loading, and unloading of such materials to avoid undue interference with public use of streets, alleys, and private or public parking areas.

This section shall not apply to uses permitted in the Old Town Overlay District, except that off-street loading areas shall be prohibited on Railroad Avenue and Main Street within said district. ~~This section shall not apply to uses permitted in the Old Town Overlay District.~~ (Ord. No. 2022-596, Att. 1, 11-14-2022)



**City of Lilburn
Planning Commission Meeting Minutes**

DRAFT

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

*Board Members:
James Hampton, Chair
Beanie Danos, Vice Chair
Kenneth Stephenson
Michael Delashmit
Peter Sirbu*

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.

1/22/2026 - Minutes

I. Call to Order

Chairman James Hampton called the meeting to order at 7:37 PM.

II. 2026 Appointments

Board member Pete Sirbu made a motion to appoint James Hampton as Chair and Beanie Danos as Vice Chair, seconded by Board member Ken Stephenson.

Motion passed 5-0.

III. Roll Call

All Board members present.

Staff members present:

Reid Turner, Planning Director

Matt Ferreira, City Planner

Anja Peay, City Clerk

IV. Approval of Agenda

Chairman James Hampton asked for a motion to approve the agenda. Board member Peter Sirbu made the motion to approve, seconded by Beanie Danos.

Motion passed 5-0.

V. Approval of Minutes

Chairman James Hampton asked for a motion. Board member Ken Stephenson made the motion to approve the December 18th, 2025 Special Called Planning Commission Hearing Minutes, seconded by Board member Beanie Danos.

Motion passed 5-0.

1. DRAFT December 18th, 2025 Special Called Planning Commission Hearing Minutes

VI. Old Business

No Old Business

VII. New Business

1. Zoning Ordinance Text Amendments

Planning Director Reid Turner reviewed proposed text amendments to the Lilburn Zoning Ordinance. The amendments would allow a new accessory use, a Commercial Drone Delivery Hub, and prohibit off-street loading on Main Street and Railroad Avenue to protect traffic circulation and streetscapes in Old Town Lilburn.

Chairman James Hampton opened the public hearing and, seeing no public comments, called for a motion to approve the text amendments as recommended by staff. Board member Michael Delashmit requested clarification on the text amendments. A board discussion followed, resulting in amendments to the staff recommendation.

The board amended the text to require a minimum buffer of 50 feet, regardless of any existing buffer. A second amendment removed the reference to a generator in Point 3, so that Point 3 now reads: "Shall be served by permanent utilities (water, sewer, electric)."

Chairman Hampton called for a motion. Boardmember Beanie Danos made a motion to approve the text amendments as recommended by staff, with the added requirement: "A mandatory 50-foot buffer between this use and any residential use", and with the removal of the generator reference in Point 3, which now reads: "Shall be served by permanent utilities (water, sewer, electric)." Boardmember Delashmit seconded the motion.

Motion passed 5-0.

VIII. Adjournment

Chairman Hampton adjourned the meeting at 7:58 PM.

Approved this _____ day of _____, 20__.

James Hampton, Planning Commission Chair

ATTEST:

Anja Peay, City Clerk

**CITY OF LILBURN
AGENDA ITEM NO. 1**

Date:	January 26, 2026	To: Mayor and Council	January 27, 2026
From:	Jenny Simpkins	Department:	City Manager
Work Session/Reg. Mtg. Date Requested:	February 9, 2026	Presenter:	Jenny Simpkins
Agenda Title:	Approval of Ordinance No. 2026-666, an Ordinance amending Lilburn City Code, Chapter 54, Solid Waste, Article II, Collection and Disposal		
Audio/Visual Requirements:	Yes/No/NA		

Agenda Item Description (Background/History/Details):
Updates are needed to the Collection and Disposal article of Chapter 54, Solid Waste, of Lilburn City Code to account for changes in requirements for placement of solid waste and recycling containers, yard waste collection, and billing and collections.

Staff Recommendations (Motion) :
Staff recommends the following: “Motion to approve Ordinance No. 2026-666, an Ordinance amending Lilburn City Code, Chapter 54, Solid Waste, Article II, Collection and Disposal.”

Department Head Approval:	J. Simpkins
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Mayor’s Signature Required:	YES	NO
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List Attachments:
1. Ordinance No. 2026-666

Financial Information (For Financial Services Use Only)

Budgeted Yes/No	Fund Name & Code	Current Balance	Requested Allocation	City Manager’s Initials
				JS



City of Lilburn

in Gwinnett County

State of Georgia

Ordinance

Number:

2026-666

Date of Reading and Adoption: February 9, 2026
At the meeting of the Lilburn City Council held at 340 Main Street, Lilburn, Georgia.

AN ORDINANCE TO AMEND SECTIONS 19 AND 28 OF CHAPTER 54, SOLID WASTE, ARTICLE II, COLLECTION AND DISPOSAL OF THE CODE OF ORDINANCES OF THE CITY OF LILBURN; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR AND EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, O.C.G.A. § 36-35-3 provides that the governing authority of each municipal corporation shall have legislative power to adopt clearly reasonable ordinances, resolutions, or regulations related to its property, affairs, and local government for which no provision has been made by general law and which are not inconsistent with the Constitution or any charter provision applicable thereto; and

WHEREAS, municipal regulation of solid waste and recycling collection and disposal is not included in the state's limitations on home rule powers per O.C.G.A. § 36-5-6; and

WHEREAS, the Mayor and Council of the City of Lilburn find that it is in the best interest of the health, safety, and welfare of the citizens of Lilburn to modify certain sections of city code related to container placement, yard waste collection, and billing for sanitation services.

NOW, THEREFORE, MAY IT BE ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LILBURN, GEORGIA, THAT SECTIONS 19 AND 28 OF CHAPTER 54, SOLID WASTE, ARTICLE II, COLLECTION AND DISPOSAL, OF THE OFFICIAL CODE OF ORDINANCES OF THE CITY OF LILBURN SHALL BE AMENDED AS FOLLOWS:

Sec. 54-19. Place of collection; grass clippings; limbs, bulky items.

- (a) Containers or plastic disposable bags should be placed at curbside no earlier than 7:00 p.m. the day preceding collection and must be removed no later than 7:00 a.m. the day following collection day. Once removed containers ~~should not be visible from the street fronting the occupant's residence. The owner or occupant may leave containers in an aesthetically pleasing enclosure (a structure that blends with the surrounding neighborhood and is not viewed as an eyesore) off the right-of-way.~~ shall be placed in the side or rear yard or within an enclosure such as a garage.

- (b) Grass clippings, pine straw and leaves shall be placed on the street curb in ~~containers~~ **disposable paper bags designed for yard waste** no earlier than 7:00 p.m. the day preceding collection and the containers must be removed no later than 7:00 a.m. the day following collection day. These items must be secured in ~~either~~ disposable paper bags of a type, size and material designed for yard waste storage and disposal, ~~a trash container, or cardboard box~~. No bag or container that cannot be loaded by one person shall be collected. ~~The owner or occupant may leave containers in an aesthetically pleasing enclosure (a structure that blends with the surrounding neighborhood and is not viewed as an eyesore) off the right-of-way.~~
- (c) Fallen limbs, trees, cut limbs, cut trees and yard trash of this category shall be cut by the property owner into lengths not more than four feet, and shall weigh no more than 50 pounds. Other yard trash, which shall include weeds, grass trimmings, leaves, brush and pine straw must be contained in paper bags, cardboard boxes, or trash containers. At no time shall any trash be placed in gutters, drains, walkways or alleys or streets of the city.
- (d) An owner or occupant wishing to dispose of trees or limbs from two inches to six inches in diameter shall notify city hall and arrange for the limbs/trees to be chipped.

Sec. 54-28. Assessment for residential sanitation services

- (a) All residential housing units, exclusive of high occupancy apartment complexes, within the city shall be provided sanitation service at a cost equivalent to the current actual expense per residential unit by contract and paid to the contracted waste hauler. Said cost shall be known as the sanitation service fee.
- (b) The sanitation service fee shall be collected by ~~Gwinnett County~~ through the ad valorem tax statement for each single family housing unit and residential multi-housing unit in the city. Beginning September 13, 2011, ~~the county shall include~~ the sanitation service fee **shall be included** on the ad valorem tax statement for each single family housing unit and residential multi-housing unit in the city to cover the 12-month service period from January 1, 2012, through December 31, 2012. Beginning in the year 2012 and annually thereafter, the ad valorem tax statement shall include the sanitation service fee for the 12-month service period of the following year.

BE IT FURTHER ORDAINED that this Ordinance shall become effective upon its adoption.

SO ORDAINED this the 9th day of February, 2026.

Johnny D. Crist, Mayor

ATTEST:

Anja Peay, City Clerk
(Seal)

**CITY OF LILBURN
AGENDA ITEM NO. 2**

Date:	February 4, 2026	To: Mayor and Council	February 4, 2026
From:	Reid Turner	Department:	Planning
Work Session/Reg. Mtg. Date Requested:	February 9, 2026	Presenter:	Reid Turner, Planning Director
Agenda Title:	Resolution imposing a 90-day moratorium barring the acceptance of applications for new buildings on commercially zoned parcels within the US29 overlay district		
Audio/Visual Requirements:	No		

Agenda Item Description (Background/History/Details):
The Mayor and City Council have directed staff to reevaluate the permitted uses of commercially zoned property within the US29 overlay district to ensure thoughtful, smart growth along the business corridor. This moratorium will allow staff time to review the table of uses and related zoning regulations and make recommendations for any changes that may be necessary.

Staff Recommendations (Motion) :
Staff recommends the following: "Motion to approve Resolution No. 2026-01, a resolution barring the acceptance of applications for new buildings on commercially zoned parcels within the US29 Overlay District for 90 days."

Department Head Approval:	MG
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Mayor's Signature Required:	YES	NO
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List Attachments:
1. Resolution No. 2026-01

Financial Information (For Financial Services Use Only)

Budgeted Yes/No	Fund Name & Code	Current Balance	Requested Allocation	City Manager's Initials



City of Lilburn
Lilburn, Georgia

Resolution
#2026-01

**A RESOLUTION IMPOSING A MORATORIUM BARRING THE
ACCEPTANCE OF APPLICATIONS FOR
NEW BUILDINGS ON COMMERCIAL ZONED PARCELS
PARCELS WITHIN THE US29 OVERLAY DISTRICT FOR 90 DAYS.**

- WHEREAS:** the Mayor and City Council of the City of Lilburn believe it is in the best interest of the citizens of Lilburn to evaluate the permitted uses of commercially zoned property within the US29 Overlay District; and
- WHEREAS:** the current use table outlined in the City of Lilburn Zoning Ordinance needs review and possible modification ensure responsible future development; and
- WHEREAS:** the Mayor and City Council find that imposing a moratorium is reasonably necessary, the least restrictive means available, and a legitimate and reasonable exercise of the City's zoning power, and in the best interest of the public health, safety, and welfare of the City's citizens.

NOW, THEREFORE, THE MAYOR AND COUNCIL OF THE CITY OF LILBURN HEREBY RESOLVE that a 90-day moratorium be placed on the acceptance of development permit applications and building permit applications and the issuance of development permits and building permits for any new buildings for any property zoned CB within the US29 Overlay District.

IT IS FURTHER RESOLVED that this temporary moratorium shall not affect any development permit applications, building permit applications, or rezoning or special use permits applications that were submitted to and accepted by the City prior to the adoption of this Resolution and shall not delay or suspend any property being developed or building being constructed under a valid permit issued prior to the adoption of this Resolution. This temporary moratorium shall not apply to any properties granted a valid demolition permit, site development permit, rezoning or Special Use Permit within the last 24 months. This temporary moratorium shall not prohibit the issuance of development permits or building permits required for building maintenance or interior improvement of existing buildings or to bring existing buildings into compliance with property maintenance regulations.

IT IS FURTHER RESOLVED that this Resolution and temporary moratorium shall become effective immediately upon its adoption by the Mayor and Council.

SO RESOLVED this the 9th day of February 2026.

APPROVED:

Johnny Crist, Mayor

ATTEST/AUTHENTICATED:

Anja Peay, City Clerk
(Seal)