



**City of Lilburn
City Council Meeting Agenda**

**January 12, 2026, at 7:30 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. Executive Session (if necessary)

II. Call to Order

III. Roll Call

IV. Pledge to the Flag

V. Approval of Agenda

VI. 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, 7:00PM - 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

VII. Approval of Minutes

Documents:

[DECEMBER 8, 2025, CITY COUNCIL MEETING DRAFT MINUTES.PDF](#)

VIII. Public Hearing

1. Public Hearing Item No. 1- Development Regulations Text Amendments – Article 7, Sec. 7.5 – Street Cuts

Text amendments are proposed to Appendix B, Article 7, Sec. 7.5 – Street Cuts, to provide for a visual detail for restoration of cobblestone roads in the event of street cuts for utility installation.

These amendments are proposed to ensure the proper restoration of Railroad Avenue in the event of street cuts for utility installation. Staff worked with the Developer and TSW to develop the detail per the manufacturers guidelines.

Public Hearing (Y/N)	Y
Department:	Planning
Presenter:	Reid Turner
Staff Recommendations:	Motion to APPROVE text amendments to Appendix B, Article 7, Sec. 7.5 – Street Cuts.
Mayor's Signature Required:	Yes

Documents:

[PH ITEM NO. 1 - AGENDA FORM - DR TEXT AMENDMENTS.PDF](#)
[PH ITEM NO. 1 -ATTACH 1 - STAFF RECOMMENDATION.PDF](#)
[PH ITEM NO 1 - ATTACH 2 - DRAFT ORD NR. 2026-663 - DEV REG TEXT AMENDMENTS.PDF](#)
[PH ITEM NO. 1 - ATTACH 3 - DRAFT PC MEETING MINUTES - 12.18.25.PDF](#)

2. Public Hearing Item No. 2 - Zoning Action - Special Use Permit – Auto and Truck Service Center

Applicant, Mustangs LLC, is requesting a Special Use Permit to allow for Automotive and Truck Service Center on the property located at 406 Pleasant Hill Rd, R6151 004. The subject property is comprised of 1.26+/- acres. The lot is zoned CB, Commercial Business.

Based on staff interpretation of the criteria for granting a Special Use Permit found in Article 10, Section 1003 of the Lilburn Zoning Ordinance, the applicant's request meets the criteria for the proposed use and for the granting of a Special Use Permit.

Staff is recommending approval with conditions. The Planning Commission elected to revise condition 1 and add a 12th condition to those proposed by staff. Staff is in agreement, and these amendments have been incorporated into the Draft Ordinance.

Public Hearing (Y/N)	Y
Department:	Planning
Presenter:	Reid Turner
Staff Recommendations:	Motion to Approve SUP-2025-04 granting a Special Use Permit for a Auto and Truck Service Center at 406 Pleasant Hill Rd.
Department Head Approval:	Reid Turner
Mayor's Signature Required:	Yes

Documents:

[PH ITEM NO. 2 - ATTACH 1 - SUP-2025-04 - APPLICATION PACKAGE.PDF](#)
[PH ITEM NO. 2 - ATTACH 2 - SUP-2025-04 - STAFF REPORT AND RECOMMENDATION.PDF](#)
[PH ITEM NO. 2 - AGENDA FORM - SUP-2025-04.PDF](#)

IX. 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.

X. Agenda

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

Each calendar year it is necessary for the Mayor and City Council to appoint the Mayor Pro-Tem, City Attorney, Legal Organ, Council Responsibilities, Municipal Judges and Solicitor(s), and members to all Commissions and Boards.

Public Hearing (Y/N)	N
Department:	City Clerk
Presenter:	Anja Peay
Staff Recommendations:	Motion to approve the various appointments presented.
Department Head Approval:	J. Simpkins
Mayor's Signature Required:	No

Documents:

[AGENDA ITEM 1 - AGENDA FORM.PDF](#)
[AGENDA ITEM NO. 1 - ATTACH 1 - APPROVAL OF 2026 MAYOR AND CITY COUNCIL APPOINTMENTS.PDF](#)

2. Agenda Item No. 2 - Approval of Ordinance 2026-665, an Ordinance amending the text of Article IV – Judicial Branch Sec. 4-15

This amendment will update Article IV Judicial Branch, Section 4-15 Rules of Court, authorizing the Court to develop operating procedures, forms, and other documents. See text amendment in Exhibit A.

Public Hearing (Y/N) N
Department: Municipal Court
Presenter: Roy Whitehead
Staff Recommendations: Motion to approve Ordinance No. 2026-665, an Ordinance amending the text of Article IV Judicial Branch, Section 4-15 of the official code of the City of Lilburn.
Department Head Approval: Jenny Simpkins
Mayor's Signature Required: Yes

Documents:

[AGENDA ITEM NO. 2 - AGENDA FROM.PDF](#)
[AGENDA ITEM NO. 2 - ATTACH 1 - ORDINANCE 2026-665.PDF](#)

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.

The city charged Frances Cole, owner of 4415 Lilburn Industrial Way, with 38 counts of various code violations, and the Municipal Court judge found Cole guilty of 35 of the 38 counts on February 20, 2025. Cole was fined \$10,000 and placed on probation for 24 months. Cole filed a Petition for Review in the Gwinnett Superior Court. On September 10, 2025, the Superior Court vacated and set aside the judgement and sentence of the Lilburn Municipal Court. Lilburn filed a Petition for Discretionary Review with the Georgia Court of Appeals within 30 days, and the petition was granted.

Since this time, we've been working toward a Settlement Agreement. Staff recommends approval of the proposed Agreement, and it has been approved by Cole and her attorney.

Public Hearing (Y/N) N
Department: City Manager
Presenter: Jenny Simpkins
Staff Recommendations: Motion to approve Contract No. 2026-01, a settlement agreement with Francis Cole at no cost to the City of Lilburn.
Department Head Approval: J. Simpkins
Mayor's Signature Required: Yes

Documents:

[AGENDA ITEM NO. 3 - AGENDA FORM.PDF](#)
[AGENDA ITEM NO. 3 - ATTACH 1.PDF](#)
[AGENDA ITEM NO. 3 - ATTACH 2.PDF](#)

XI. 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. The 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 the City Clerk, 340 Main Street, Lilburn, GA 30047, telephone number 770-921-2210.