



Small town. Big difference

**City of Lilburn
City Council Meeting Draft Minutes**

**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

Mayor Crist called the meeting to order at 7:41 pm.

III. Roll Call

IV. Oath of Office

City Attorney Richard Carothers administered the Oath of Office to Councilmember Powella and Councilmember Hart.

V. Pledge to the Flag

Pack 504 and Troop from Trinity Lutheran visited the Council meeting as part of a badge requirement. Mayor Crist invited them to lead the Pledge and thanked them for attending the City Council meeting.

VI. Approval of Agenda

Mayor Crist asked for a motion to approve the agenda. Councilmember Powella made the motion to approve, seconded by Councilmember Batterton.

Motion passed 4-0.

VII. 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

VIII. Approval of Minutes

December 8th, 2025, City Council Meeting Draft Minutes

Mayor Crist asked for a motion. Councilmember van Maanen made the motion to approve the December 8th, 2025, City Council Meeting Draft Minutes, seconded by Councilmember Powella.

Motion passed 4-0.

IX. 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 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.

Mayor Crist opened the public hearing and instructed anyone wishing to speak to register with the City Clerk by providing their name and address. He first called for public comments in opposition to the proposal; no comments were received. Mayor Crist then called for public comments in favor of the proposal and again instructed speakers to register with the City Clerk.

Seeing none, Mayor Crist closed the public hearing portion and asked for a motion. Councilmember Hart made the motion to approve Ordinance No. 2026-663, seconded by Councilmember Powella.

Motion passed 4-0.

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 Hart posted a question regarding whether the monument sign had been addressed and was in compliance. Mr. Turner stated that the monument sign is currently in compliance, noting that the base is constructed of façade materials consistent with the building, and that the sign meets height and general design requirements.

Mayor Crist explained the location of the structure, noted that it had been vacant for some time, and commended the new owner for investing in the city and improving the appearance of the property.

Mayor Crist opened the public hearing and instructed anyone wishing to speak to register with the City Clerk by providing their name and address. He first called for public comments in opposition to the proposal; no comments were received. Mayor Crist then called for public comments in favor of the proposal and again instructed speakers to register with the City Clerk.

The applicant's attorney, Joe Wilburn, provided his name and address for the record and addressed the Council on behalf of the applicant, reiterating that the proposed use would involve high-end European luxury automobiles. He requested that the 120-day compliance period referred to in Item 11 be applied to Items 8 and 12, which address landscaping, noting that pedestrian traffic from the rear buffer area had damaged some of the existing vegetation. Regarding the front of the building, the applicant stated they would comply with all conditions, make minimal exterior changes, and complete the required landscaping.

Mayor Crist closed the public hearing.

Mayor Crist asked for a motion. Councilmember Hart made the motion to approve with staff recommendations as presented, seconded by Councilmember Powella.

Mayor Crist asked for comments from the Council. 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.

Mayor Crist asked for any further comments. Hearing none, he called for a vote.

Motion passed 3-1, with Councilmember van Maanen voting "No".

X. 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.

XI. Agenda

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

Mayor Crist and all Councilmembers presented their 2026 appointees. Mayor Crist then swore in the 2026 Board Members in attendance, Peter Sirbu, Ken Stephenson, Joe Gennusa and Michael Delashmit.

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".

Mayor Crist asked for a motion. Councilmember Powella made the motion to approve Ordinance No. 2026-665, seconded by Councilmember Batterton.

Motion passed 4-0.

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.

Mayor Crist asked for a motion. Councilmember Batterton made a motion to approve Contract No. 2026-01, seconded by Councilmember Powella. Mayor Crist asked for further comments from the Council. Councilmember van Maanen requested an amendment to the settlement agreement discussed during the work session. 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".

Mayor Crist asked for a motion to add an amendment. Councilmember van Maanen read the amendment into the language. Mayor Crist asked for a motion. Councilmember Powella made a motion to accept the amendment, seconded by Councilmember Batterton. Mayor Crist asked for a motion. Councilmember van Maanen made a motion to approve Contract No. 2026-01 as amended, seconded by Councilmember Batterton.

Motion passed 4-0.

XII. Adjournment

Mayor Crist adjourned the meeting at 8:12 pm.