



City of Lilburn

in Gwinnett County

State of Georgia

Ordinance

Number:

2019-532

Date of Reading and Adoption: April 8, 2019

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

**AN ORDINANCE TO AMEND THE CODE OF THE CITY OF LILBURN, GEORGIA, WITH
RESPECT TO A ZONING UPDATE OF OFFICIAL ZONING MAP
RZ-2018-05**

An ordinance to amend the Official Zoning Map of the City of Lilburn, approving Case Number RZ-2018-05 to rezone property at 5125 and 5175 Lawrenceville Hwy, from CB, Commercial Business and R-2, Medium Density Residential to CB, Commercial Business with SUP, Special Use Permit to allow fee simple (for sale) townhomes on approximately 11.87± acres of property being identified as District 6, Land Lots 146, Parcels 013 and 431.

WHEREAS, the Code of the City of Lilburn entitled the Lilburn Zoning Ordinance provides that the text/map thereof may be amended from time to time by ordinance of the City of Lilburn; and

WHEREAS, the Applicant, Kenneth J. Wood on behalf of McDaniel Enterprises has applied for a rezoning and Special Use Permit; and

WHEREAS, the City of Lilburn Planning Commission met on Thursday, March 28, 2019, and recommended **approval with conditions** to the Mayor and City Council for action;

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

1. The development must comply with the site and building requirements of the US29/Lawrenceville Highway Corridor Overlay District.
2. Residential density not to exceed 9 units per acre.
3. The house size shall be a minimum of 1,400 square feet.
4. Planning & Economic Development Department shall be provided with detailed renderings prior to issuance of building permits. Renderings shall include a mix of elevations, materials, textures, and brick/roof colors. All units shall have a brick or stone water table at least 30 inches in height.
5. Each unit shall have a garage and driveway to accommodate required parking for the unit. Additional guest parking shall be provided throughout the residential development and maintained by an HOA or equivalent.
6. No trailers or recreational vehicles shall be parked to be visible from a public road.

7. Commercial sites shall provide direct access to Lawrenceville Highway, as may be conditionally approved by GDOT.
8. The developer/owner shall dedicate a minimum fifty foot wide right-of-way and construct a 2-lane public road to connect from property line at Lilburn School Road to property line at Bryson Park. The developer/owner will work with the City to develop a mutually agreed upon alignment of the new roadway.

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

BE IT FURTHER ORDAINED that all regulations or parts of regulations in conflict with this Ordinance are hereby rescinded to the extent of said conflict.

SO ORDAINED this the 8th day of April, 2019.

Johnny D. Crist, Mayor
City of Lilburn

ATTEST:

Melissa L. Penate, City Clerk
(Seal)