



# City of Lilburn

in Gwinnett County

State of Georgia

**Ordinance**

**Number:**

**2019-535**

Date of Reading and Adoption: June 10, 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-2018-04**

An ordinance to amend the Official Zoning Map of the City of Lilburn, approving Case Number RZ-2018-04 to rezone property at 5284 Lawrenceville Highway from OI and R1 to CB, Commercial Business and R-2, Medium Density Residential, to allow a commercial lot fronting US29 and residential development including detached lots and townhomes on approximately 4.21 acres of property being identified as Tax Parcels 6136 003, and 6136 036.

**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, Taylor Harris, on behalf of Action Technology Solutions, LLC has applied for a rezoning; and

**WHEREAS,** the City of Lilburn Planning Commission met on Thursday, May 23, 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 residential development to be engineered as a new subdivision, to comply with the US29 Overlay Corridor requirements, with HOA responsible for defined common areas.
2. A landscaped 10' no access easement shall be provided along Greenleaf Court in rear yard of townhome building(s).
3. All other side and rear setbacks adjacent to developed low density residentially lots shall include minimum 5' wide evergreen landscape strip.
4. Building plans to be reviewed by Department of Planning and Economic Development shall include architectural treatments that result in compatible but unique individual housing units with a brick or stone water table at least 30 inches in height.
5. The house size shall be a minimum of 1,400 square feet and each unit shall have a 2-car garage.

6. Mail kiosk shall include overhead protection from elements.
7. No recreational vehicle or trailer parking shall be visible from the public right of way.

**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 10<sup>th</sup> day of June, 2019.

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Johnny D. Crist, Mayor  
City of Lilburn

ATTEST:

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Melissa L. Penate, City Clerk  
(Seal)