



City of Lilburn

in Gwinnett County

State of Georgia

Ordinance

Number:

2017-514

Date of Reading and Adoption: October 9, 2017
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
SUP-2017-01**

An ordinance to amend the Official Zoning Map of the City of Lilburn approving Case Number SUP-2017-01 to allow an 11,000 square foot Auto and Truck Service Center on approximately 24.74 acres of property zoned CB at 733 Pleasant Hill Rd, being identified as District 6, Land Lot 156, Parcel 164.

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, 733 Pleasant Hill Mall, LP, has applied for a Special Use Permit; and

WHEREAS, the City of Lilburn Planning Commission met on Thursday, August 24, 2017, 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 Special Use Permit with the following conditions:

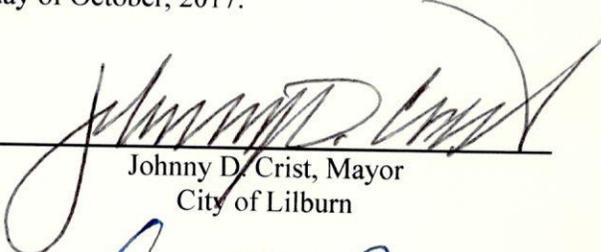
1. Service Center limited to 11,000 square feet within the existing building fronting the south side of the existing building as delineated on the "Auto Service Layout" exhibit provided by the applicant.
2. No body or paint repair. Service limited to auto and truck maintenance and accessory installations.
3. Service permitted only in enclosed bays (4 shown).
4. Service bays shall be oriented so as to parallel Pleasant Hill Road.
5. Service bays shall be screened from adjacent residential property to the south (currently Avery Park Townhomes). One row of parking (approximately 19 spaces) closest to Snipes Court/Labrador Way shall be removed and replaced with a buffer to include a six foot (6') privacy fence and two (2) rows of evergreen trees or shrubs, staggered ten feet (10') on center with minimum three foot (3') height at time of planting and maintained in perpetuity. Curb and gutter shall be removed and replaced.
6. Each tenant space shall comply with Gwinnett County sewer code. As may be required by Lilburn Development Regulations or Gwinnett County Sanitary Sewer Code, building shall be renovated with floor drains to accommodate an approved oil/grit separator.
7. No washing of parts or vehicles outside the building.
8. No Auto/Truck Body and Heavy Repair services, as described in Article 6.
9. No Heavy Equipment Service, as described in Article 6.
10. No outside storage or outdoor displays.
11. No used tire sales or used auto parts sales.

12. No vehicle sales.
13. Parking of all vehicles shall be in designated spaces, in compliance with Article 8, and not to exceed maximum off-street parking spaces allocated for auto service center (1/200 s.f.).
14. Plans illustrating compliance with screening requirements, fire wall separation, sewer code compliance and other applicable requirements shall be submitted for approval prior to permitting for construction or application for certificate of occupancy.
15. Hours of Operation shall be limited to 11:00 a.m. to 8:00 p.m.

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

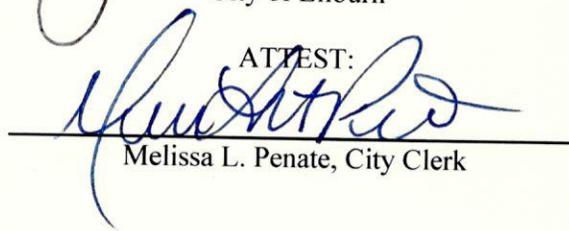
BE IT FURTHER ORDAINED that all regulations or parts of regulations in conflict with this Ordinance are hereby rescinded to the extent of said conflict.

SO ORDAINED this the 9th day of October, 2017.

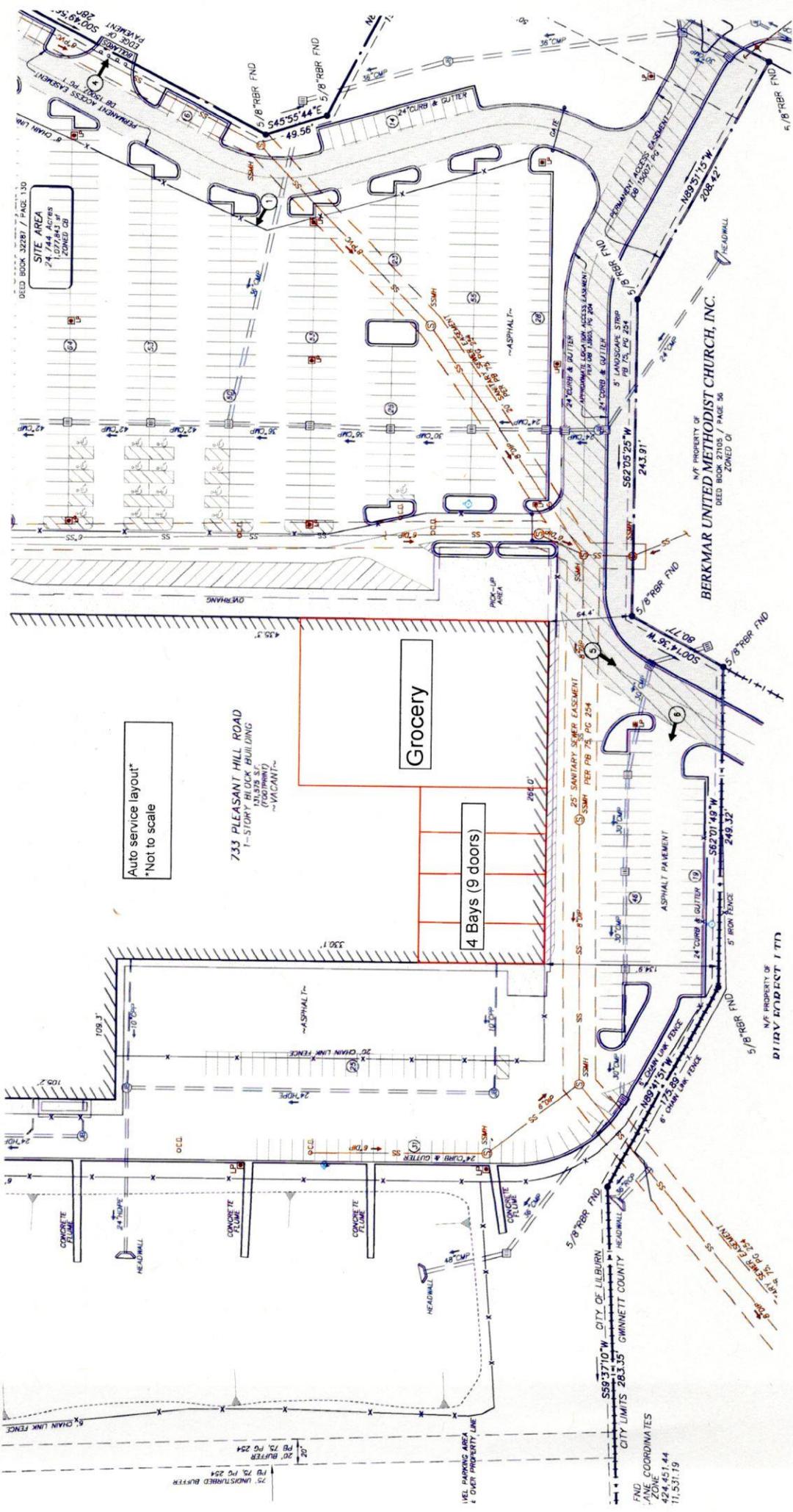


Johnny D. Crist, Mayor
City of Lilburn

ATTEST:



Melissa L. Penate, City Clerk



DEED BOOK 32287 / PAGE 130
 SITE AREA
 24.744 Acres
 1,077,843 sq ft
 ZONED O3

Auto service layout*
 *Not to scale

733 PLEASANT HILL ROAD
 1-STORY BLOCK BUILDING
 11,378 S.F.
 ~VACANT~

Grocery

4 Bays (9 doors)

N.F. PROPERTY OF
 BERKMAR UNITED METHODIST CHURCH, INC.
 DEED BOOK 32185 / PAGE 36
 ZONED O3

N.F. PROPERTY OF
 DITBY EQUEST I TTT

5897710' W CITY OF LILBURN
 5897710' W CITY OF LILBURN
 CITY LIMITS 283.35' GWINNETT COUNTY
 FND
 ANE COORDINATES
 424 451.44
 11,531.79

75 UNDISTURBED BUFFER
 FB 75, PG 254
 20'
 20'

16' PARKING AREA
 4' OVER PROPERTY LINE