



# City of Lilburn

in Gwinnett County

State of Georgia

Ordinance

Number:

**2022-582**

Date of Reading and Adoption: April 11, 2022

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

**AN ORDINANCE TO AMEND THE ZONING CONDITIONS OF SUP-01-06 AND TO COMBINE THE CONDITIONS OF SUP-2014-02 AND SUP-01-06 INTO A SINGLE SET OF CONDITIONS TO APPLY TO PARCELS R6147 012, R6147 013, R6147 014, AND R6147 015 LOCATED AT 5034 & 5054 LAWRENCEVILLE HIGHWAY.**

**NOW THEREFORE BE IT ORDAINED** that the Mayor and City Council of the City of Lilburn, Georgia hereby approves CIC-2022-01 the Change in Zoning Conditions by herewith repealing, replacing and combining conditions 1-5 associated with Special Use Permit (SUP-2014-02) and conditions 1-9 associated with Special Use Permit (SUP-01-06) to read as follows:

1. *Property to be developed in general accordance with submitted **Proposed Special Use Plan, by Gordon Story, dated 11/17/2014** Site Plan, by Dovetail Civil Design, dated **01/28/2022, Parking lot expansion may occur only in the area designated for such and no offloading of vehicles may occur in this area** subject to compliance with city development regulations, U.S. 29 Overlay Standards, plan review and permitting.*
2. *Install and maintain an opaque wooden fence (min. 6' in height) along the rear property line and install two staggered rows of Leyland Cypress trees, 6' minimum height, appropriately spaced (10' – 15' OC) along the inside edge of the buffer to screen the parking lot from the residential land uses. These trees shall be maintained in perpetuity.*
3. *Install ~~one~~ **two** rows of Leyland Cypress or other acceptable evergreen trees, appropriately spaced (10'-15' OC) & supplemental plantings along the front of the overflow parking lot, ~~between the front and rear half of the property,~~ **at R6147 015, to screen the ~~new~~ inventory lot from future development** Lawrenceville Highway.*
4. *Stormwater facility shall be designed to accommodate existing impervious surface area on the site at the time of application in addition to the proposed parking lot.*
  - a. *Pipe all stormwater runoff that would otherwise cross the side yard of 288 Hood Rd property directly to the creek.*
  - b. *Use concrete pipe and contain runoff entirely between the detention facility and the creek.*
  - c. *No part of the detention facility shall encroach within the rear buffer, except as permitted in the development regulations*
5. *Light fixtures shall be designed and directed so as to minimize impacts to residential uses and lights may be on from 7 a.m. to 10 p.m. Owner or agent 24-hour contact information shall be provided to abutting residents for the purpose of reporting any violation of this condition.*

6. Provide two (2) non-ornamental shade trees placed a minimum of 25 feet apart along the right-of-way line of US 29, on parcel R6147 012. Both trees shall be a minimum of 43" in caliper at the time of planting and set a minimum of 10' from the back of curb. The 2 street trees shall be one of the following species and shall be maintained in perpetuity: Willow Oak, Overcup Oak, Nuttall Oak, Pin Oak, Shumard Oak, Lacebark Elm, Japanese Zelkova.
7. There are to be no more than two (2) elevated display racks permitted per motor vehicle sales lot, and they are not to exceed five (5) feet in height.
8. All overnight vehicle repair storage areas shall be located in the rear or side of the building confined to parcel R6147 012. No more than 20 vehicles for repair shall be on the premises at any time. Such storage areas shall be 100% screened from public street rights-of-way and/or adjacent properties to a minimum height of 6' by the use of fencing, landscaping berms, or a combination thereof as approved by the City Planner. If landscaping is used, it shall be maintained in perpetuity.
9. Dumpsters which may be seen from adjacent properties or public parking lots shall be screened from view on all four sides. Screening shall consist of three solid walls of brick or stone construction, at least 6' in height, with 100% metal or wooden gates. Dumpsters shall be placed in the rear yard and may be located zero feet from the property line if the adjoining property is zoned non-residential and zero feet from all applicable buffers if the adjoining property is residential.
10. Hours of operation for automobile repair shall be limited to Monday through Friday from 8:00 A.M. to 6:00 P.M. and Saturday from 9:00 A.M. to 6:00 P.M. No repair work shall be done on weekends-Sundays.
11. Auto repair storage activities shall be limited to the sides and rear of the existing building and no more than 20 vehicles for repair shall be on the premises at any time.
12. This Special Use Permit applies to Buggy One, Inc., Dan Bramlett, owner, as the primary tenant doing the main business of auto sales & limited service/repair and does not apply to any other future business in place of that business.
13. Replace the current chain-link fence along the south side between St. Albans property with an opaque wooden fence, to be maintained in perpetuity.
14. Silent alarm is to be used.
15. Parking lot expansion will accommodate offloading of vehicles on site.
16. Any requirements by DOT shall not infringe on the proposed landscape strip or screening requirements of condition #3. Plantings are to be located along the front of the property line outside of ROW.

**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 11<sup>th</sup> day of April, 2022.

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Tim Dunn, Mayor  
City of Lilburn

ATTEST:

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Melissa L. Penate, City Clerk  
(Seal)