



# City of Lilburn

in Gwinnett County

State of Georgia

**Ordinance**

**Number:**

**2025-656**

**DRAFT**

Date of Reading and Adoption: October 13, 2025

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 THE OFFICIAL ZONING MAP FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES;**

**SUP-2025-03**

Applicant, Souter Holdings LLC., is requesting a Special Use Permit to allow for bulk container storage on the property located at 4295 Lilburn Industrial Way, R6133 066. The subject property is comprised of 2.96+/- acres. The lot is zoned IA, Industrial Activity.

**WHEREAS**, the Code of the City of Lilburn entitled the Lilburn Zoning Ordinance, Article 10.- Zoning Amendments and Applications, provides that the text and map thereof may be amended from time to time by ordinance of the City of Lilburn; and

**WHEREAS**, The city provided for all public notices and procedures set forth in subsequent code sections to address criteria for amendments to the official zoning map; and special use permits; and

**WHEREAS**, the City of Lilburn Planning Commission met on Thursday, September 25, 2025, and voted to approve SUP-2025-03 with conditions.

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

**BE IT FURTHER RESOLVED** that this Ordinance shall be effective upon its adoption, and that all ordinances, regulations, or parts of the same in conflict with this Ordinance are hereby rescinded to the extent of said conflict.

1. Only dumpsters may be stored on the lot, per the use proposed in the application. All dumpsters

- shall have a drain plug installed in good working condition, subject to city inspections.
2. Materials stored on the site shall not be hazardous in nature, and dumpsters shall be empty while stored on site.
  3. The site shall be developed to the standards set forth in the Lilburn Development Regulations and all Floodplain and Stormwater requirements shall be met prior to occupancy to ensure protection of the stream from stormwater discharges or adverse impacts caused by development of the lot. Should there be any violation of the Floodplain or Stream Buffer Protection Ordinance or any other environmental ordinance in the city's code of Ordinances, the SUP shall terminate upon issuance of a citation by Code Enforcement.
  4. The use of gravel as a parking surface shall be permitted, though new gravel shall be required prior to business license issuance. All gravel on the lot shall be contained by a border preventing displacement outside the approved storage area as shown on City approved development plan.
  5. There shall be a 10' landscaping strip along the front property line along the ROW of Lilburn Industrial Road. Plantings shall be consistent with the requirements of the U.S. 29 Overlay landscape strip requirements.
  6. A 6'(foot) wooden privacy fence shall be required around the area of business operations to ensure screening of the dumpsters from the ROW and to ensure business activities do not take place within the stream buffers or floodplain on the property. The fence shall be placed behind the landscape strip along the Lilburn Industrial Road frontage and stained on both sides.
  7. All Landscaping to be installed within 90 days of Council approval of the Special Use Permit and warranted for 12 months from the date of installation.
  8. Should the Occupational Tax Certificate lapse for six months or longer, the use shall be considered discontinued and the SUP shall terminate.
  9. The applicant shall be required to re-apply for the Special Use Permit five years from the date of council approval, a complete application for continuance of the SUP shall be furnished to the department of Planning 90 days before expiration of the SUP. Should the applicant fail to reapply for the SUP within the specified time period, the SUP shall expire and all business activities on the lot shall cease.
  10. Dumpsters shall not be visible from the ROW.

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**SO ORDAINED** this the 13<sup>th</sup> day of October, 2025.

APPROVED:

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Johnny Crist, Mayor City of Lilburn

ATTEST:

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Anja Peay, City Clerk