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**Staff Report & Recommendation**  
**Special Use Permit Case SUP-2025-04**  
**Date of Report: December 2, 2025**  
**Report by: Reid Turner, Director of Planning**

**Hearing Dates:**  
**Special Called Planning Commission                      December 18, 2025**  
**Mayor and Council    January 12, 2026**

**GENERAL INFORMATION**

Applicant: Mustangs LLC  
Owner: TAU South LLC, Successor-in-interest to ARC NTLBNGA001, LLC  
Size: 1.26+/- acres  
Location: 406 Pleasant Hill Rd, PIN #6151 004  
Existing Zoning: CB  
Proposed Use: Auto- and Truck Service Center

**SURROUNDING LAND USES & ZONING DISTRICTS**

To the North:	Strip Shopping Center/Auto Repair	CB
To the East:	Residential Multi-family Apartments	RM13
To the South:	Grocery Store	CB
To the West:	ROW/School	CB/OI

**ZONING HISTORY**

The subject site fronts Pleasant Hill Rd near the intersection of Lawrenceville Highway (U.S. 29). The property has been zoned Commercially since being annexed into the city via Resolution #407-11 on December 1<sup>st</sup> 2011. The property, originally developed in 1988, Licensing records indicate that the first business license in our records was issued in April of 2014 to NTB, for an Auto and Truck Service Center. The property shifted hands in 2020, and a business license for Mavis Tire and Brakes was issued until it was terminated in September of 2023. Currently, the site has been vacant since Mavis' termination of their business license. The site remains zoned CB and exists within the U.S. 29 Overlay District.

### APPLICANT'S INTENT

The applicant is requesting a Special Use Permit to allow for Auto and Truck Service Center on the subject parcel that would be commensurate with previously licensed businesses on the property and would not necessitate redevelopment of the property.

The Applicant intends to purchase the property to open a luxury auto repair shop that would specialize in the repair and maintenance of higher-end European automobiles, according to the applicant's letter of intent. The Applicant intends to utilize the existing building with minimal exterior modifications. The Applicant further states in their letter of intent that they intend to comply with the requirements of the Zoning Ordinance, and U.S. 29 Overlay District.

### ANALYSIS OF ZONING/SPECIAL USE PERMIT REQUEST

According to the **City of Lilburn 2011 Zoning Ordinance, Article 6, Section 602.-Use Table**, the Auto and Truck Service Center use requires an SUP in both the CB Zoning District and the U.S. 29 Overlay District. The subject property has a single commercial building originally constructed in 1988 which contains a single suite. Despite being previously utilized as an Automotive Repair shop, due to changes in city code requiring an SUP for all automotive uses in the US-29 Overlay District, discontinuance or abandonment of a non-conforming use per Sec. 903 (2) requires compliance with current regulations should the Business License lapse for a period of more than six months. The site currently complies with most of the supplemental requirements associated with this use, found in **Article 6. Section 603. - Supplemental Conditions Table** including the minimum 200 feet of roadway frontage, and service being conducted in enclosed bays only with a 100% opaque screen. Additionally, the subject property is in compliance with some conditions found in **Article 5. Sec. 501 – Lawrenceville Highway (U.S. 29) Corridor Overlay District** applicable to Uses within the Overlay District including:

- 5' sidewalks installed on public streets
- Pedestrian lighting along ROW
- Requirements for the orientation of buildings towards the ROW
- Compliance with parking layout requirements with only 20% of parking oriented to the front of the building.
- Parking lot lighting requirements(lights installed on exterior of building)
- Primary façade material standards (building exterior is stone)
- Signage standards (Monument ground signs with material complementing primary façade materials).
- Public bench already installed along ROW.

The site is not currently in compliance with the landscaping requirements of the U.S. 29 Overlay, dumpster screening requirements, and some architectural standards including modulation of façade, diversity in height planes, and two foot high contrasting base on façade.

### **STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

Pursuant to Section 1003 of the 2011 Zoning Resolution (as amended), the criteria specified in **Section 1003-8**, are relevant in considering a Special Use Permit application. As part of the zoning process, the Applicant; the Planning Staff, Planning Commission, and the Mayor and City Council of the City of Lilburn

are to analyze the application with respect to each of the matters enumerated ***upon which findings of fact shall be based.***

The Applicant's response is attached to the application. Staff's response is below:

- 1. Is the proposed special use consistent with the Comprehensive Plan?**  
Yes, the 2024 Comprehensive Plan Character Area Map identifies this parcel to be within the Lawrenceville Highway Overlay District, a primarily commercial character area with existing uses consistent with the proposed use.
- 2. Is the proposed special use consistent with supplemental studies adopted by City Council, including Livable Centers Initiative (LCI) studies?**  
The most recent LCI Study, conducted in 2022, identified and provided recommendations for multiple nodes of redevelopment. The subject site does not exist within one of the identified nodes and as such, no recommendation was made for the area. Though the site is in close proximity to the Technology Park Node, recommended in the LCID Study, the specific parcel was not included in that node's scope.
- 3. Is the proposed special use compatible with adjacent uses?**  
Yes, uses on adjacent properties are commercial in nature with Auto and Equipment Oriented Uses already present to the north and a grocery store (Aldi) to the south. The parcels to the east are multifamily apartments within unincorporated Gwinnett, and uses to the west, separated from this parcel by Pleasant Hill Road, are Educational in nature (Berkmar).
- 4. Is the proposed special use consistent with the stated purpose of the zoning district in which it will be located?**  
Yes, both the CB district and U.S. 29 Overlay District allow for the Auto and Truck Service Center use with an approved Special Use Permit.
- 5. Will the height, size or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?**  
Yes, no changes to the existing building have been proposed. The subject property is already developed with a single existing building located on the property which has sat vacant for two years.
- 6. Is the open space adequate to preserve the character of the area and mitigate environmental impacts?**  
Yes, the site has substantial landscape strips along the side property lines that provide screening and relief from impervious surface areas. Additionally, there is a roughly 3000 s.f. area to the rear of the site that once had grass but based on aerials seems to have largely become dirt. The area should be stabilized to prevent sediment runoff and ensure infiltration.
- 7. Are screening and buffers adequate to protect adjacent uses from negative impacts of the proposed use?**  
There are no screening or buffer requirements between commercial uses. Landscaping requirements in the code of ordinances are applicable to the front and side landscape strips and associated setbacks. The buffer to the rear is narrow and does not meet the 40' buffer

requirements in current code, though the buffer has grown in nicely and the trees appear to be in good health.

**8. Are off-street parking facilities adequate? Will they be properly located to reduce negative impact on surrounding property uses?\_**

Yes, off-street parking facilities will not be changed from the existing layout. Based on the 11,050 square footage total, the site would require a minimum of 44 spaces, which the site currently exceeds. Striping in the lot is faded and should be refreshed prior to occupancy.

**9. Are the hours and manner of operation of the proposed use compatible with surrounding uses?**

Yes, the hours and manner of operation would be similar to both the auto uses to the north, and the grocery store to the south. The Business would only be able to operate in hours commensurate with the Code of Ordinances

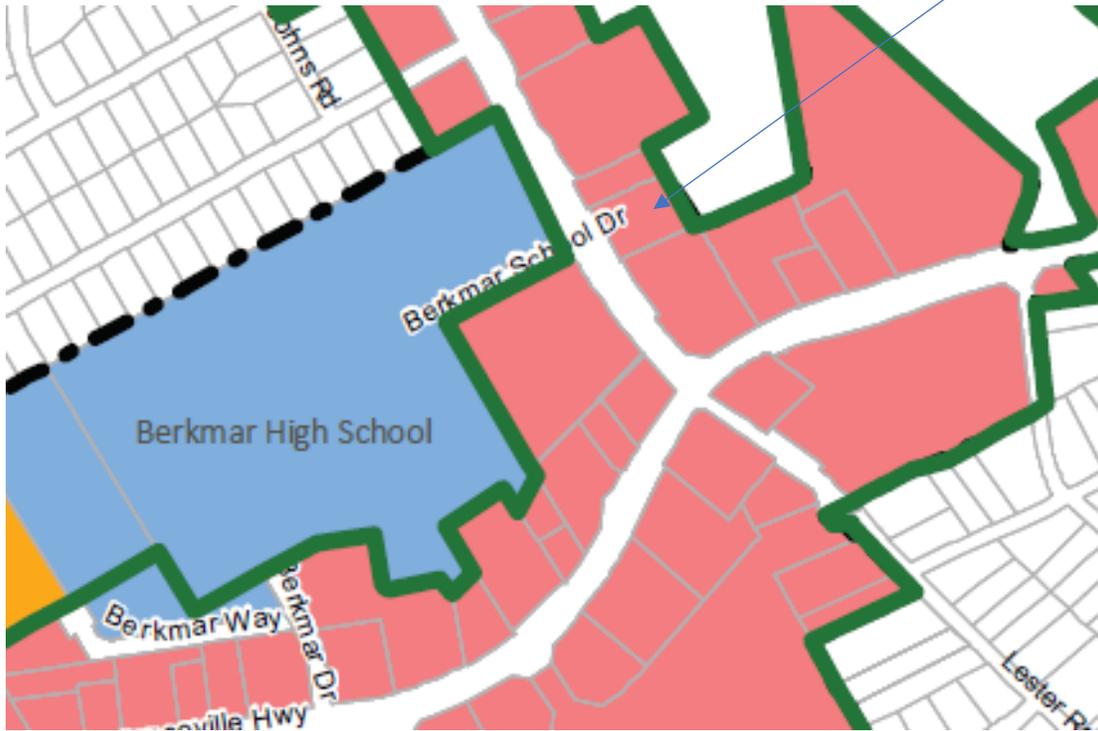
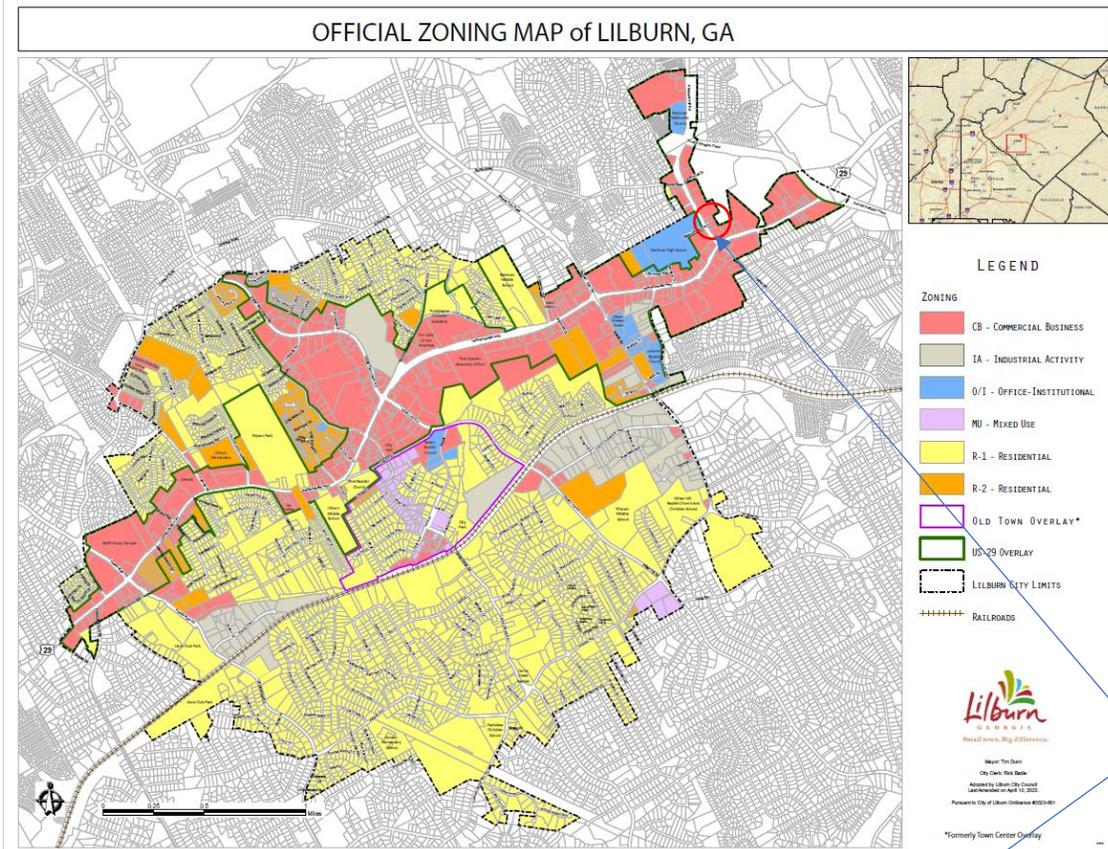
**10. Are there environmental resources or features which should be considered, for example, topography, special geological features, highly erodible soils, water runoff issues downstream, floodplain, wetlands, specimen trees, etc.?**

There is a stream located to the north at the rear of the adjoining property. Redevelopment in the area could pose a hazard to the stream, though none is proposed. Regardless, the streams health should be a paramount concern.

Based upon the above criteria for Special Use Permits and *Section 1003-7. Criteria for amendments to official zoning map*, staff recommends **APPROVAL** of the SUP request to allow for Auto and Truck Service Center Use **with the following conditions:**

1. All cars stored on the lot must have a valid Georgia license plate and be screened from view of the ROW.
2. No body or paint repair.
3. No washing of parts or vehicles outside the building.
4. No Heavy Equipment Service as described in Article 6.
5. No used auto parts sales.
6. No broker office or vehicle sales.
7. Service permitted only in enclosed bays.
8. The property shall be required to provide two rows of landscaping along the Pleasant Hill Road frontage to achieve screening of cars awaiting service, due to site orientation/composition.
9. No outdoor storage allowed on site.
10. Parking lot to be restriped prior to issuance of Occupational Tax Certificate
11. The Property Owner shall ensure that the parcel is brought into compliance with all landscaping requirements, property maintenance requirements of the U.S. 29 Overlay District, and these conditions of approval within 120 days of approval of the Special Use Permit.

# City of Lilburn Zoning Map



Aerial Parcel Map with View of the Site

