



Staff Recommendation
Date of Report: December 16, 2025
Report by: Reid Turner, Planning Director

Public Hearing Dates
Special Called Planning Commission December 18, 2025
City Council January 12, 2026

GENERAL APPLICATION

City Zoning Ordinance Article 10, Section 1002 accommodates text amendments initiated by the Planning Department, Planning Commission or City Council. Planning Department. Text Amendments are proposed to **Article 7 Section 7.5 -Street Cuts** of the Lilburn Development Regulations to provide for a visual detail for restoration of cobblestone roads in the event of street cuts for utility installation.

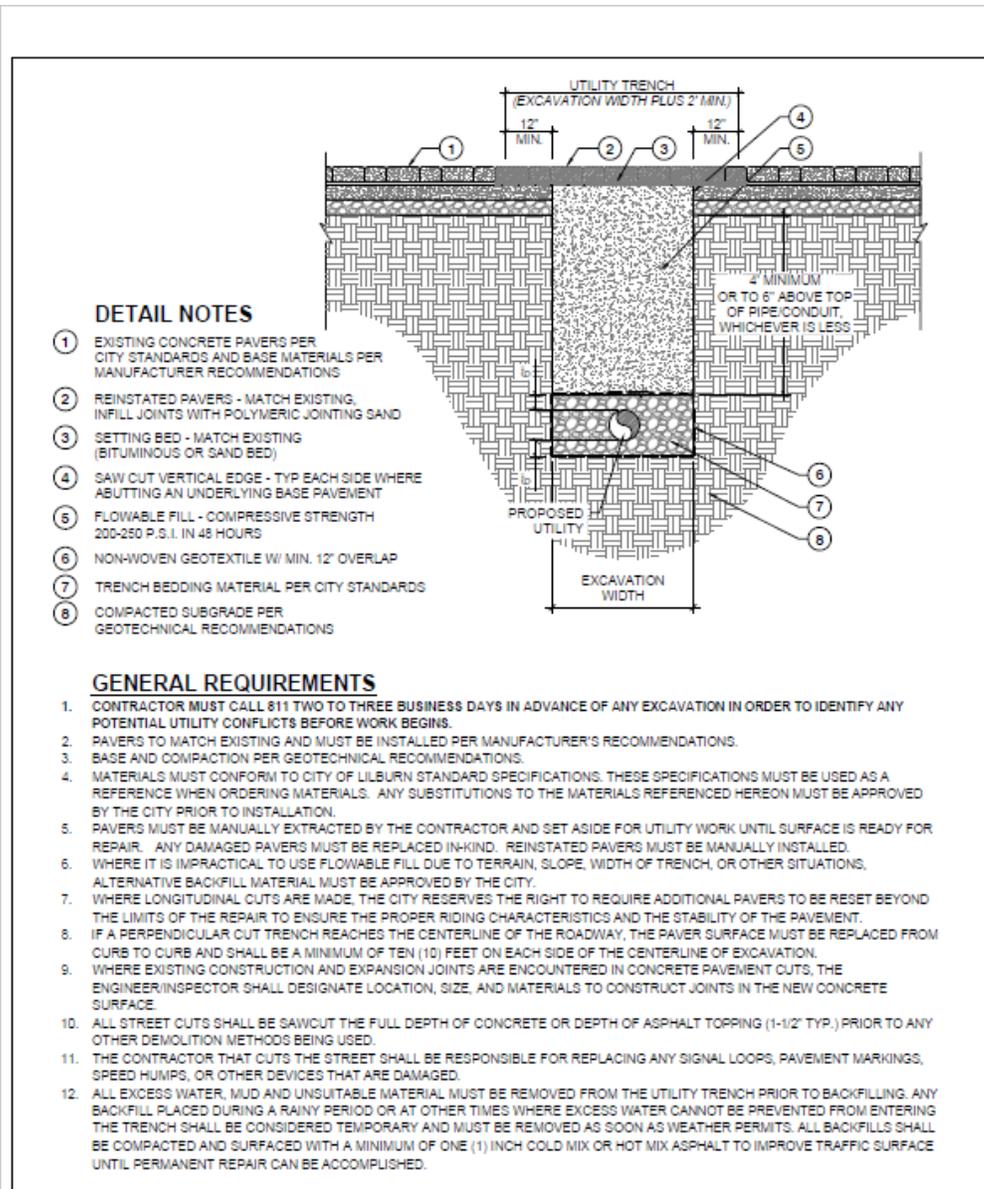
Sec. 7.5. Street Cuts.

- 7.5.1 All utility construction plans within County right-of-way shall be reviewed and approved by the Department before construction begins. Street cuts shall not be allowed unless deemed absolutely necessary due to the presence of rock, the need to tap into an existing line beneath the road surface, or other circumstance which makes boring impossible or infeasible.
- 7.5.2 No street cut shall be authorized until such Street Cut Fees have been paid.
- 7.5.3 If approved, all trenches shall be backfilled and compacted the same day the trench is opened.
- a. Trenches under the paving shall be returned to 95 percent compaction.
 - b. Trenches elsewhere shall be returned to 90 percent compaction.
 - c. See Section 6.7 for trench compaction and test requirements.
- 7.5.4 All trenches under paving shall be concreted with eight inches of Class "A" concrete base and one and one-half inch of type "E" or "F" wearing course asphalt is to be spread.
- a. The paving cut shall be widened to a minimum of nine inches beyond the edges of the trench.
 - b. The edges of the paving cut shall be smooth.
- 7.5.5 Contact the Department or Department of Public Utilities for public utility extension information from the existing to the proposed development. Contact the Traffic Engineer at least 24 hours in advance of closure of traffic lanes.

[7.5.6 The 'Standard Detail: Utility Cut – Paver Street,' dated December 16, 2025, is hereby adopted as a required restoration standard for any utility trenching or pavement cuts within the Railroad Avenue right-of-way where the existing surface consists of concrete pavers constructed in accordance with City of Lilburn](#)

[standards and associated base materials. The purpose of this standard is to ensure that cobblestone and paver street sections disturbed by utility work are restored with matching pavers, base, bedding, and jointing materials to preserve appearance, ride quality, and long-term pavement performance.](#)

[In addition to Railroad Avenue, this standard shall apply to any current or future public street, or portion thereof, constructed with a substantially similar concrete paver street section, including use of removable pavers, setting bed, base, geotextile, trench bedding, and flowable fill, as determined by the City Engineer or their designee. On all such streets, contractors shall comply with the general requirements and layer specifications shown on the 'Standard Detail: Utility Cut – Paver Street,' including manual extraction and reinstallation of pavers, use of flowable fill or approved alternate backfill, minimum trench widths and depths, and restoration of any disturbed pavement markings or devices.](#)



STANDARD DETAIL: UTILITY CUT - PAVER STREET

CITY OF LILBURN

SCALE: NOT TO SCALE
DO NOT SCALE OR MEASURE THESE DRAWINGS
ISSUE DATE: 2025.12.18

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