



City of Lilburn

in Gwinnett County

State of Georgia

Ordinance

Number:

2026-664

DRAFT

Date of Reading and Adoption: January 12, 2026

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 A ZONING UPDATE OF THE OFFICIAL ZONING MAP; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, The Georgia Zoning Procedures Law, found in O.C.G.A. § 36-66-2, grants counties and municipalities the power to regulate land use, while establishing minimum due process procedures, including required public hearings and notices for zoning actions like rezonings, variances, and conditional use permits; and

WHEREAS, Lilburn City Code provides that the zoning map and text may be amended from time to time by ordinance of the Mayor and Council in Article 10 of the Lilburn Zoning Ordinance; and

WHEREAS, An application has been made by Mustangs, LLC, for a Special Use Permit to allow for an auto and truck service center on the property zoned CB, Commercial Business, and located at 4069 Pleasant Hill Road (parcel no. R6151 004); and

WHEREAS, The city met all state and local regulations related to zoning procedures including the proper provision of public notice and public hearings; and

WHEREAS, The City of Lilburn's Planning Commission met on Thursday, December 18, 2025, and voted to approve the Special Use Permit, SUP-2025-04, with conditions.

NOW, THEREFORE, BE IT ORDAINED that the Mayor and City Council of the City of Lilburn, Georgia, hereby approves SUP-2025-04 with the conditions outlined in Exhibit A.

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its adoption, and that all ordinances, regulations, or parts of the same in conflict with this Ordinance are hereby rescinded to the extent of said conflict.

SO ORDAINED this the 12th day of January, 2026.

APPROVED:

Johnny Crist, Mayor

ATTEST:

Anja Peay, City Clerk

EXHIBIT A

1. All cars stored on the lot must have a valid, current, 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.
12. Applicant shall be required to restore the vegetated buffer to the rear of the property to adequately screen business operation from the residential properties to the rear.