



Small town. Big difference

**City of Lilburn
City Council Work Session Draft Minutes**

**January 12, 2026, at 6:30 PM
Lilburn City Hall, 340 Main St., Lilburn, GA 30047**

*Council Members:
Johnny Crist, Mayor
Christina van Maanen, Post 1
Scott Batterton, Post 2
Mike Hart, Post 3
Emil Powella, Post 4*

I. Call to Order

Mayor Crist called the meeting to order at 6:30 pm.

II. Announcements

1. Martin Luther King Jr. Day, City Hall and Library closed
January 19, 2026, all day
2. Mayor Crist's Town Hall Meeting
January 20, 2026, 7:00 PM - 8:15 PM @ Lilburn City Hall, Preston Room
3. Downtown Development Authority Meeting
January 21, 2026, 6:30 PM - 8:00 PM @ Lilburn City Hall, Work Session Room
4. Planning Commission Meeting
January 22, 2026, 7:00 PM @ Lilburn City Hall, Council Chambers

III. Approval of Minutes

December 8th, 2025, City Council Meeting Draft Minutes

IV. Financial Reports

Dec 2025 50K plus payments
Dec 2025 TAD2 payments - N/A
FY25-26 4th Qtr. Revenue report
FY25-26 4th Qtr. Report

The City of Lilburn received the Government Finance Officers Association Distinguished Budget Presentation Award for the first time, highlighting its commitment to council priorities.

Staff and Council discussed the February work session to present a proposed millage rate increase, followed by a March retreat for decision-making. Public engagement meetings are planned for April, with state-required public hearings scheduled for May.

V. Special Presentation

1. Winter Weather Preparedness

The Public Works Department is preparing for winter weather challenges, having increased brine capacity and acquired new equipment, including two 4x4 trucks with brine tanks and spreaders. They can now produce and distribute 2,000 gallons of brine, with plans to expand this capacity. The department aims to pre-treat roads 48 hours before a storm, focusing on subdivision streets first, and is also considering future investments in plowing equipment. Staff reported ongoing training, coordination with Gwinnett County, and plans to transition from rented equipment to City-owned brine distribution systems.

2. Commercial Drone Delivery Planning

Council discussed the potential for commercial drone delivery following initial conversations with Wing Delivery Systems and in anticipation of a six-month moratorium ending in March. Emphasis was placed on adopting clear and stringent regulations, avoiding designation as a test city, and addressing quality-of-life concerns such as noise. Proposed regulations would limit drone delivery to accessory uses, require screening from public view, and ensure compliance with architectural standards. Planning Director Reid Turner noted that the FAA regulates flight operations, while local zoning governs land use. Staff were directed to finalize a text amendment for Planning Commission review, gather information from other pilot cities, meet with Walmart regarding proposed operations, and consider a public survey to gauge resident feedback.

3. Property Maintenance Code by Jenny Simpkins and Chief Dusik

Will be discussed at a later date.

VI. Public Hearing

1. Public Hearing Item No. 1 - Approval of Ordinance No. 2026-663, an Ordinance amending the text of Appendix B – Article 7, Sec. 7.5 – Street Cuts of the Official Code of the City of Lilburn.

The Planning Director Reid Turner and Mayor Crist explained that the text amendment would provide visual details and standards for the restoration of cobblestone roads in the event of street cuts related to utility installations, i.e. fiber, sewer, and water lines. The legal advertising requirements were met and no public comment was received.

2. Public Hearing Item No. 2 - Approval of Ordinance 2026-664, an Ordinance to amend the official Zoning Map updating SUP-2025-04 granting an auto use for Auto and Truck Service Center.

Planning Director Reid Turner shared that he reviewed the property's zoning, use, ownership, and business licensing history and described the proposed application and intended use. He stated that the proposed luxury auto repair shop would specialize in higher-end European automobiles, utilize the existing building with minimal exterior modifications, comply with all Zoning Ordinance and U.S. 29 Overlay District requirements, and require no new development. Mr. Turner noted that the proposed use is compatible with surrounding uses and that staff found the application to be in substantial compliance with zoning guidelines and recommended approval of the Special Use Permit with conditions. He also stated that all public notice requirements were met and that no public comments were received.

Councilmember van Maanen stated that while she welcomed the applicant to Lilburn, her primary concern was quality of life. She noted that the buffer zone is only 20 feet rather than the required 40 feet adjacent to the multifamily property and stated that this deficiency would result in her vote to deny the application.

VII. Consent Agenda

All items listed below are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member or citizen so requests, in which event the item will be removed from the Consent Agenda and considered separately.

VIII. Agenda

1. Agenda Item No. 1 - Approval of 2026 Mayor and City Council Appointments

Mayor Crist and all Councilmembers will present their 2026 appointees during the City Council Meeting.

2. Agenda Item No. 2 - Approval of Ordinance 2026-665, an Ordinance amending Chapter 30 of the Code of Ordinances of The City of Lilburn entitled "Municipal Court" so as to add a New Section 30-4 of the Chapter to be entitled "Rules of Municipal Court".

Council discussed approval of the ordinance amendment authorizing the Municipal Court to develop documents regarding operating procedures and forms.

3. Agenda Item No. 3 - Approval of Contract No. 2026-01, a settlement agreement with Francis Cole at no cost to the City of Lilburn.

City manager Jenny Simpkins explained the settlement agreement. Councilmember van Maanen requested an amendment to the settlement agreement. The amendment is to be added to the end of No. 5 of the settlement agreement reading "These conditions must be completed within 120 days of Council approval". City Attorney Dick Carothers will add the amendment to the agreement and have Council sign the new agreement to take back to opposing counsel.

IX. Adjournment

Mayor Crist adjourned the meeting at 7:37 pm.