



# City of Lilburn Lilburn, Georgia

## Resolution #2026-02

STATE OF GEORGIA

COUNTY OF GWINNETT

### A RESOLUTION TO ADOPT THE CITY OF LILBURN DOWNTOWN MASTER CONCEPT PLAN

Date of Reading and Adoption: March 9, 2026  
At the regular meeting of the Lilburn City Council

**WHEREAS:** the Mayor and City Council of the City of Lilburn recognize the importance of a vibrant, connected, and economically strong downtown as the heart of the community; and

**WHEREAS:** the city has undertaken a comprehensive planning process to develop a Downtown Master Concept Plan that reflects the community's vision for land use, transportation, public spaces, economic development, and quality of life within the downtown area; and

**WHEREAS:** this planning process has included analysis of existing conditions, identification of opportunities and challenges, and the development of a long-term framework to guide public and private investment in downtown Lilburn; and

**WHEREAS:** the city has provided opportunities for public input through meetings, stakeholder discussions, and other outreach efforts to ensure that the Downtown Master Concept Plan reflects the priorities and aspirations of residents, businesses, and community partners; and

**WHEREAS:** the Downtown Master Concept Plan is intended to serve as a guiding document for future policy decisions, capital projects, zoning and development regulations, and redevelopment efforts within the downtown area; and

**WHEREAS:** the Mayor and City Council find that adoption of the Downtown Master Concept Plan is in the best interest of the health, safety, and welfare, and will further the long-term economic, social, and physical well-being of the City of Lilburn and its citizens.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Lilburn, Georgia, sitting in regular session on March 9, 2026, as follows:

1. The document entitled "City of Lilburn Downtown Master Concept Plan" attached as Exhibit A together with all maps, exhibits, and appendices thereto is hereby adopted as the official downtown master concept plan for the City of Lilburn.

2. City staff are directed to use the Downtown Master Concept Plan as a guiding document in reviewing development proposals, preparing capital improvement programs, pursuing grants and partnerships, and recommending updates to the City's comprehensive plan, zoning ordinance, development regulations, and related policies affecting downtown.
3. Nothing in this Resolution shall be construed to supersede any existing ordinance or regulation; however, the Downtown Master Concept Plan shall be used to inform and guide future amendments to such ordinances and regulations as may be deemed appropriate by the Mayor and City Council.
4. City staff are further authorized and directed to share and promote the Downtown Master Concept Plan with community stakeholders, partner agencies, and the general public, and to periodically report to the Mayor and City Council on progress toward implementation.

**BE IT FURTHER RESOLVED** that this Resolution shall become effective immediately upon its adoption.

**SO RESOLVED** this 9<sup>th</sup> day of March, 2026.

**APPROVED:**

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Johnny Crist, Mayor

**ATTEST/AUTHENTICATED:**

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Anja Peay, City Clerk  
(Seal)

# Lilburn Downtown Master Planning Charrette

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February 16-20, 2026



Christine Wilson, PLA, ASLA, SITES AP  
Eric Childs, PLA, ASLA, LEED AP  
Ian Lockwood, PE

**T'OOLE**  
DESIGN

# TOOLE DESIGN GROUP

Landscape Architects  
Planners  
Engineers  
Authors





## “Charrette”

A collaborative workshop in which all the resources are gathered to develop a design(s) by a predetermined deadline.

# Public Engagement Opportunities

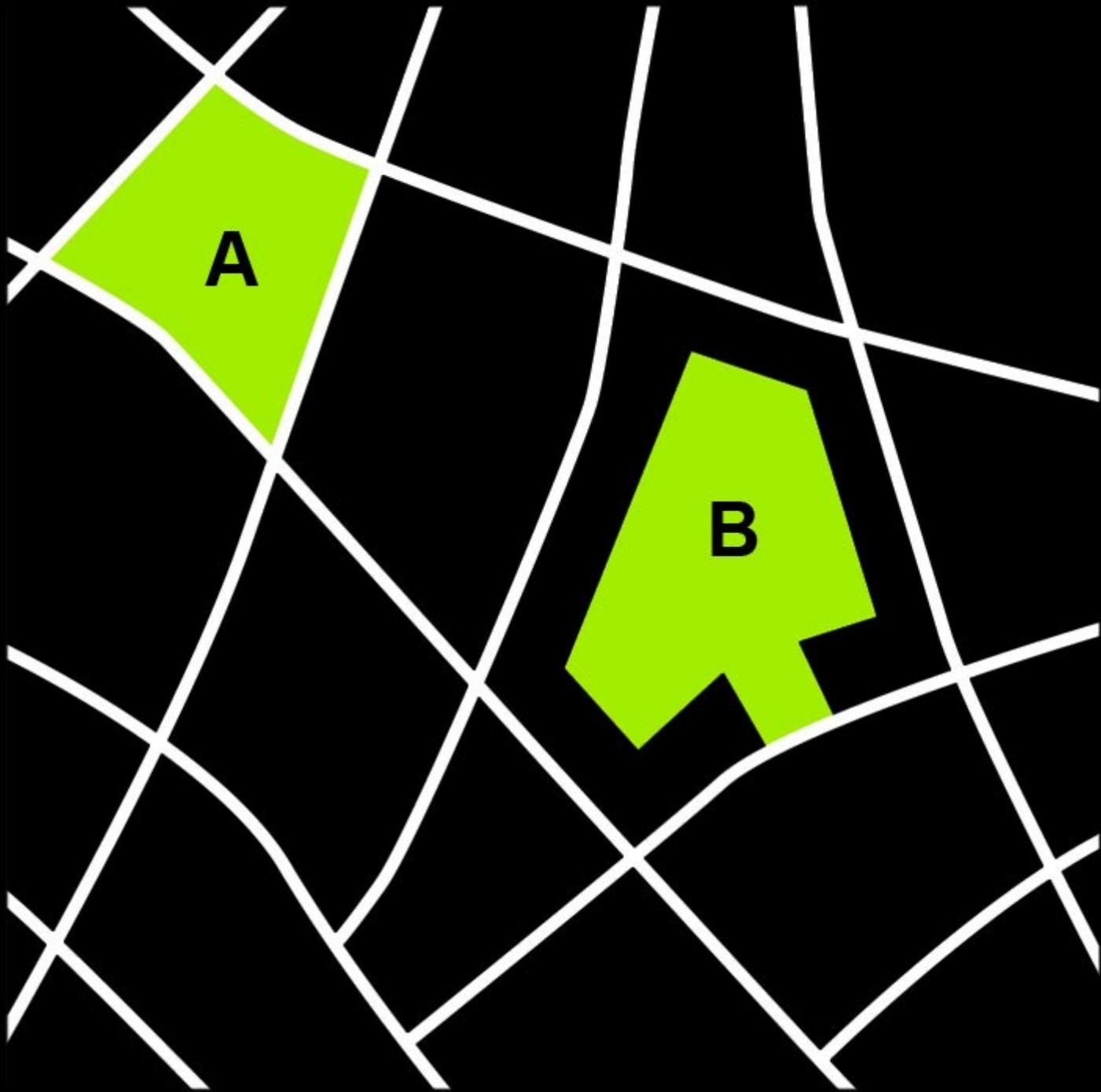
Charrette Week: February 16 - 20

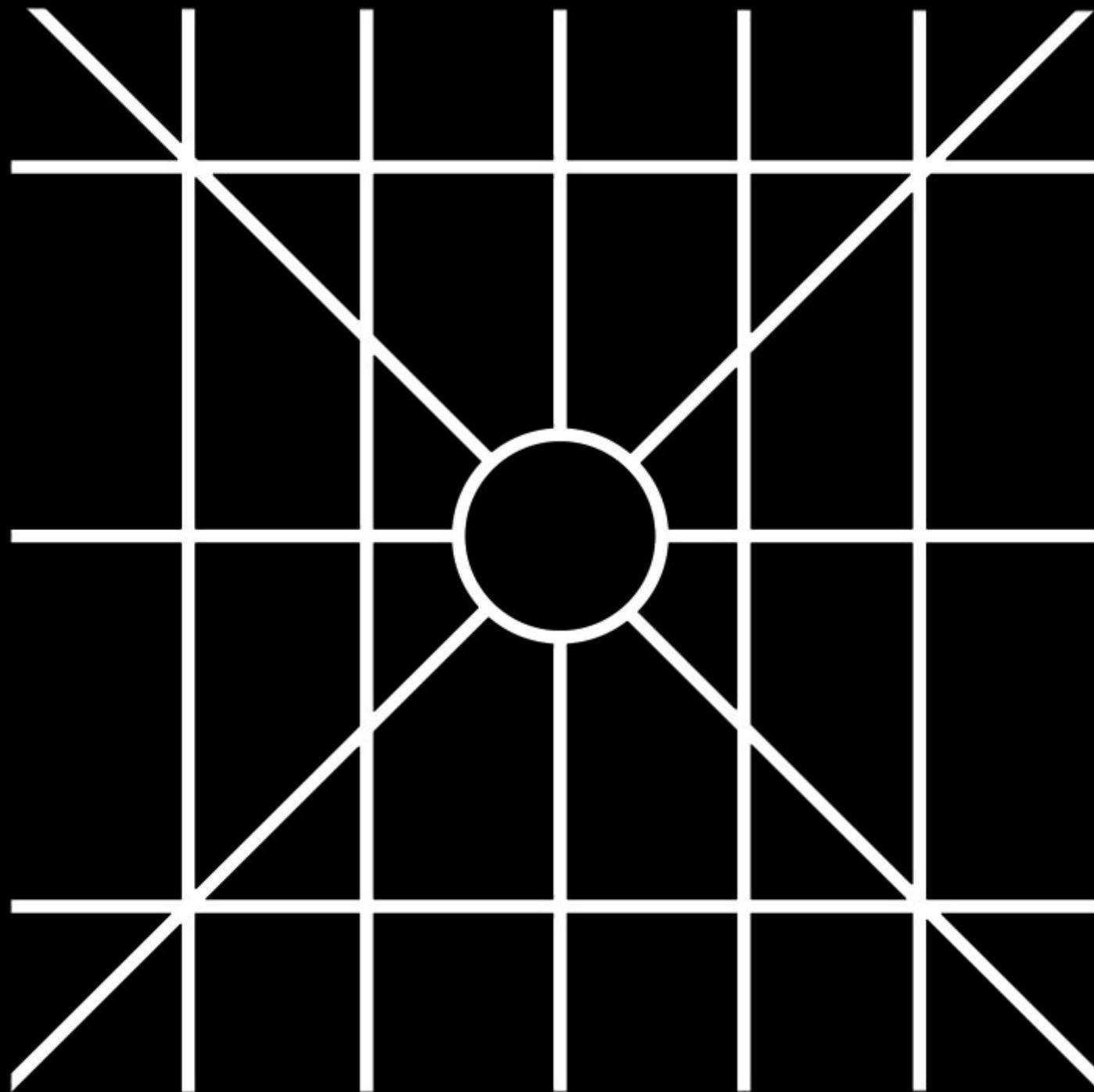
Monday	Feb. 16	7:00-8:30 pm	Community Workshop Lilburn First Baptist Church
Wednesday	Feb. 18	3:00-5:00 pm	Open Studio Preston Room, City Hall
Friday Discussion	Feb. 20	2:00-3:30 pm	Presentation & Preston Room, City Hall



# Community Vision

A consensus on  
what the place  
ought to be like in  
the future.





# SITE VISIT



# Main at Lilburn City Park



Main at Camp Creek Greenway



CSX Tracks at Main

## A-Frontage Streets



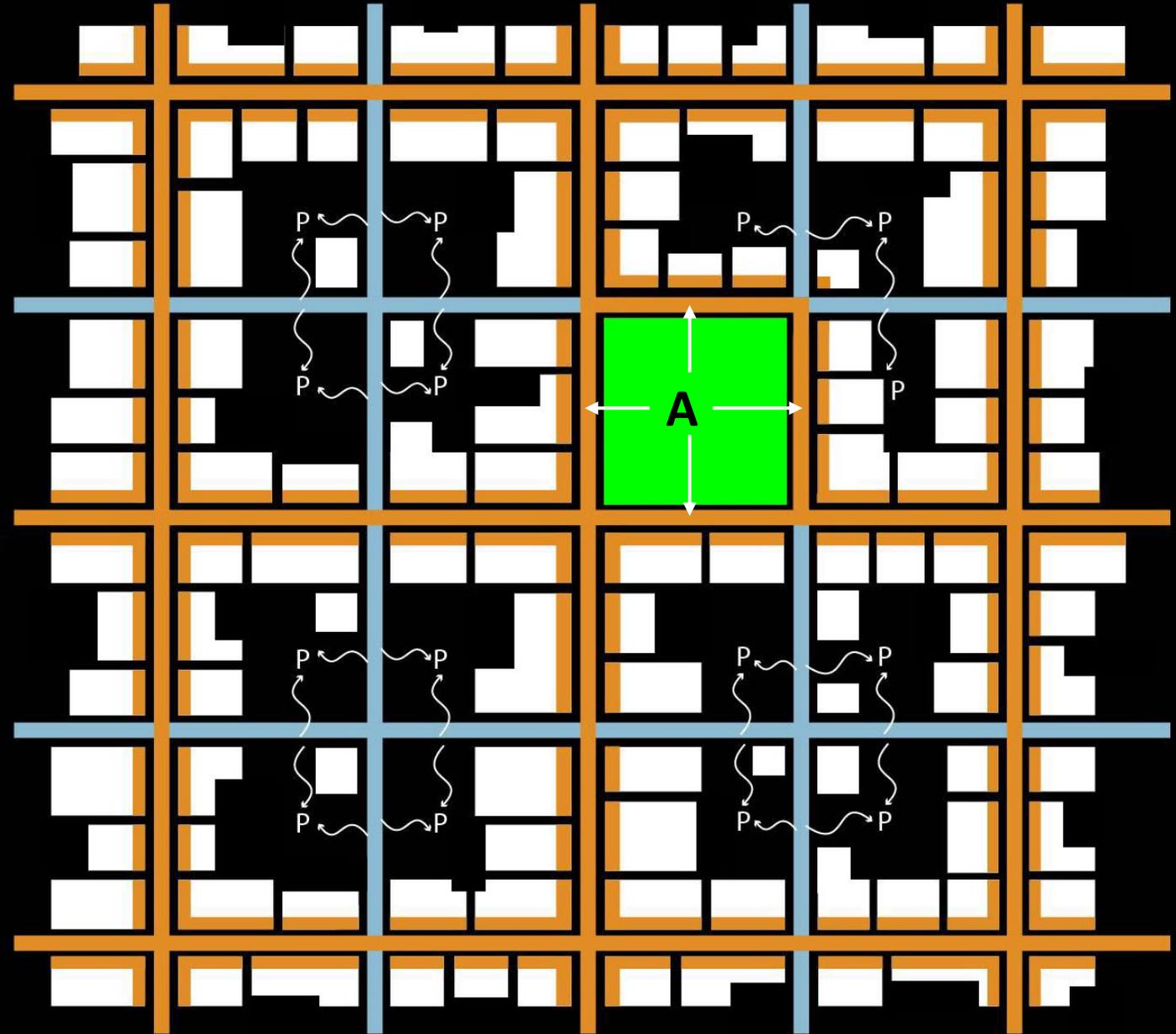
## B-Frontage Streets

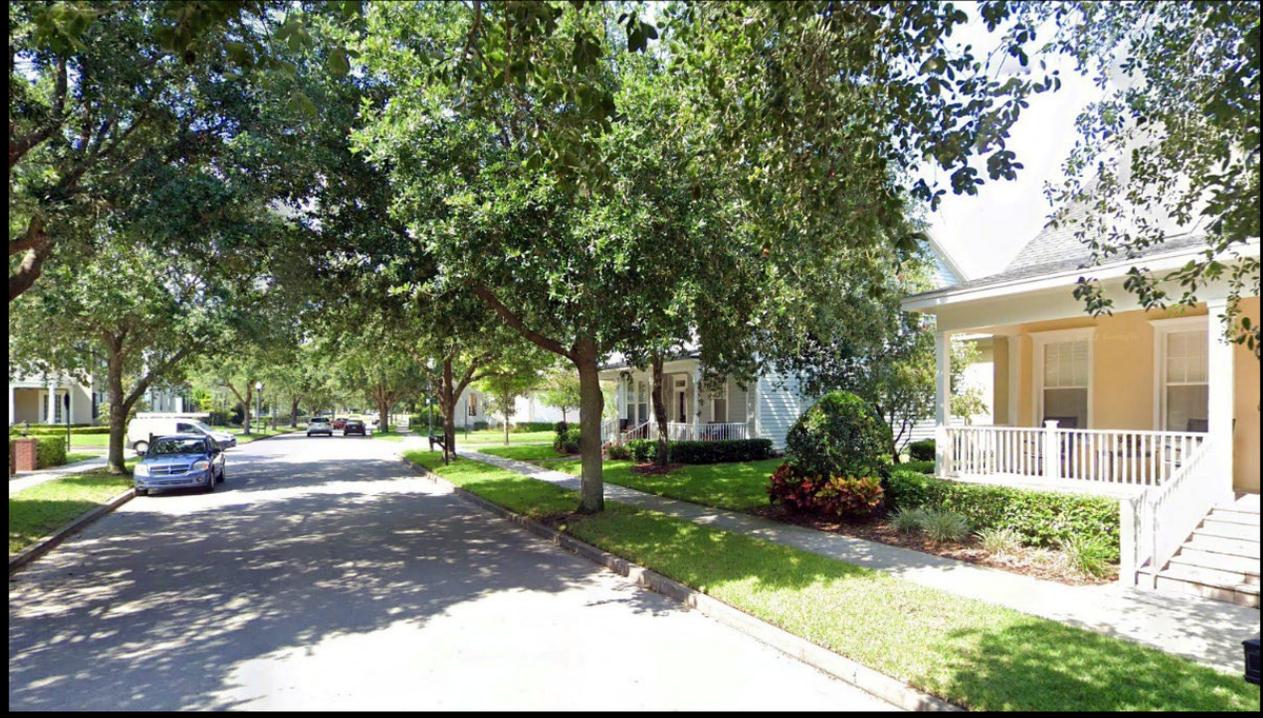
B-frontage streets may or may not be addressed by buildings and provide access for parking and services.



A

B









Source Bank

BARNES & THORNBURG

DOUBLETREE BY HILTON

DCS

Red circle with a white horizontal bar and a blue arrow pointing left.

Blue arrow pointing left.

White square with a black border and a black arrow pointing right.







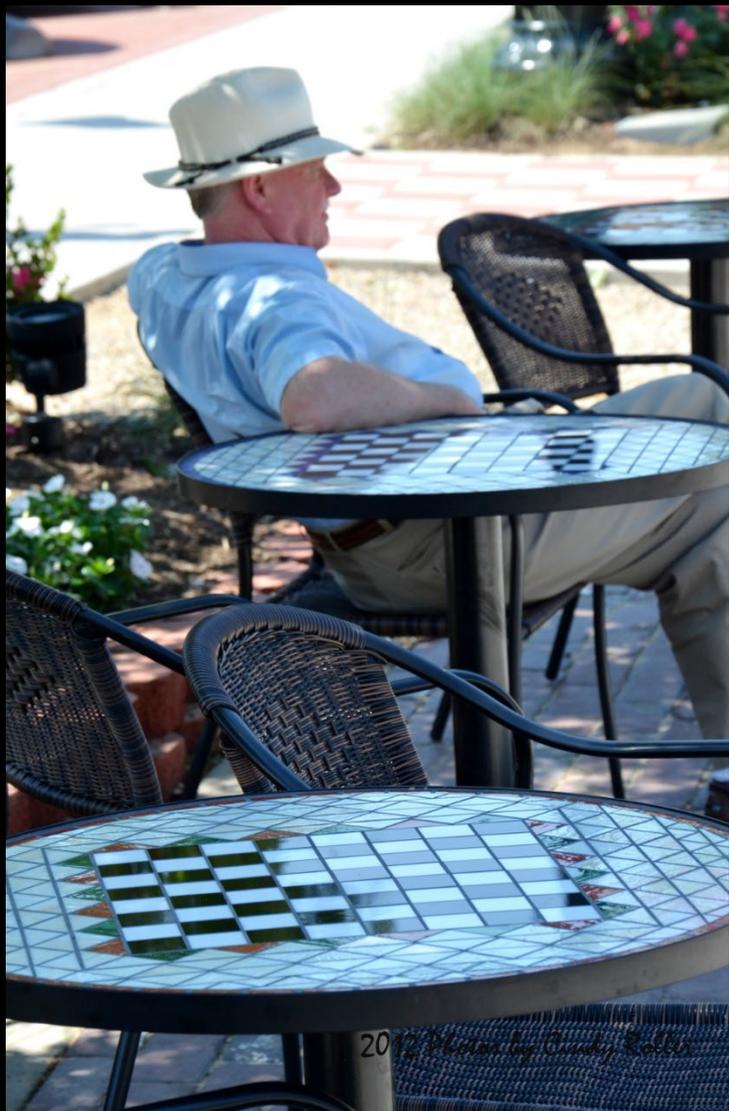








2012 Photos by Cindy Rolter



# WHAT WE HEARD

## Public Town Hall Meeting



# WHAT WE HEARD

## Stakeholder Meetings



# WHAT WE HEARD

## Priorities and goals of the Mayor and Council

### **Priority No. 1: Grow responsibly toward a collective vision**

- Goal 1: Establish a collective vision for future development, land use, parks, and connectivity
- Goal 3: Address traffic congestion

# WHAT WE HEARD

## Priorities and goals of the Mayor and Council

### **Priority No. 1: Grow responsibly toward a collective vision.**

- Goal 1: Establish a collective vision for future development, land use, parks, and connectivity
- Goal 3: Address traffic congestion

### **Priority No. 2: Become a pro-business city with a variety of high-quality businesses and employers.**

- Goal 4: Establish an economic development strategy.
- **Goal 5: Transform US29 to attract high quality retail and restaurants.**
- **Goal 6: Redevelop at least one strip mall along US29**

## WHAT WE HEARD

### Priorities and goals of the Mayor and Council

#### **Priority No. 3: Create a magical downtown destination.**

- Goal 7: Convert Old Town into a people-centric destination.
- Goal 8: Renovate City Park.
- Goal 9: Develop DDA-owned properties into active destinations owned and operated by the private sector.
- Goal 10: Become the top destination in Georgia for activities during the month of December.

## WHAT WE HEARD

### Priorities and goals of the Mayor and Council

#### **Priority No. 3: Create a magical downtown destination.**

- Goal 7: Convert Old Town into a people-centric destination.
- Goal 8: Renovate City Park.
- Goal 9: Develop DDA-owned properties into active destinations owned and operated by the private sector.
- Goal 10: Become the top destination in Georgia for activities during the month of December.

#### **Priority No. 4: Build public trust and engagement.**

- Goal 11: Increase communication.
- Goal 15: Engage the public.

## WHAT WE HEARD

### Priorities and goals of the Mayor and Council

#### Priority No. 5: Protect the community.

- Goal 16: Combat crime and **reduce the fear of crime** within the community.
- Goal 17: Maintain an average emergency response time of 5 minutes or less.
- Goal 18: **Reduce vehicular accidents** through traffic enforcement.
- Goal 19: Close criminal cases.

## WHAT WE HEARD

Question 1: What do you like and wish to preserve?









Uptown Area

Main Street  
Entry Area

Lawrenceville  
Highway

City Hall  
Area

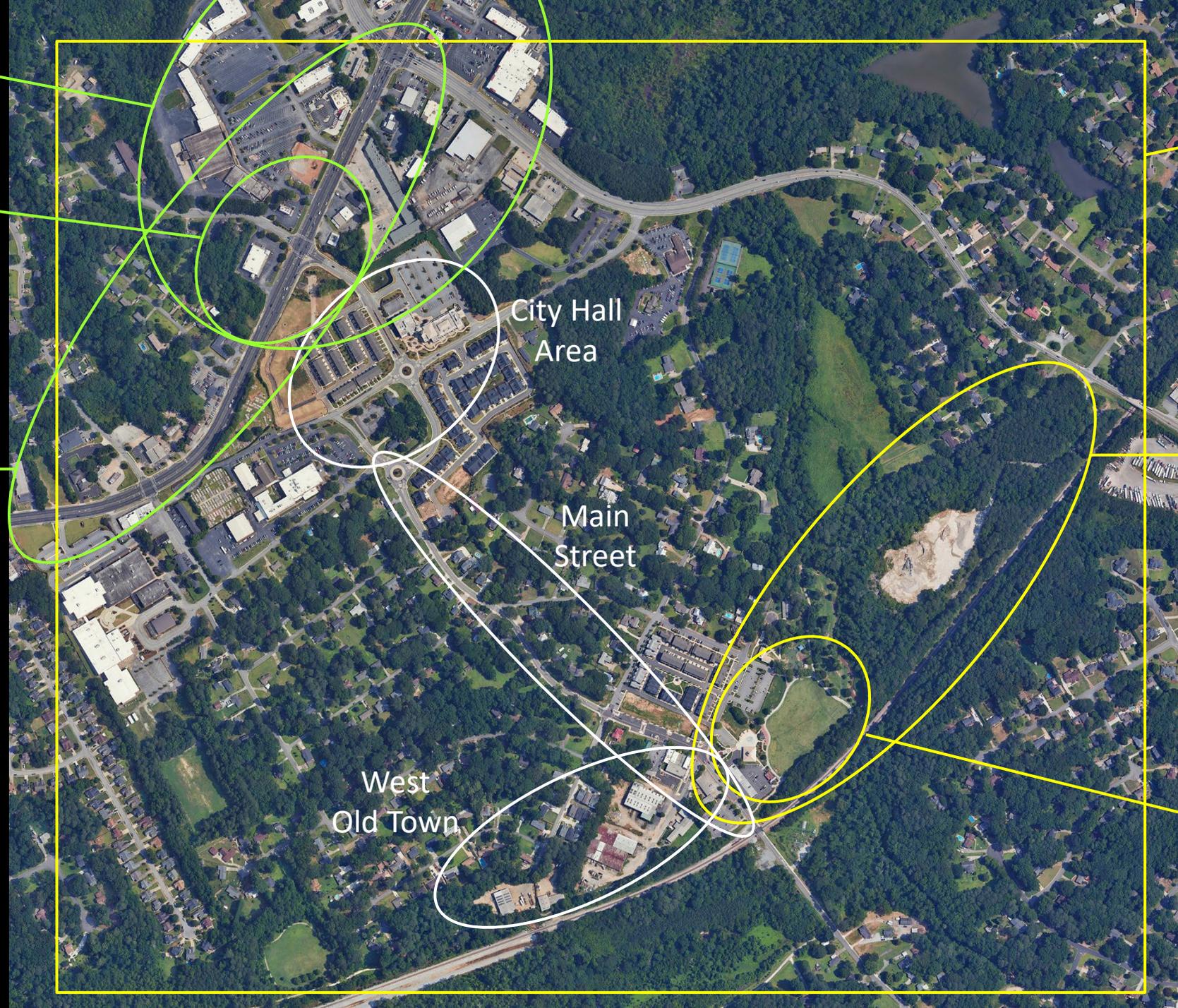
Main  
Street

West  
Old Town

Public Street  
Network

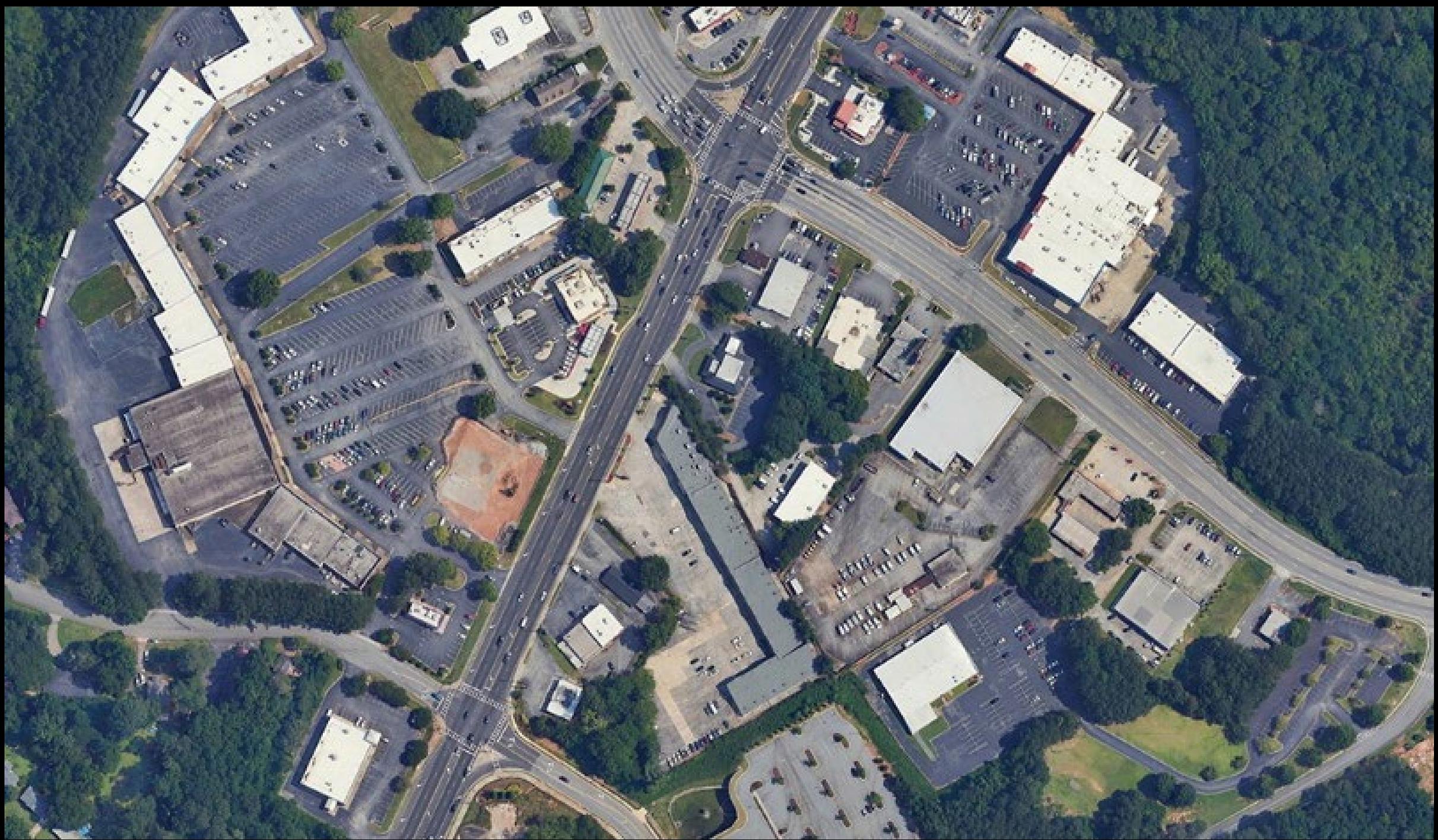
Lilburn  
City Park

Old Town  
Portion of Lilburn  
City Park



Uptown Area







# Mobility (in the past)

the movement of people & goods

assumption: faster, farther, and in greater numbers means progress for society



# Mobility (now and in the future)

The populations'  
capabilities and strategies  
to move in order to access  
what it needs to live  
within the city.



# Mobility (now and in the future)

The **populations'**  
capabilities and strategies  
to move in order to access  
what it needs to live  
within the city.

**Many Populations: young people, elderly, disabled,  
different income levels, millennials, pedestrians,  
cyclists, transit users, students...**

# Mobility (now and in the future)

The populations' capabilities and strategies to move in order to access what it needs to live within the city.

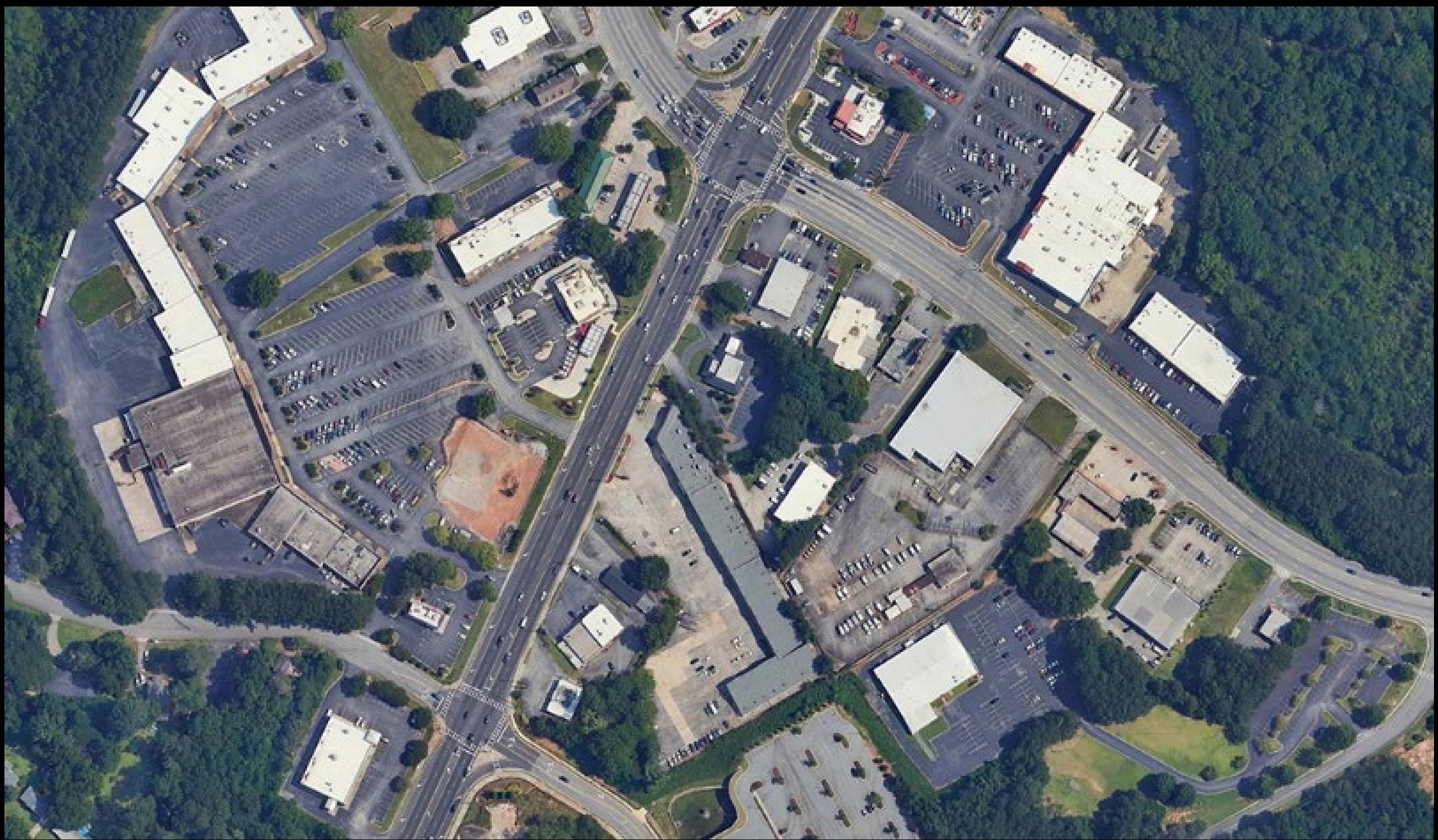
the movement is purposeful:

<u>Trip Type</u>	<u>%</u>
work	18.0
work-related	2.6
shopping	20.2
doctor/dentist	1.5
family/personal	24.2
church/school	8.8
social/recreational	24.5
other	0.2



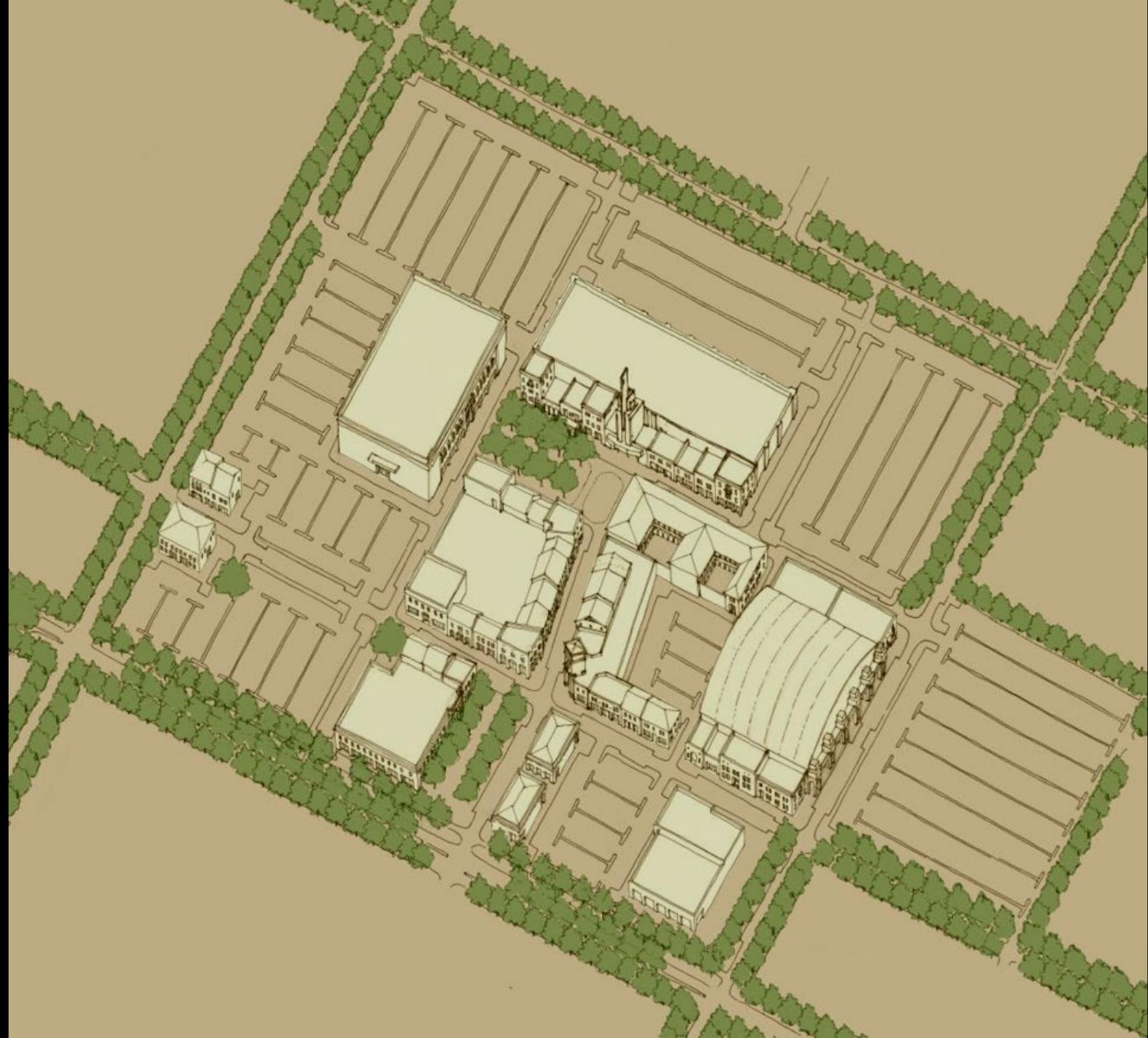
Hello? Mixed land use and density reduce my average weekend trip length by about 85%

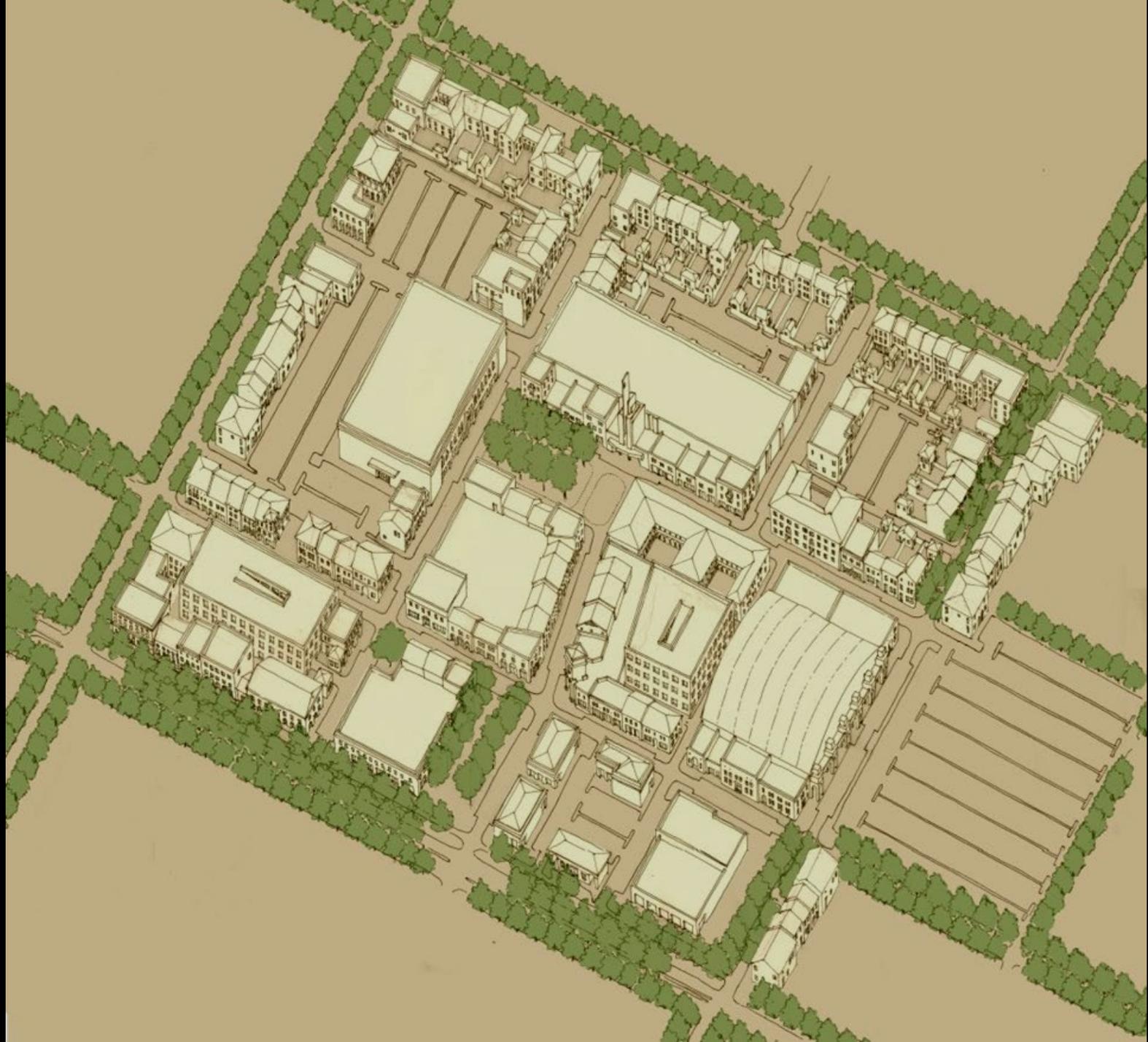
Lockwood











WINTER PARK MALL



TO PARK AVENUE

U.S. HIGHWAY 17-92

TO ORLANDO

TO INTERSTATE 4







REGAL CINEMAS

ALBERTSON'S

EL MONTE

CHAMBERLIN'S

CHEESECAKE FACTORY

BRIO

PINK IMPORTS

CENTURY LOFT

PF. CHANGES

LOFTS

RUTH'S CHRIS

BORDERS







K Mart

Lee Rd.

Orlando Avenue

Solana Ave

Winter Park  
Village

Webster Ave.

Winter Park  
Vo Tech

Denning Dr.



**SUPER BLOCK**



Lee Road  
Extension

Mixed Use  
Redevelopment

K Mart

Winter Park  
Village

W.P.V.  
Development

Residential  
Redevelopment

Lee Rd.

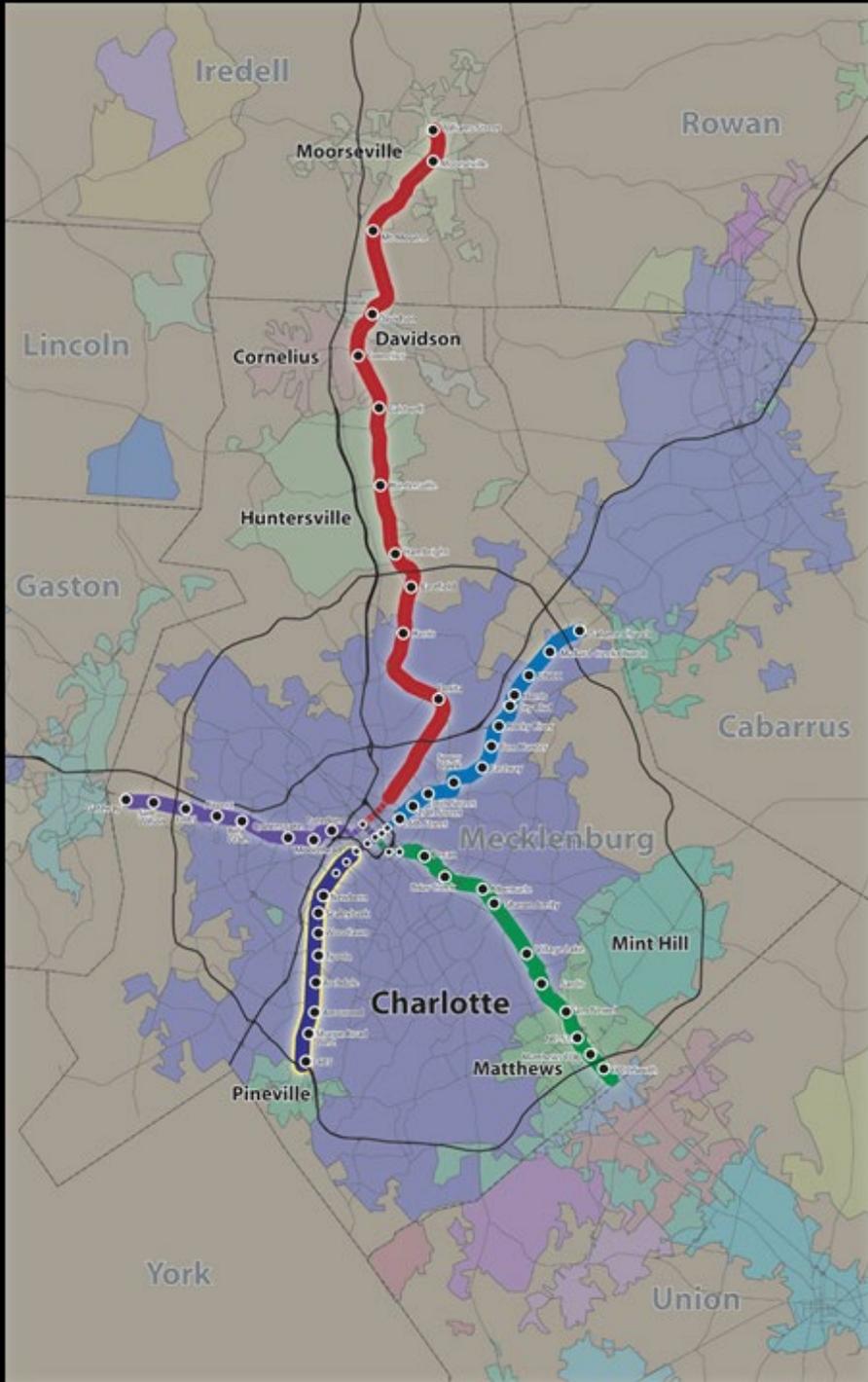
Orange Avenue

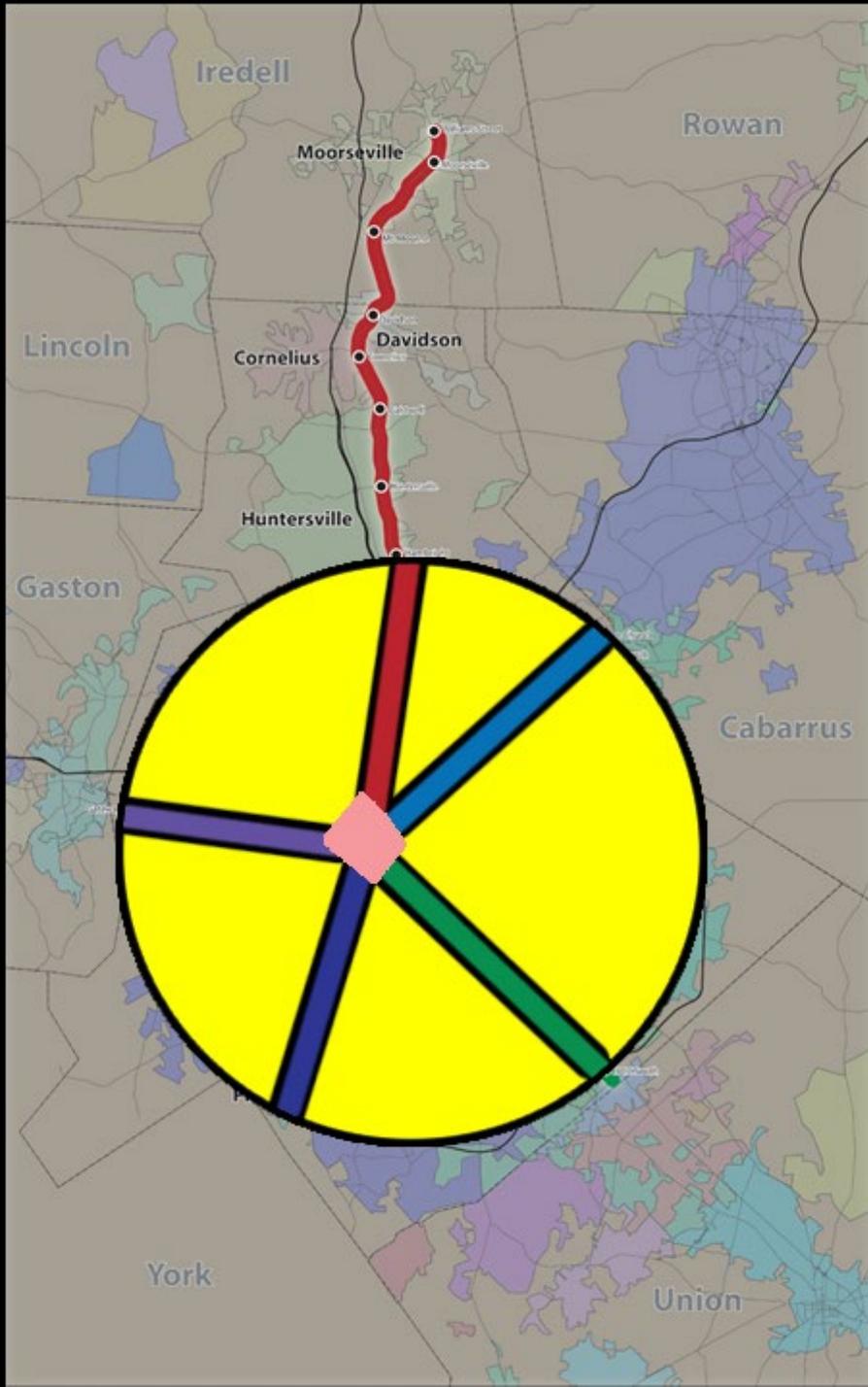
Webster Ave.

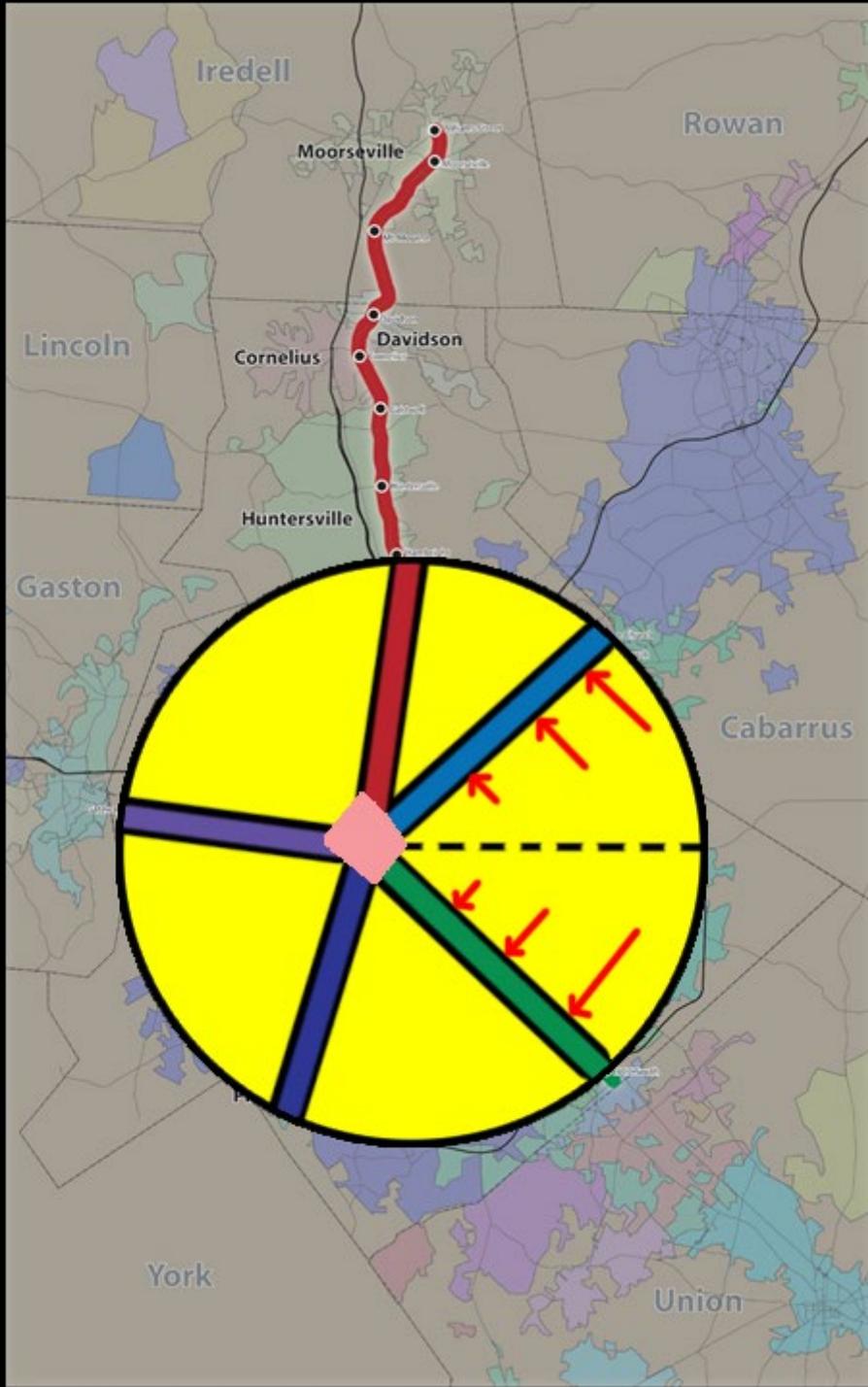
Denning Dr.



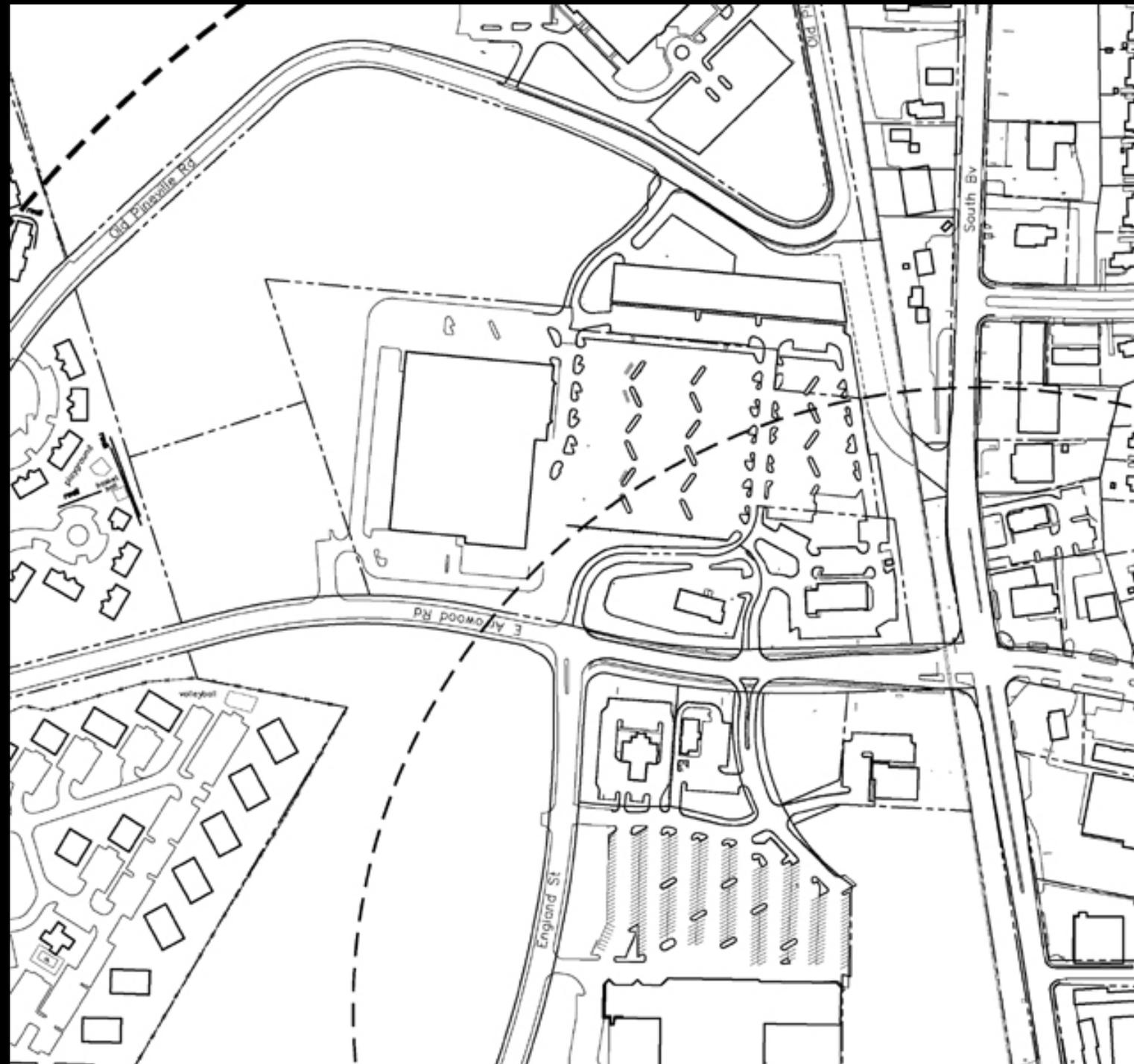






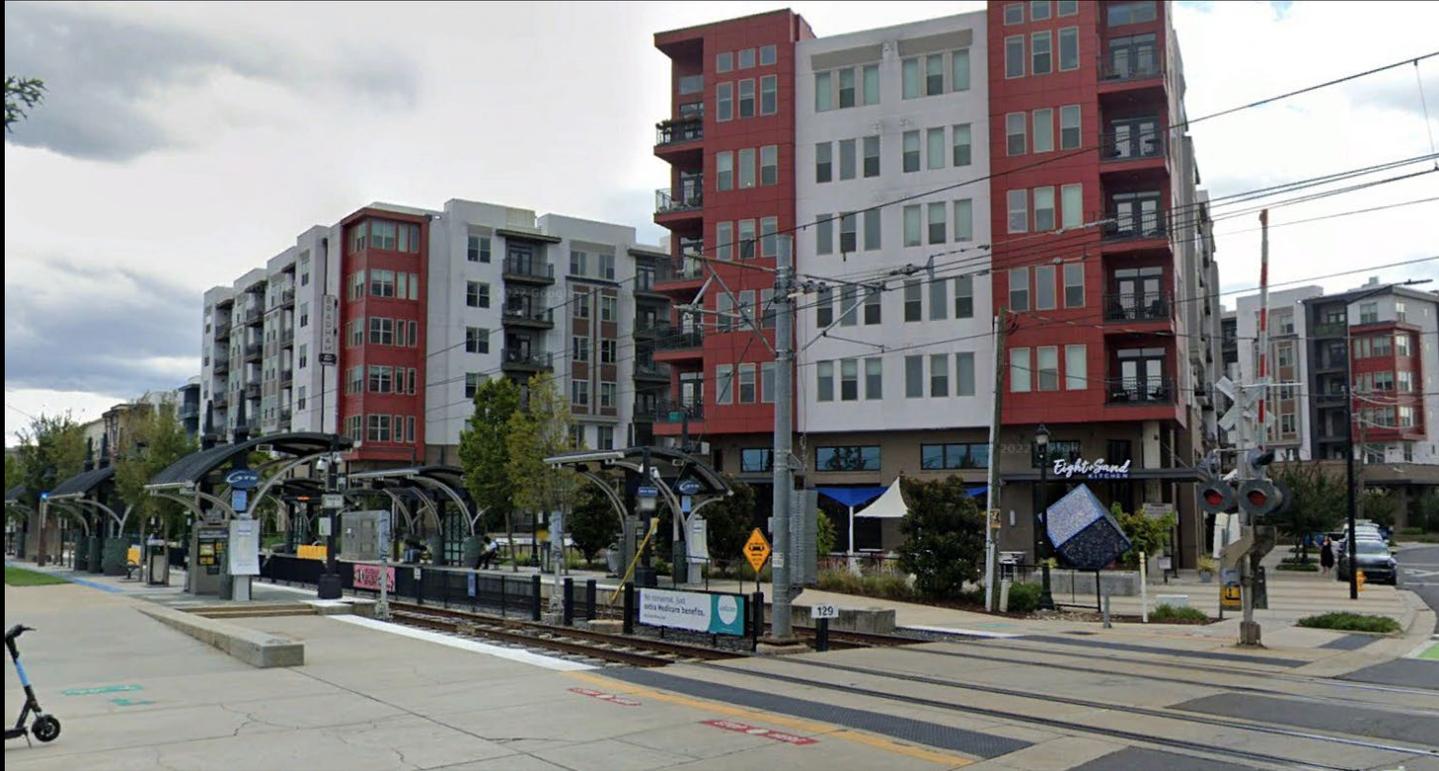






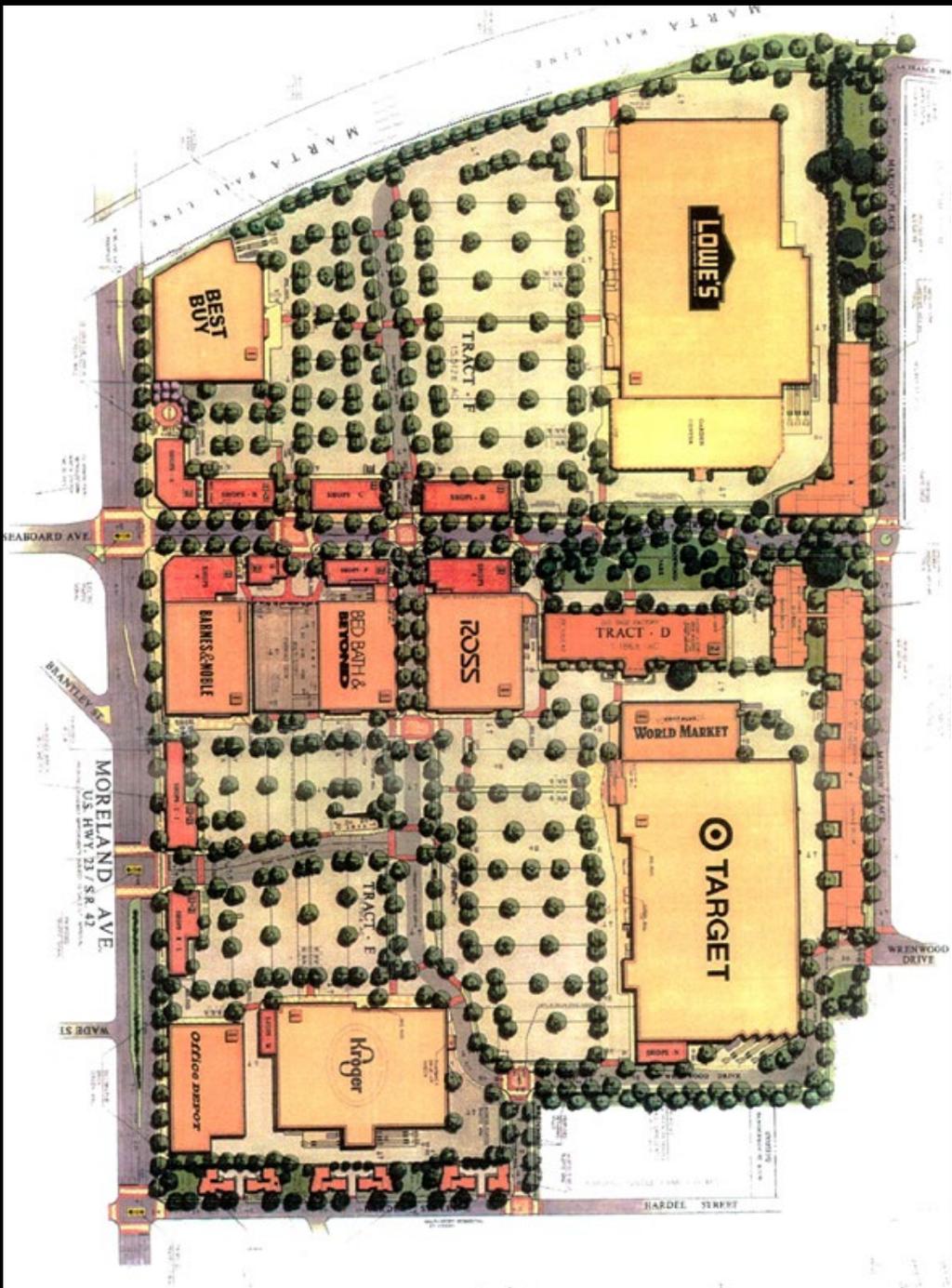




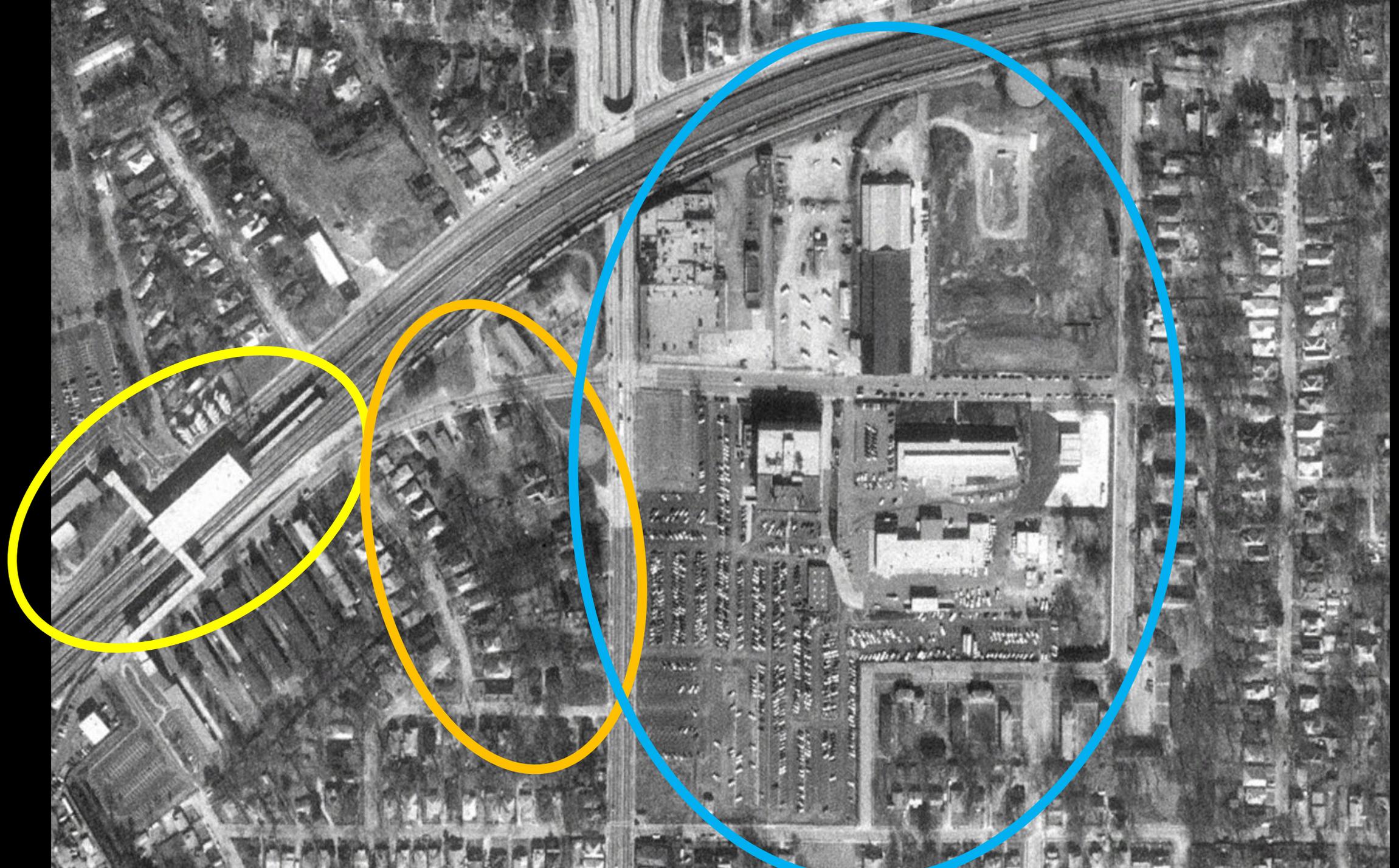


















Painting with a Twist

FAITH BARBER SHOP

CINNAHOLIC

ALTERATIONS

NOW OPEN

NOW OPEN

OPEN FOR BRUNCH  
SATURDAY & SUNDAY  
8AM-5PM  
MONDAY-FRIDAY 7AM-3PM



Uptown Area

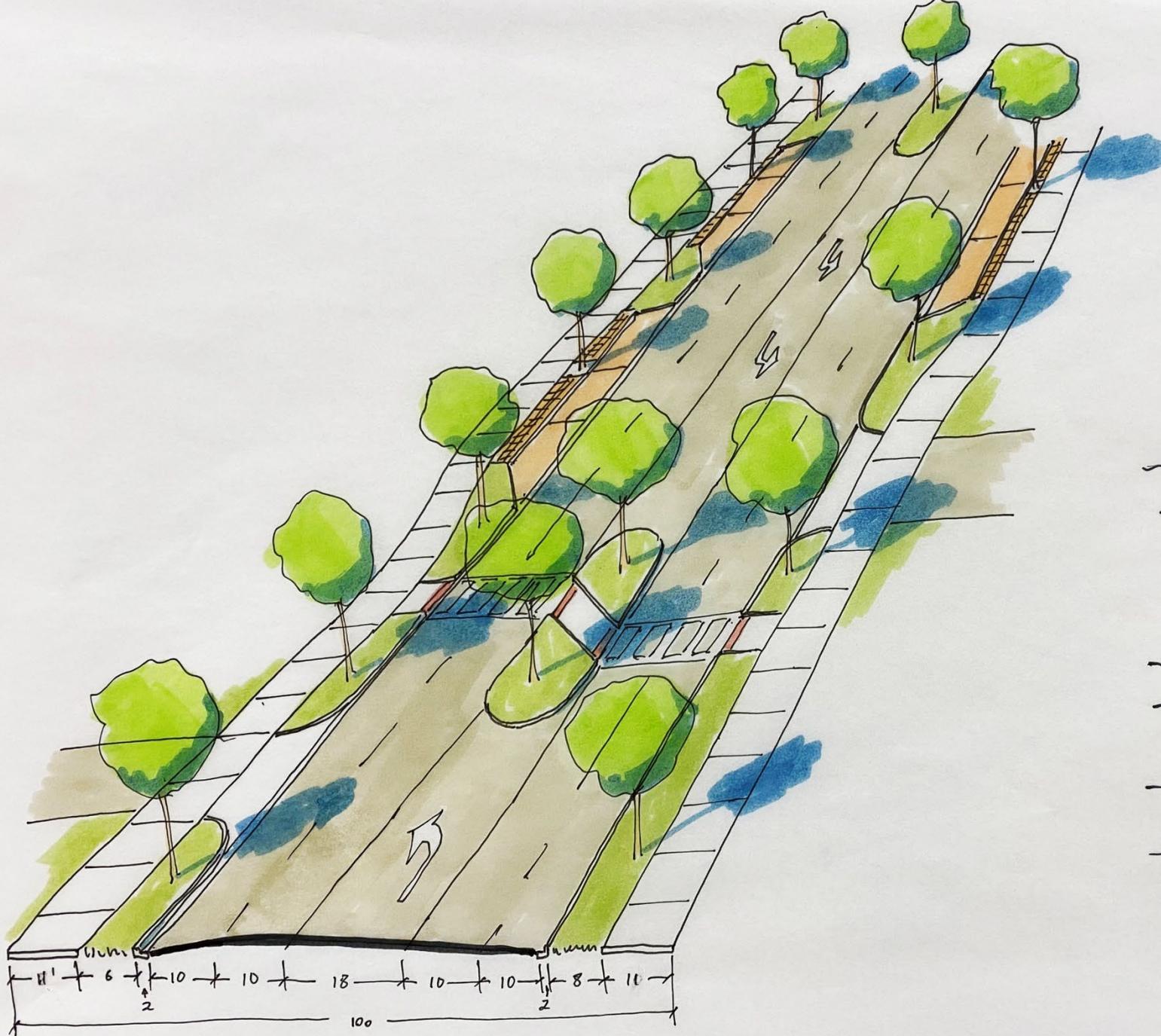


Lawrenceville  
Highway









## Lawrenceville Highway

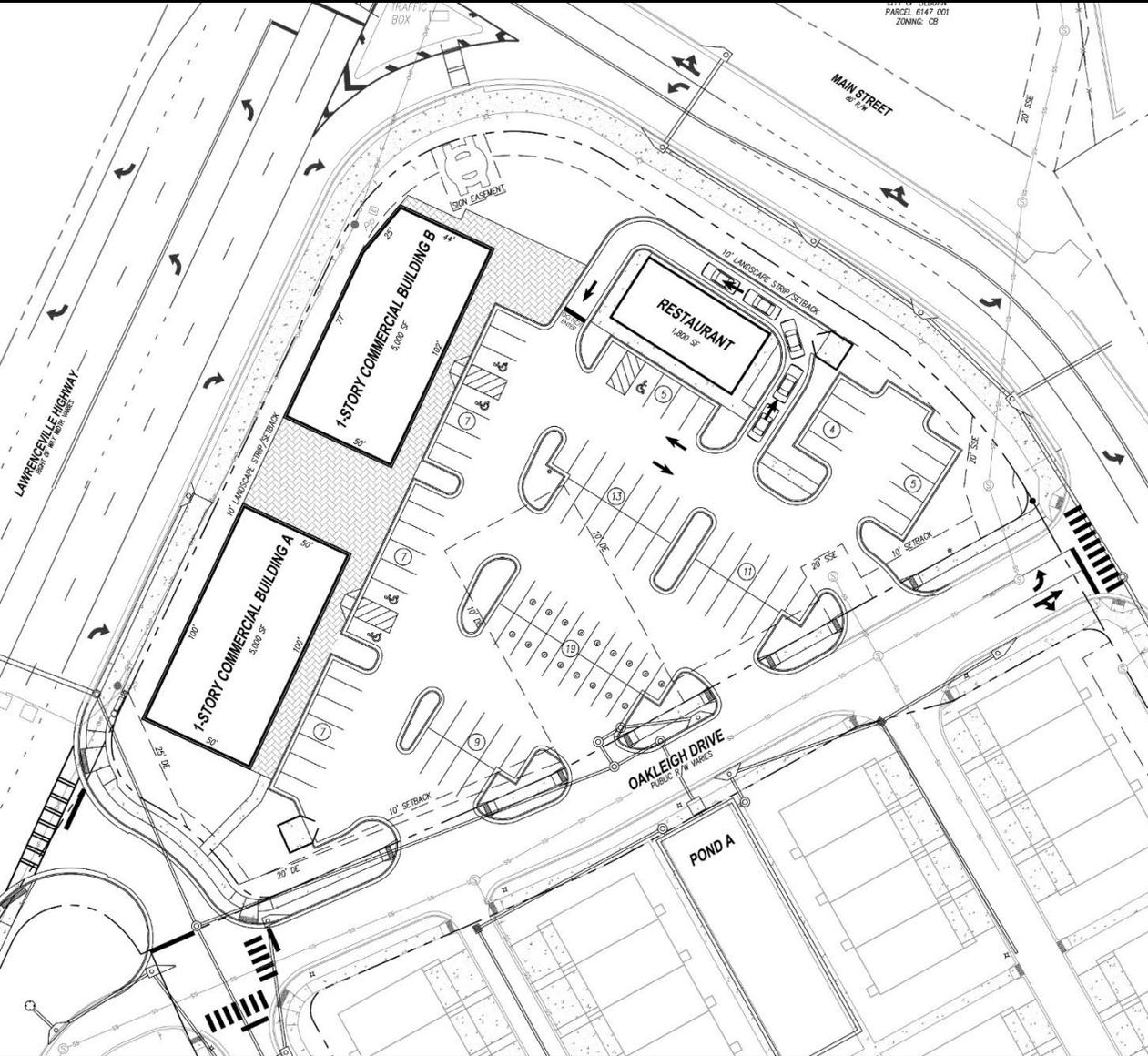
- 30 mph design speed
- 10' lanes
- Parking on street where r.o.w. is widens
- Remove right turn lanes
- Short medians that do not block driveways or side streets
- Shade trees along sides and in medians
- Midblock crossings on long blocks

Lawrenceville  
Highway











BURGER KING

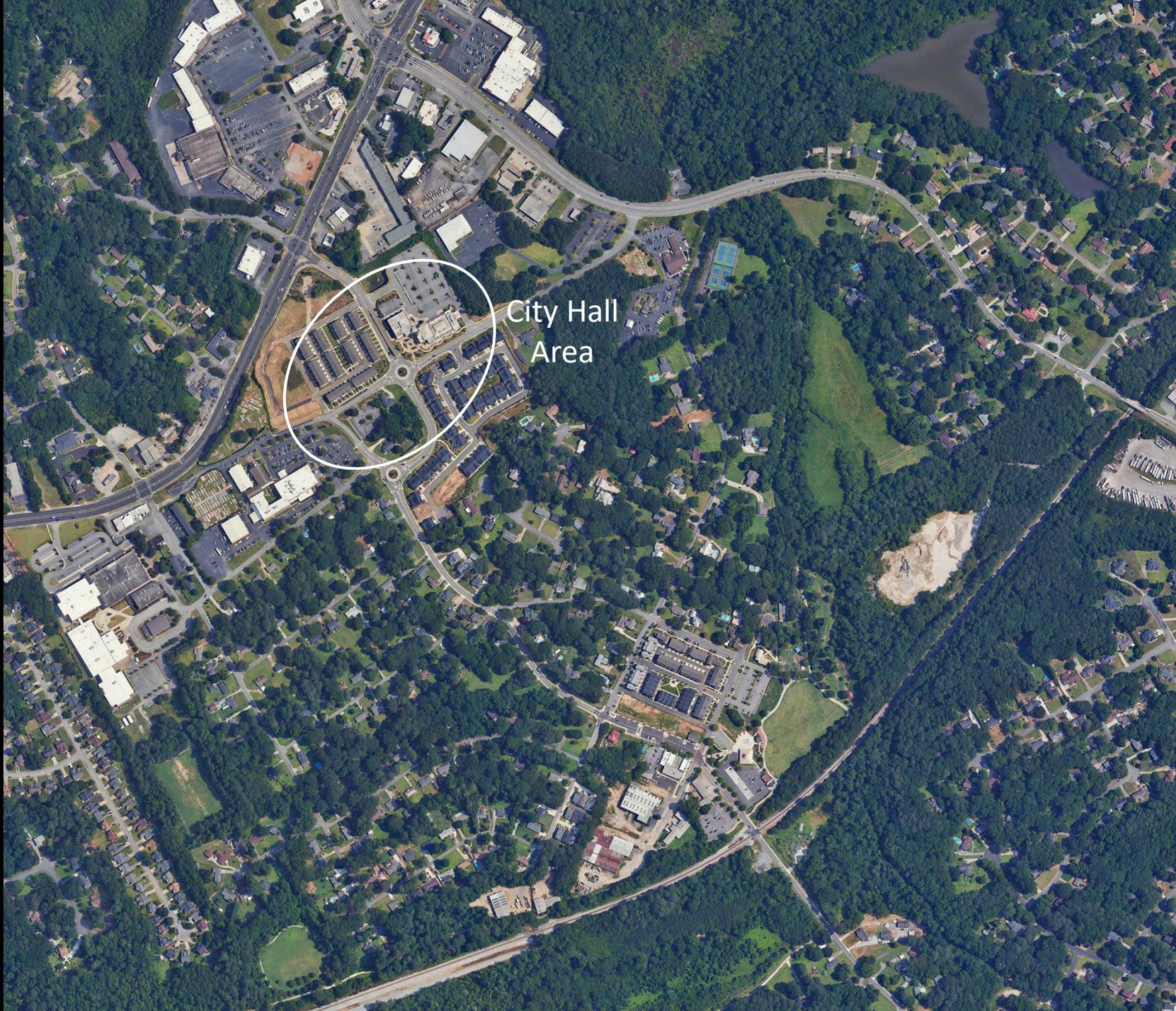
Felicis Fiestas

metro

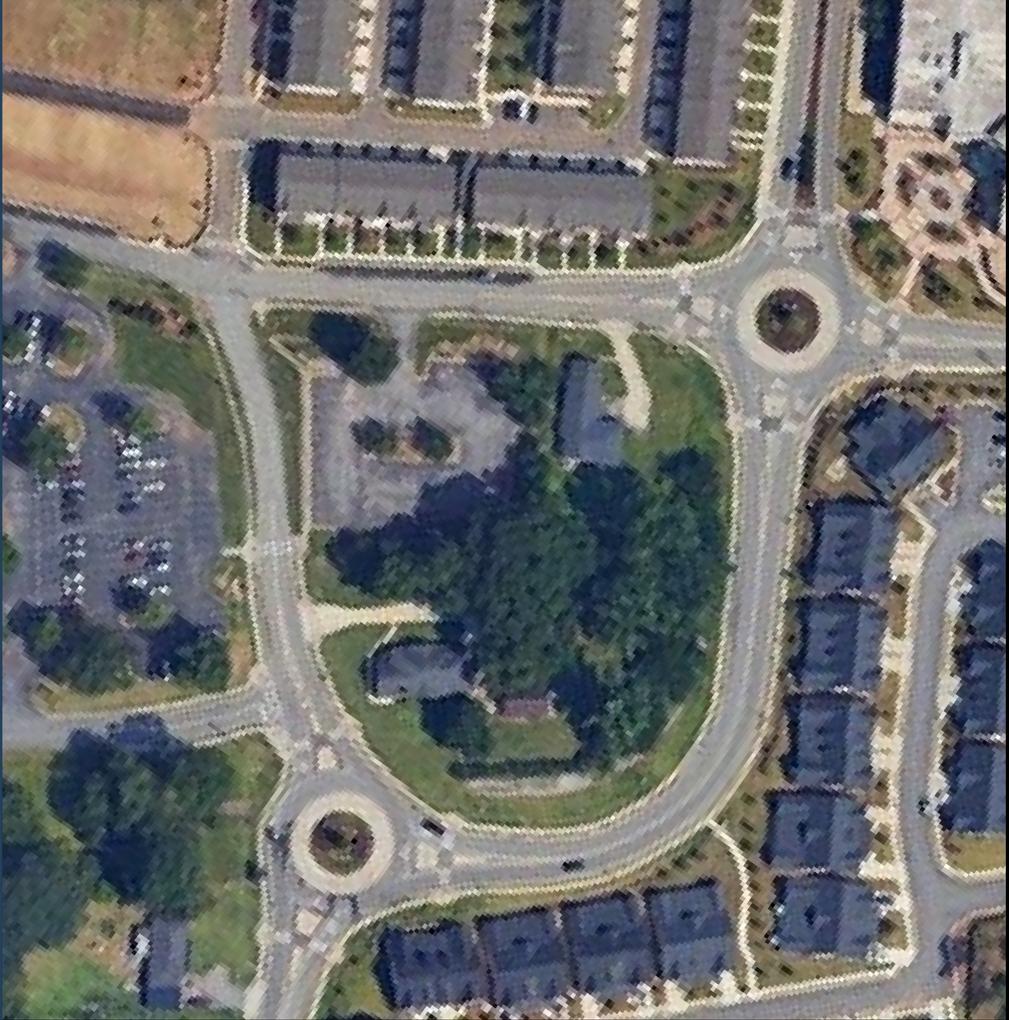
BURGER KING

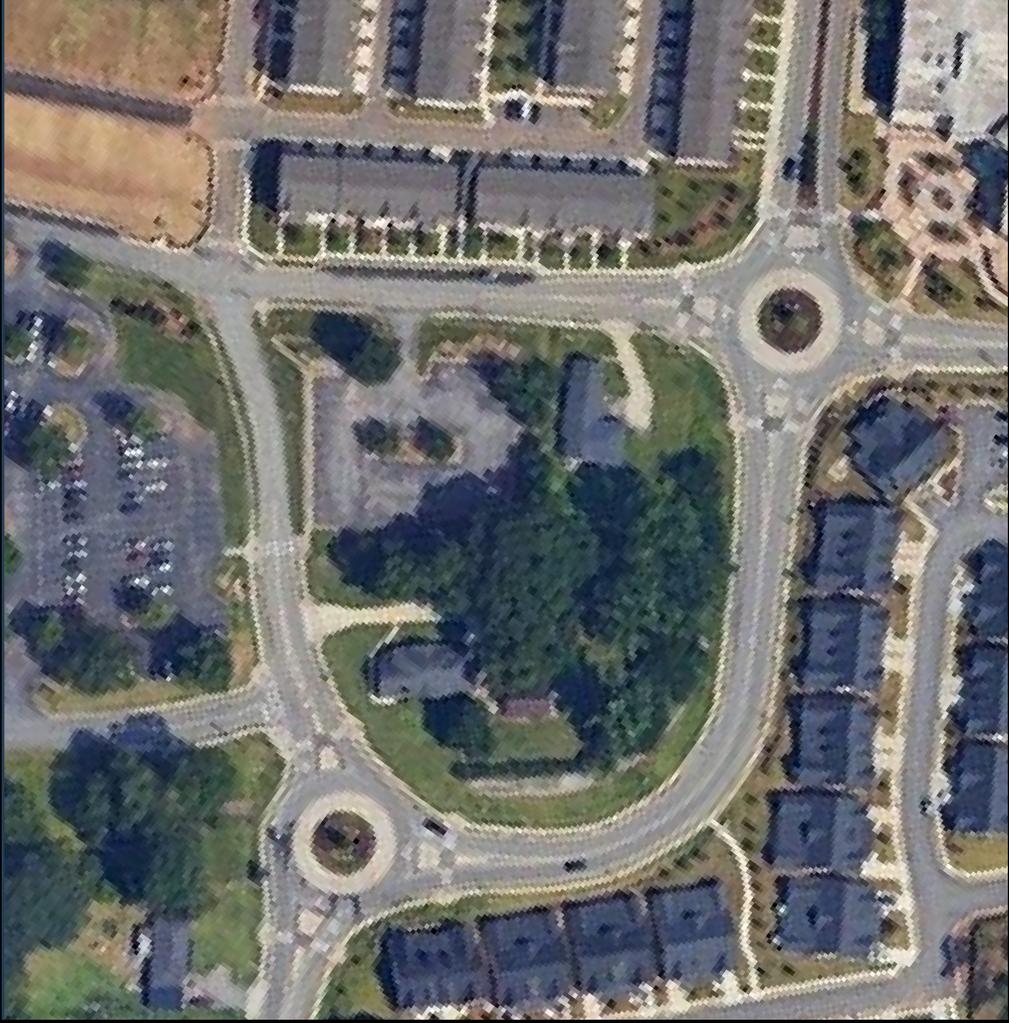
Wendy's

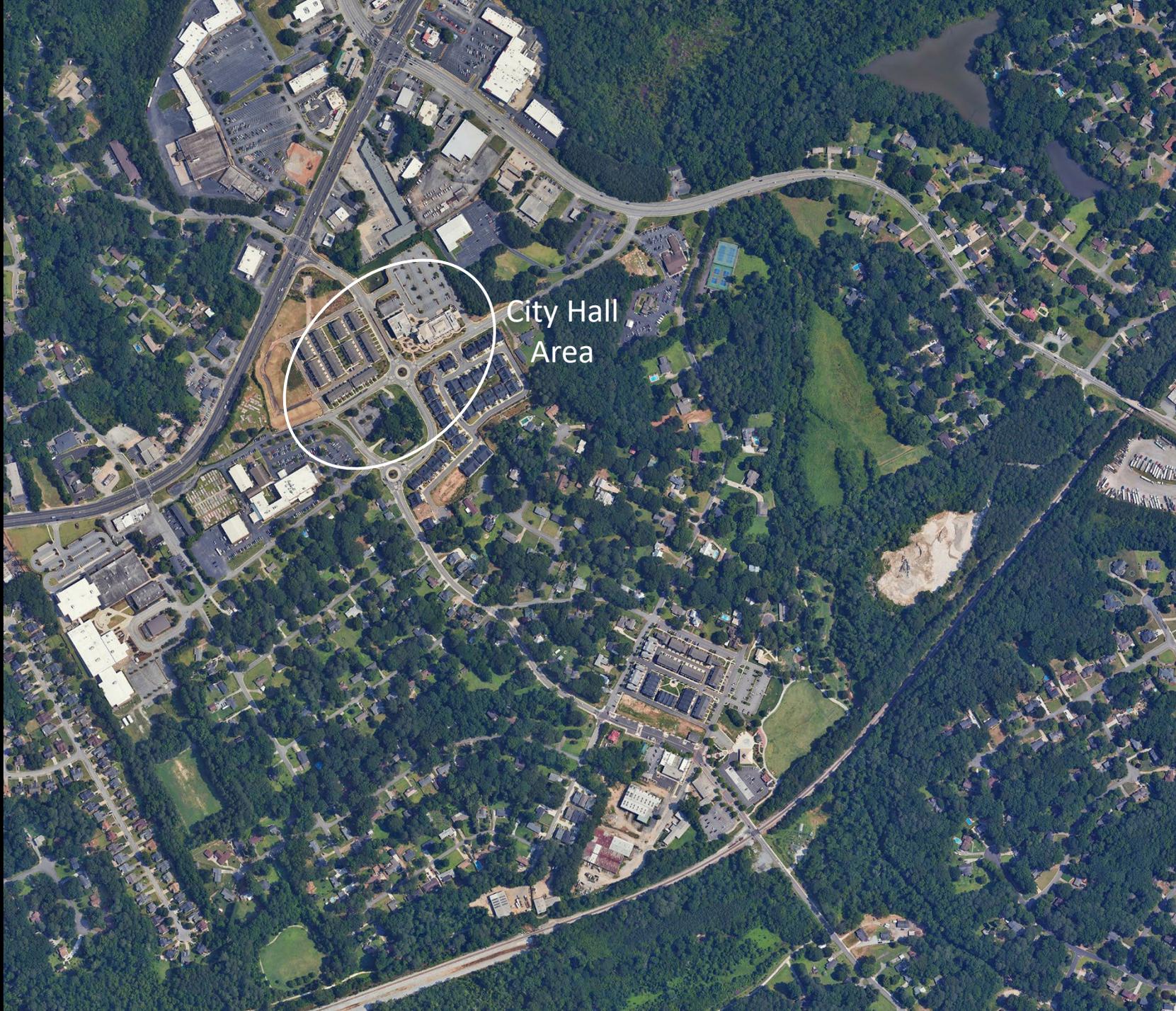




City Hall  
Area







City Hall  
Area

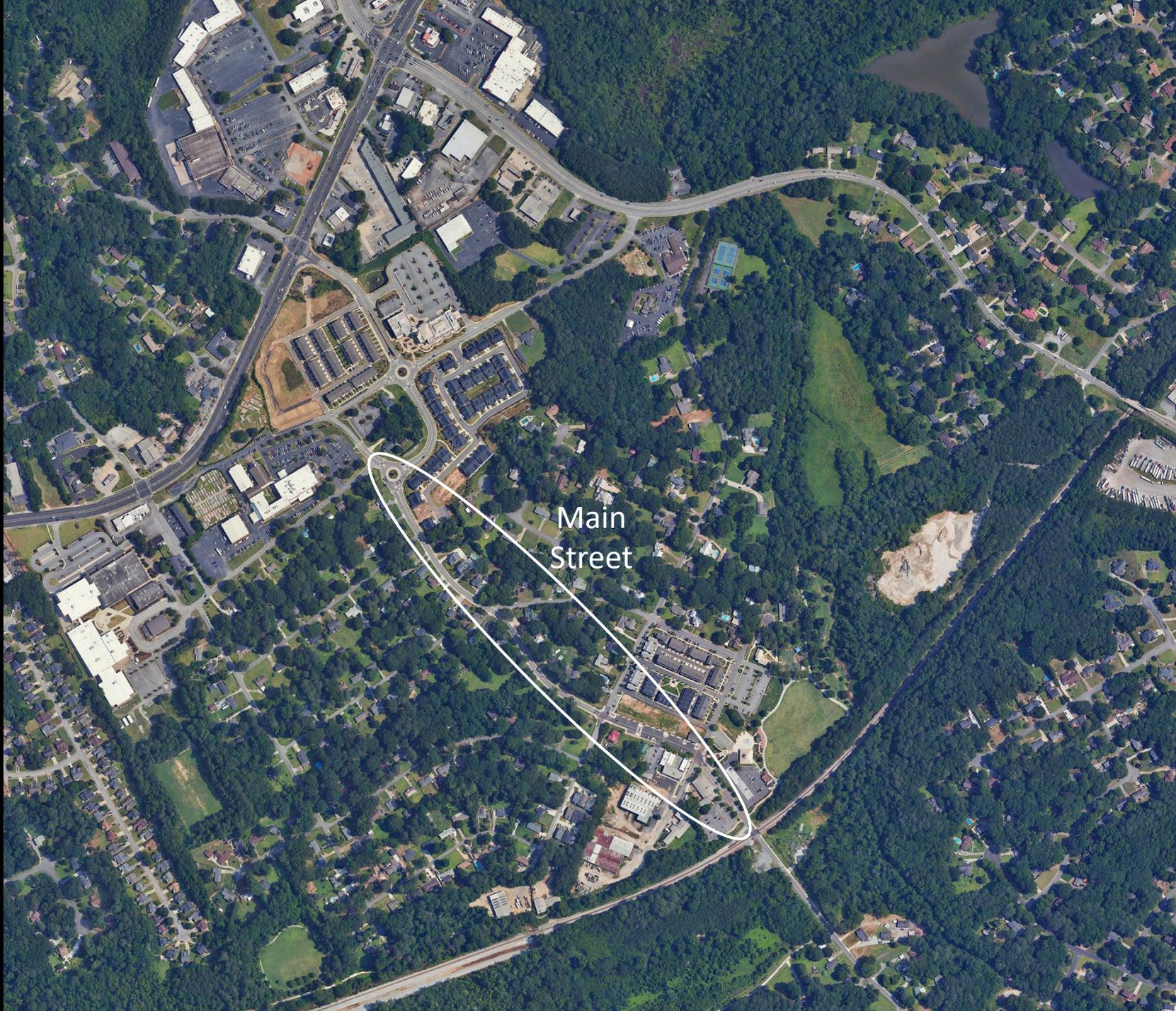


West  
Old Town



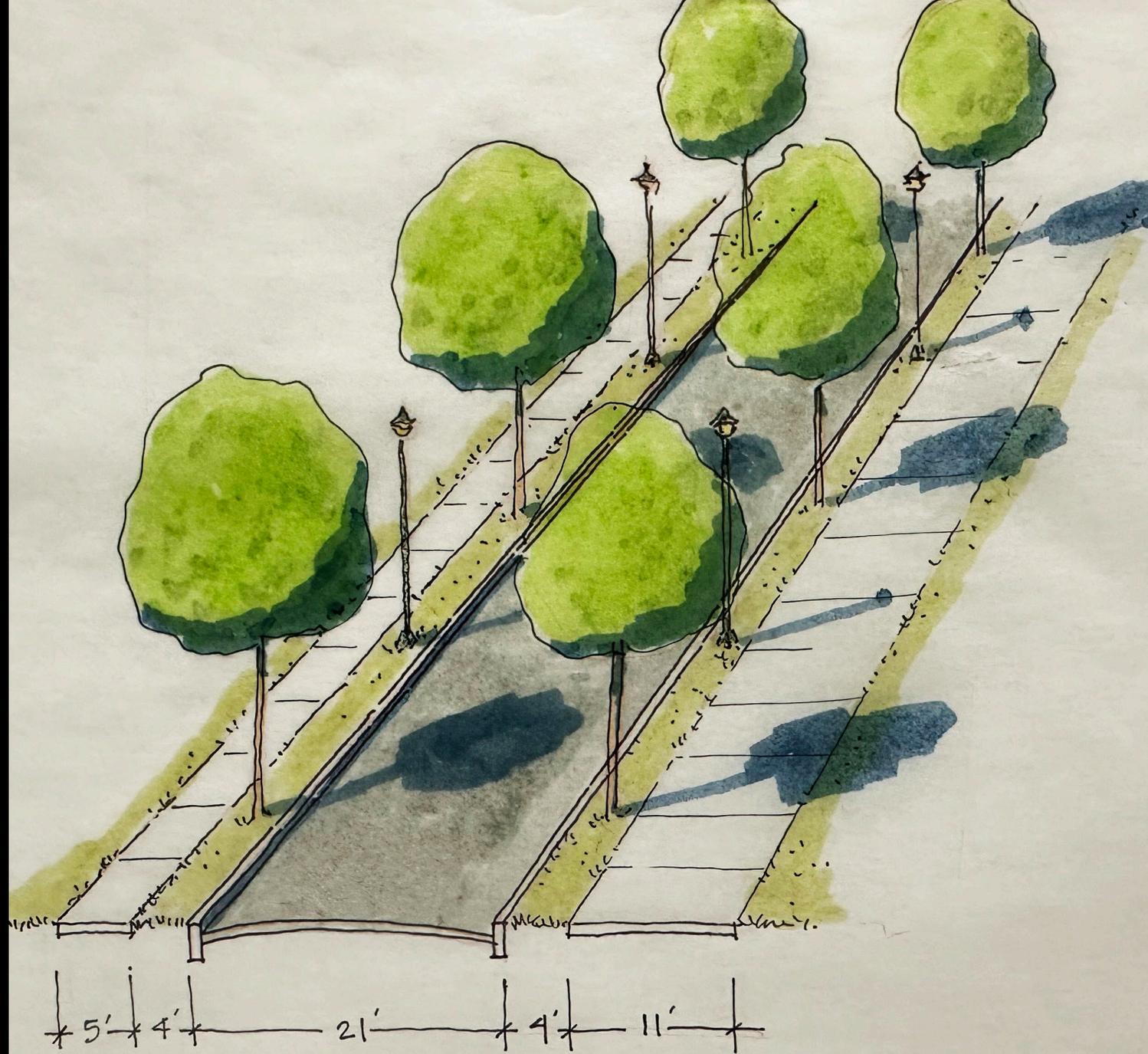


West  
Old Town



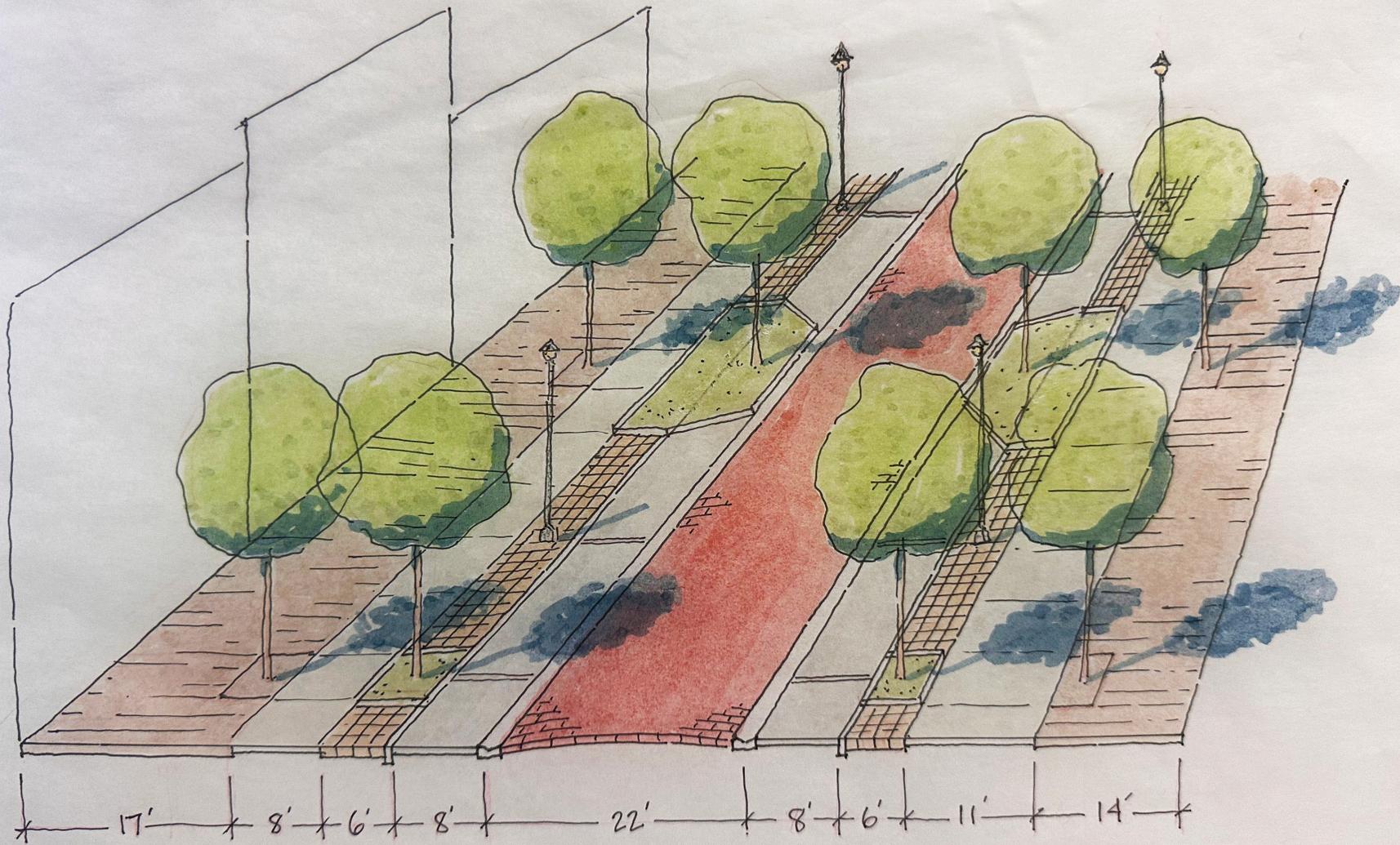
Main Street





© 2015 Google







WYOMING

POPLAR ST

WYOMING

WYOMING

WYOMING

WYOMING

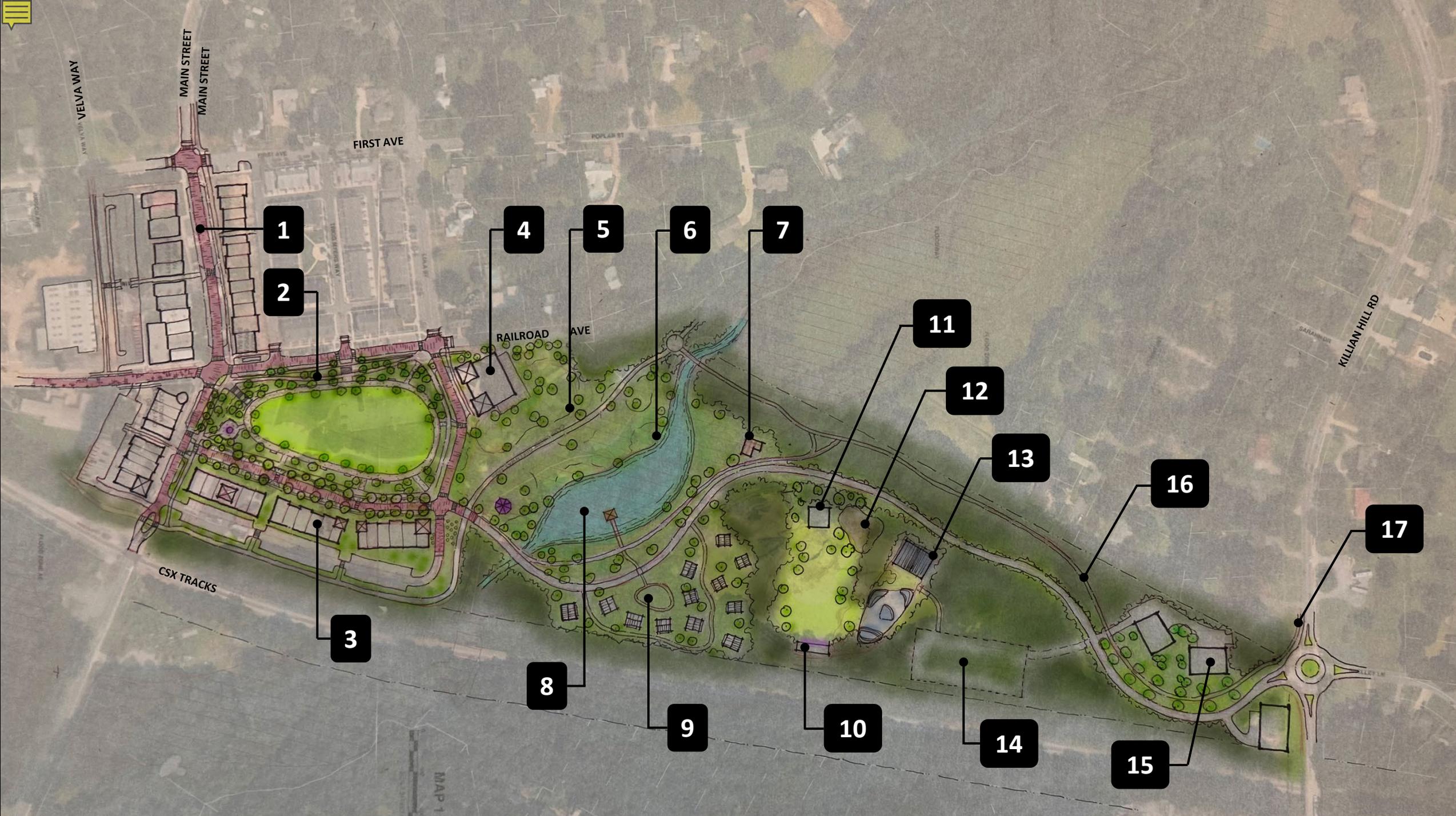
WYOMING

SARASOTA

WYOMING

MAP 1

VALLEY LN



VELVA WAY

MAIN STREET  
MAIN STREET

FIRST AVE

POPLAR ST

RAILROAD AVE

CSX TRACKS

KILLIAN HILL RD

1

2

3

4

5

6

7

8

9

10

11

12

13

14

16

15

17



VELVA WAY

MAIN STREET  
MAIN STREET

FIRST AVE

1

1

RAILROAD AVE

CSX TRACKS

1

KILLIAN HILL RD

MAP 1



Flush Streets



VELVA WAY

MAIN STREET  
MAIN STREET

FIRST AVE

2

CSX TRACKS

KILLIAN HILL RD

MAP 1





**Food Trucks**



**Vegetated Slopes**



**400m Path**



**Fitness Classes**





VELVA WAY

MAIN STREET  
MAIN STREET

FIRST AVE

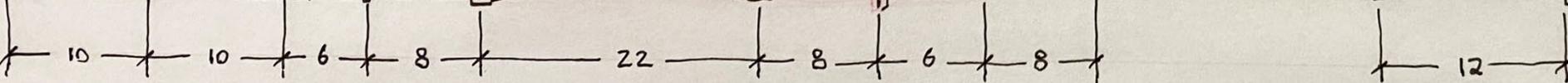
RAILROAD AVE

CSX TRACKS

3

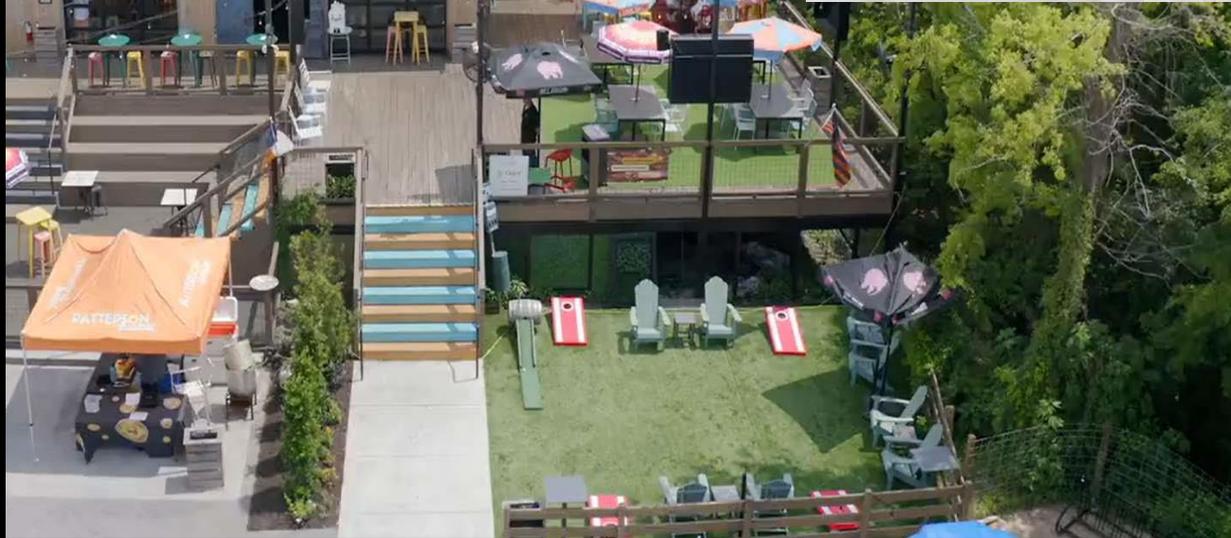
KILLIAN HILL RD

MAP 1





## Parkside Development





5

6

VELVA WAY

MAIN STREET  
MAIN STREET

FIRST AVE

POPLAR ST

RAILROAD AVE

KILLIAN HILL RD

CSX TRACKS

MAP 1



**Water Play**



**Nature Play**





VELVA WAY

MAIN STREET  
MAIN STREET

FIRST AVE

RAILROAD AVE

KILLIAN HILL RD

CSX TRACKS

7

8

9

MAP 1



**Pond**



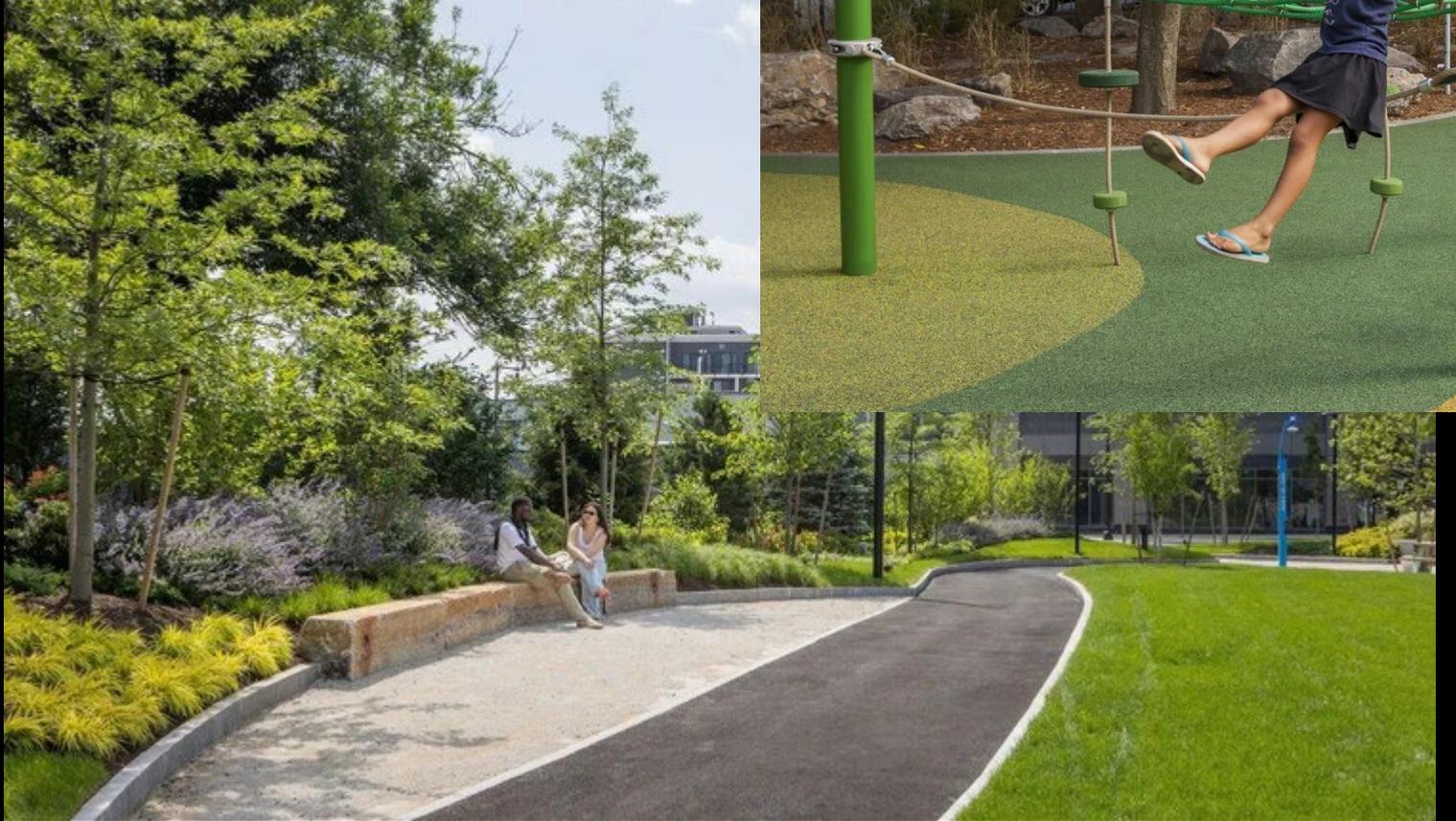
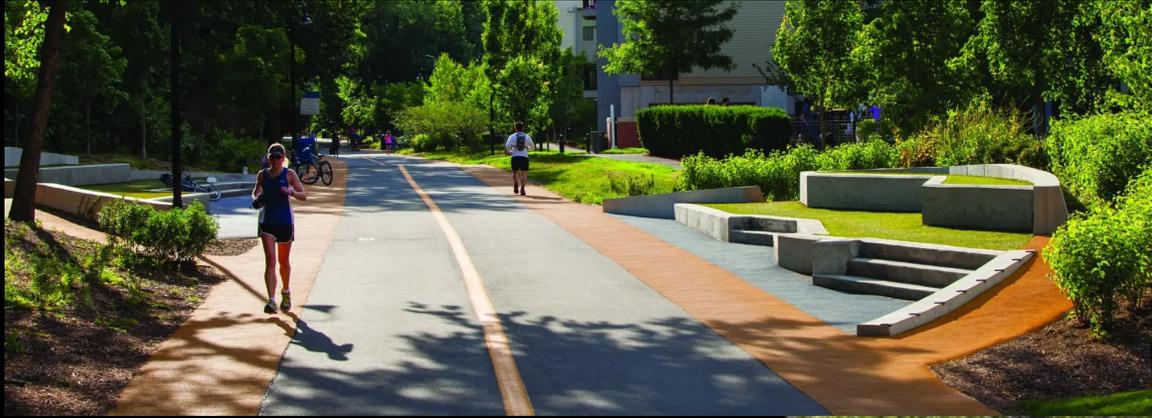
**Wynne-Russell House**



**Cottage Village**

**Trails**





**Trailside Nodes**



VELVA WAY

MAIN STREET  
MAIN STREET

FIRST AVE

RAILROAD AVE

CSX TRACKS

KILLIAN HILL RD

11

12

13

10

MAP 1



**Biergarten**



**Bark Bar / Dog Park**



**Tree Grove / Event Venue**



**Skate Park / Basketball**



VELVA WAY

MAIN STREET  
MAIN STREET

FIRST AVE

RAILROAD AVE

KILLIAN HILL RD

CSX TRACKS

16

17

14

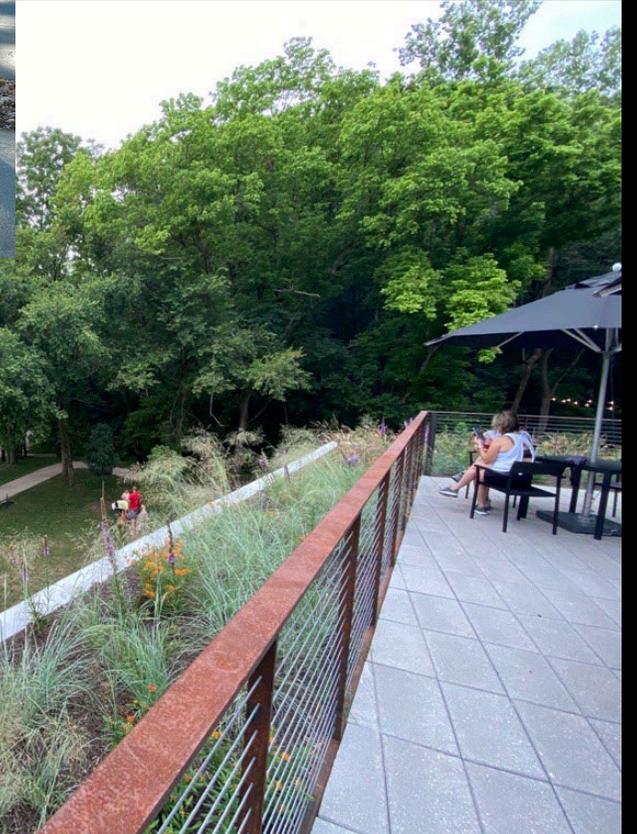
15

MAP 1

**Variety of Trails**



**Trailside Development**



**Forested Parking Lot**





Public Street  
Network



Uptown Area

Main Street  
Entry Area

Lawrenceville  
Highway

Public Street  
Network

Lilburn  
City Park

Old Town  
Portion of Lilburn  
City Park



City Hall  
Area

Main  
Street

West  
Old Town







Christine Wilson, PLA, ASLA, SITES AP  
Eric Childs, PLA, ASLA, LEED AP  
Ian Lockwood, PE

# Thank You

**T'OOLE**  
DESIGN