



# City of Lilburn

in Gwinnett County

State of Georgia

**Ordinance**

**Number:**

**2018-524**

Date of Reading and Adoption: September 10, 2018  
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  
RESPECT TO A ZONING UPDATE OF OFFICIAL ZONING MAP  
RZ-2018-02**

An ordinance to amend the Official Zoning Map of the City of Lilburn approving Case Number RZ-2018-02 to rezone property at 313 Luxomni Road from CB, Commercial Business, to IA, Industrial Activity, to allow Auto Service, Repair, Towing and Impound Lot uses on approximately 3.9 acres of property being identified as Tax Parcels R6150 004.

**WHEREAS,** the Code of the City of Lilburn entitled the Lilburn Zoning Ordinance provides that the text/map thereof may be amended from time to time by ordinance of the City of Lilburn; and

**WHEREAS,** the Applicant, Thomas A. Mitchell, Sr. has applied for a rezoning; and

**WHEREAS,** the City of Lilburn Planning Commission met on Thursday, August 23, 2018, and recommended approval with conditions to the Mayor and City Council for action;

**NOW THEREFORE BE IT ORDAINED** that the Mayor and City Council of the City of Lilburn, Georgia hereby approves the rezoning with the following conditions:

1. Inoperable vehicles, damaged vehicles and vehicles awaiting repair shall be enclosed in the building or within the impound parking area and screened from public view. Vehicles leaking fluids shall be stored in the building with approved oil/grit separator.
2. No body or paint repair or major vehicle overhaul/conversions.
3. No dismantling or salvage.
4. Any manufacturing, processing, assembly, fabrication, servicing (*including washing of vehicles*), and repair operations are carried out within an entirely enclosed building. (per *Table 4.4 Design Criteria for nonresidential Zoning Districts*)
5. Tow service impound parking area shall be designated behind the building and shall be screened from view from all public rights of way. Existing vegetated buffers include 20' side buffer adjacent to CB zoning, 25' rear buffer adjacent to OI zoning along the rear property line (west), and 10'-20 side buffer adjacent to IA zoning, and shall be preserved to visibly screen the impound lot from view. No reduction of or encroachment into buffers shall be permitted without plan approval by the Planning & Economic Development Department, showing

minimum zoning buffers and installation of opaque privacy fence, minimum 8' in height.

6. Tow service impound parking area shall be secured with fencing minimum 6' in height with gate to access the stormwater management facility per the BMP Access Easement Agreement. If chain link fence is utilized, it shall be vinyl coated black, brown or green in color.
7. Building and site must comply with Gwinnett County sanitary sewer regulations as adopted by City of Lilburn.

**BE IT FURTHER ORDAINED** that this ordinance becomes effective upon its adoption.

**BE IT FURTHER ORDAINED** that all regulations or parts of regulations in conflict with this Ordinance are hereby rescinded to the extent of said conflict.

**SO ORDAINED** this the 10<sup>th</sup> day of September, 2018.

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Johnny D. Crist, Mayor  
City of Lilburn

ATTEST:

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Melissa L. Penate, City Clerk  
(Seal)