



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

DRAFT

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. Executive Session (if necessary)

II. Call to Order

Mayor Crist called the meeting to order at 6:29 PM.

III. Roll Call

IV. Announcements

V. Audit Presentation

The City's June 30, 2025, audit was presented, revealing a clean opinion and healthy fund balance, with at least seven months of liquidity. The city also received a clean single audit.

VI. Approval of Minutes

January 12, 2026, City Council Draft Minutes

IX. Public Hearing

1. Public Hearing Item No. 1 -Approval of Ordinance 2026-668, an Ordinance amending the text of Article 6, Sec. 602– Use Table and Article 8, Sec. 818- Off-street loading required

Planning Director Reid Turner explained a proposed amendment to Article 8, Section 818. The amendment would revise the text to prohibit on-street loading on Railroad Avenue and Main Street within the Old Town Overlay District. The amended text will read "This section shall not apply to uses permitted in the Old Town Overlay District, except that on-street loading shall be prohibited on Railroad Avenue and Main Street within saiddistrict."

Reid also explained that the text amendment includes a proposed change to Article 6, Section 602, Use Table, to establish a policy for a new type of commercial accessory use: a commercial drone hub. Reid explained the staff recommendations: A property owner seeking to add a commercial drone hub to a commercial property must obtain a special use permit from the Mayor and Council with the following conditions (1) permitted only as an accessory use; (2) the placement and appearance of facilities associated with the hub shall be approved via the SUP process; (3) the hub shall be served by permanent utilities or screened generators; and (4) the accessory use shall only operate during the hours of 10 am to 5 pm. Reid shared that the Planning Commission amended staff's recommendation by eliminating the option for hubs to be served by generators and added a condition requiring a 50' buffer with any residential use or residentially zoned parcel.

The Mayor and Council generally accepted the recommendation of staff and the Planning Commission to allow commercial drone hubs only as an accessory use to an existing commercial business. However, there was much discussion over the associated conditions. Four categories of conditions were discussed: (1) placing a limitation on the size of parcels permitted to apply for an SUP for a commercial drone hub; (2) limiting the operating hours of the hub; (3) establishing a sunset provision on the SUP; and (4) aesthetic regulations associated with the hub. Mayor Crist moderated a discussion about each category with the majority of Council members supporting no parcel size limitation, no universal sunset provision, and extended hours of operation of 7 am - 10 pm. Council member van Maanen advocated for a minimum parcel size of 25 acres, a sunset provision requiring reapplication for the SUP after 2 years, and operating hours of 10 am - 5 pm.

X. Consent Agenda

XI. Agenda

1. Agenda Item No. 1 -Approval of Ordinance No. 2026-666, an Ordinance amending Lilburn City Code, Chapter 54, Solid Waste, Article II, Collection and Disposal

City Manager Jenny Simpkins explained a change is required to remove the outdated requirement for residents to store their trash bins in enclosed structures. The updated policy requires trash bins to be stored in the side or rear yard.

1. Agenda Item No. 2 - Resolution imposing a 90-day moratorium barring the acceptance of applications for new buildings on commercially zoned parcels within the US29 overlay district

Planning Director Reid Turner explained staff needs time to evaluate the uses allowed in the CB zoning district within the US29 Overlay. The 90-day moratorium will provide time needed for staff review and two public hearings that will be required if the zoning ordinance is updated.

Motion to move to Executive Session for discussion of Litigation and Real Estate made by Councilmember Powella, seconded by Councilmember Batterton at 7:32 PM. Motion passed 4-0.

Mayor Crist asked for a motion to come out of Executive Session. Councilmember Batterton made the motion to come out of Executive Session at 7:55 PM, seconded by Councilmember Powella.

XII. Adjournment

Mayor Crist adjourned the meeting at 7:56 PM.

Approved this _____ day of _____, 2026.

Johnny Crist, Mayor

Anja Peay, City Clerk