



**City of Lilburn
City Council Work Session Agenda**

April 13, 2026 City Council Work Session

Lilburn City Hall, 340 Main St., Lilburn, GA 30047

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

I. Call to Order

II. Announcements

III. Announcements

1. Special Called Downtown Development Authority Meeting

April 6, 2026, 6:30 PM - 8:00 PM @ Lilburn City Hall, Work Session Room

2. Mayor Johnny Crist's Town Hall Meeting

April 20, 2026, 7:00 – 8:15 PM @ Lilburn City Hall, Preston Room

3. Special Called Downtown Development Authority Meeting

April 22, 2026, 6:30 PM - 8:00 PM @ Lilburn City Hall, Work Session Room

4. Fiesta in the Park

May 2, 2026, 4:00 PM – 7:00 PM @ Lilburn City Park

5. Lilburn Next/Lilburn Now Focus Group

May 4, 2026, 6:30 PM – 7:30 PM @ Lilburn City Hall, Preston Room

IV. Financial Reports

March 2026 50K plus payments

March 2026 TAD2 payments

Documents:

[MARCH 2026 50K PLUS PAYMENTS.PDF](#)
[MARCH 2026 TAD2 PAYMENTS.PDF](#)

V. Approval of Minutes

March 9, 2026, City Council Draft Work Session Minutes

March 13, 2026, City Council Draft Special Called Work Session Minutes

Documents:

[MARCH 9TH, 2026, CITY COUNCIL DRAFT WORK SESSION MINUTES.PDF](#)
[MARCH 13TH, 2026, CITY COUNCIL DRAFT SPECIAL CALLED WORK SESSION MINUTES.PDF](#)

VI. Public Hearing Item No. 1- Approval of Ordinance 2026-670, an Ordinance amending the text of Article 5, Sec. 502 – Old Town (OT) Overlay District and Article 6, Sec. 602 – Use Table

Text amendments are proposed to Appendix A, Article 5 Section 502. – Old Town (OT) Overlay District and Article 6 Section 602. – Use Table, to add regulations regarding the Design Review Board within the Old Town Overlay District and to amend permissions for a variety of uses within the Use Table.

The amendments to Funeral Home/Crematory use bring our regulations in line with recent Gwinnett County amendments to the use type and buffering requirements between this use and residential properties found in state law.

The Planning Commission voted to approve the proposed text amendments, with an amendment to the term lengths of DRB board members, revised from 1 year to 4. Coinciding with the term of the councilmember who appointed them. Staff is in agreement with the proposed amendments and has added them into the recommendation.

Documents:

[PH ITEM NO. 1 - AGENDA FORM - ZO TEXT AMENDMENTS.PDF](#)

PH ITEM NO. 1 - ATTACH 1 - ZO TEXT AMENDMENTS STAFF REPORT AND RECOMMENDATION.PDF
PH ITEM NO. 1 - ATTACH 2 - DRAFT ORD NO. 2026-670.PDF
PH ITEM NO. 1 - ATTACH 3 -MARCH 26, 2026, PLANNING COMMISSION DRAFT MEEETING MINUTES.PDF

VII. Agenda

1. Agenda Item No. 1 - Approval of Resolution No. 2026-02, a Resolution adopting the Master Concept for Old Town

As a result of a week-long planning effort with Toole Design, renderings demonstrating a concept for the Downtown Master Concept are available. Over 400 interactions with residents, business owners, and potential investors culminated in these overarching concepts for the future of Old Town. Adoption of this Resolution by the Council formally recognizes that the intent of the Council is to move the rendered concepts forward to determine feasibility and cost. Toole Design will be hired for engineering services necessary to make the determination. Concepts that are feasible and affordable will be prioritized by Council and funding will be sought by staff for construction.

Documents:

[AGENDA ITEM NO. 1 - AGENDA FORM.PDF](#)
[AGENDA ITEM NO.1 - ATTACH 1 - RESOLUTION 2026-02.PDF](#)

2. Agenda Item No. 2 - Approval of Contract No. 2026-11, a contract with the Georgia Interlocal Risk Management Agency (GIRMA) to renew the city's property and liability coverage for the period May 1, 2026, to May 1, 2027, in the amount of \$268,128.

The City has used GIRMA to provide property and liability coverage for the May 1, 2026, to May 1, 2027, renewal period.

Documents:

[AGENDA ITEM NO. 2 - AGENDA FORM.PDF](#)
[AGENDA ITEM NO. 2 - ATTACH 1 - 2025 GIRMA COVERAGE AGREEMENT PACKET.PDF](#)
[AGENDA ITEM NO. 2 - ATTACH 2 - CERTIFICATE OF COVERAGE.PDF](#)
[AGENDA ITEM NO. 2 - ATTACH 3 - AUTO ID CARD.PDF](#)

3. Agenda Item No. 3 - Approval of Resolution No. 2026-03, a Resolution authorizing the release of a city-owned sign located within GDOT right of way in connection with GDOT project 0016159

The project area that will be disturbed for the GDOT replacement of the bridge on Lawrenceville Highway over Jackson Creek includes a city directional sign located on GDOT right of way. GDOT will pay the cost of the current value of the sign (\$22,000) in exchange for its removal. Approval of this Resolution is required to permit the transaction.

Documents:

[AGENDA ITEM NO. 3 - AGENDA FORM.PDF](#)
[ATTACH 1 - RESOLUTION 2026-03.PDF](#)
[ATTACH 2 - OPTION FOR ROW.PDF](#)
[ATTACH 3 - SIGN RELEASE FORM.PDF](#)

4. Agenda Item No.4 - Approval of Resolution No. 2026-04, a Resolution terminating the commercial building moratorium imposed by Resolution 2026-01

Council imposed a Commercial Building Moratorium on February 9th, 2026 via Resolution 2026-01, prohibiting new commercial building applications and permits from being filed.

Staff evaluated the use table against Gwinnett County standards and requirements in state law and has proposed Text Amendments to Article 6, Section 602 – Use Table of the Lilburn Zoning Ordinance that bring the Funeral Home/Crematory use type into conformance with state distance requirements, and provide consistency between Gwinnett County requirements associated with the use type and the city's own regulations. This ensures that City zoning decisions associated with this use type are adequate to ensure preservation of the quality of life for residential uses adjacent to commercial parcels.

Staff recommends that the moratorium be terminated in advance of its stated 90-day time limit.

Documents:

[AGENDA ITEM NO. 4 - AGENDA FORM.PDF](#)
[AGENDA ITEM NO. 4 - ATTACH 1 - RES. 2026-04 DRAFT MORATORIUM.PDF](#)

VIII. Adjournment

As set forth in the Americans with Disabilities Act of 1990, the City of Lilburn does not discriminate on the basis of disability in the admission or access to, or treatment or employment in its programs or activities. City Clerk, 340 Main Street, Lilburn, GA 30047 has been designated to coordinate compliance with the non-discrimination requirements contained in section 35.107 of the Department of Justice regulations, information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA coordinator.

The City of Lilburn will assist citizens with special needs given proper notice (seven working days). Any requests for reasonable accommodations required by individuals to fully participate in any open meeting, program or activity of the City of Lilburn should be directed to City Clerk, 340 Main Street, Lilburn, GA 30047, telephone number 770-921-2210.