

**CITY OF LILBURN**  
**PUBLIC HEARING ITEM 3**

<b>Date:</b>	6/3/2019	<b>To:</b>	<b>Mayor and Council</b>
<b>From:</b>	Joellen Wilson	<b>Department:</b>	Planning & Econ Dev't
<b>Work Session Date:</b>	June 10, 2019	<b>Presenter:</b>	Joellen Wilson
<b>Agenda Title:</b>	RZ-2018-04 from OI and R1 to CB and R2, to accommodate a commercial lot fronting US29 and a residential development including 4 detached lots and 29 attached townhomes on approximately 4.21+/- acres located at 5284 Lawrenceville Highway, being identified as Tax Parcels 6136 003 and 036.		
<b>Audio/Visual Req'ts:</b>	n/a	<b>Meeting Date:</b>	June 10, 2019

**Agenda Item (Background/History/Details):**

The parent parcel includes frontage along US29 and approximately 3.2 acres zoned O/I-Office Institutional but it has never been developed and is still used as a residence. The remaining acreage is an undeveloped residential parcel platted as part of the 1966 subdivision of Town & Country Estates.

The applicant intends to recombine acreage to create a 0.36 acre commercial (CB) parcel fronting US29 and develop a new residential subdivision with access from Greenleaf Drive. The proposed residential development includes 4 single family detached lots and 29 fee simple (for sale) attached townhomes, each with 2-car garage and minimum 1,400 sf heated area. The new road will be public right of way dedicated to the City of Lilburn and the neighborhood will be subject to new HOA covenants.

The Comprehensive Plan Character Area Map designates the parcel with frontage on US29 as O/I and CB. Existing residential properties in the vicinity are detached with a mix of lot sizes.

The proposed zoning of a majority of the property from O/I to CB and R-2 accomplishes goals of the City's Comprehensive Plan and Zoning. By maintaining more intense zoning along US 29 and proposing in-fill residential units that increase the variety of housing choices in the area. The R-2 district *"is intended to provide land areas devoted to moderate density uses consisting primarily of detached and attached single-family dwellings, townhomes, clustered and cottage housing types, and other creative, flexible small lot development designs, as well as.... a transition between lower density single-family residential districts and the higher density multi-family, mixed-use, and commercial business uses.... **The R-2 district establishes a density of nine dwelling units per gross acre.**"* The proposed 8.6 units/acre meets the criteria for R-2 district and could improve the walkability of the existing community, where residences are in close proximity to services and retail on US29.

Required public notice was provided and a few comments were recorded at Planning Commission. Lilburn Police and Public Works anticipate no adverse impacts. At the request of the applicant, this case was tabled by PC in February and March, and the April PC meeting was postponed to May 23, 2019 when PC recommended approval with conditions.

Staff recommends the following:

**Approval with Conditions in general accordance with the revised Rezoning Conceptual Site Plan:**

1. The residential development to be engineered as a new subdivision, to comply with the US29 Overlay Corridor requirements, with HOA responsible for defined common areas.
2. A landscaped 10' no access easement shall be provided along Greenleaf Court in rear yard of townhome building(s).
3. All other side and rear setbacks adjacent to developed low density residentially lots shall include minimum 5' wide evergreen landscape strip.
4. Building plans to be reviewed by Department of Planning and Economic Development shall include architectural treatments that result in compatible but unique individual housing units with a brick or stone water table at least 30 inches in height.
5. The house size shall be a minimum of 1,400 square feet and each unit shall have a 2-car garage.
6. Mail kiosk shall include overhead protection from elements.

No recreational vehicle or trailer parking shall be visible from the public right of way.

**Staff Recommendations:**

Staff recommends the following: Approval of Ordinance #2019-535, approving with conditions in general according with the revised rezoning conceptual site plan.

**Department Head Approval:**

**Doug Stacks**

**Mayor's Signature Required:**

**YES**

NO

**List Attachments:**

1. Application (revised)
2. Staff Analysis (revised)
3. PC Meeting Minutes (May 23, 2019)
4. Ordinance 2019-535