

**CITY OF LILBURN**  
**PUBLIC HEARING ITEM 1**

<b>Date:</b>	7/6/2020	<b>To: Mayor and Council</b>	7/2020
<b>From:</b>	Joellen Wilson	<b>Department:</b>	Planning
<b>Work Session Date Requested:</b>	7/7/2020	<b>Presenter:</b>	Joellen Wilson, Planning Director
<b>Agenda Title:</b>	<b>2020 Text Amendments to Zoning Ordinance and Development Regulations to address R-2 and MU Districts</b>		
<b>Audio/Visual Requirements:</b>		<b>Deadline Date:</b>	7/9/2020

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

Following January 2020 townhome moratorium, staff and consulting planner reviewed applicable zoning districts, and compared existing standards to those of several other jurisdictions. The resulting Text Amendments to City of Lilburn Zoning Ordinance are proposed to strengthen and clarify regulations of R-2 and MU zoning districts as applied to single family attached and multi-family housing types and subdivisions. They also serve to clarify use of infill development tools, administrative approvals, new architectural and development standards, and provide consistency between codes so the moratorium can expire. Amendments to **Articles 3, 4, 6, 7 and 10** are proposed as provided in attached **Exhibit A – Zoning Ordinance R-2/MU Text Amendments**.

Text Amendments to City of Lilburn Development Regulations are also proposed to strengthen regulations pertaining to open space in residential subdivisions and developments that include residential uses. Proposed text amendments to Article 5, Section 5.9 are provided in **Exhibit B –Development Regulations Art. 5 Text Amendments**. Planning Commission and staff also discussed Articles 3 and 6 but proposed zoning requirements supersede development regulations, so Development Regulations will be further amended at a future date.

Public notice was provided and Planning Commission recommended approval June 25, 2020. Comments (by developers) were limited to difficulty of alley only entry and masters on main.

**Staff Recommendations:**

Staff recommends a “**Motion to adopt Ordinance #2020-551 to approve the Zoning Ordinance and Development Regulation Text Amendments as proposed.**”

**Department Head Approval:**

**J. Wilson**

**Mayor’s Signature Required:**

**YES**

NO

**List Attachments:**

- 1. Exhibit A**
- 2. Exhibit B**

- 3. 2020-6-25 Planning Commission Meeting Minutes draft
- 4. Ordinance #2020-551

**Financial Information (For Financial Services Use Only)**

<b>Budgeted Yes/No</b>	<b>Fund Name &amp; Code</b>	<b>Current Balance</b>	<b>Requested Allocation</b>	<b>City Manager's Initials</b>