

CITY OF LILBURN
PUBLIC HEARING ITEM NO. 2

Date:	January 3, 2022	To: Mayor and Council	January 4, 2022
From:	Joellen Wilson	Department:	Planning
Work Session Date Requested:	January 10, 2022	Presenter:	Joellen Wilson, Planning Director
Agenda Title:	RZ-2021-02 and SUP-2021-04. City initiated rezoning of 57 Railroad Avenue containing approximately 1.76 acres recorded as District 6, Land Lot 135, Parcel 031 and owned by the Lilburn Downtown Development Authority to revert from MU Mixed Use zoning to CB Commercial Business according to Zoning Ordinance, Article 10. City initiated rezoning and map amendment will concurrently consider Special Use Permit for a brewery as part of a multi-tenant commercial development proposal.		
Audio/Visual Requirements:		Deadline Date:	January 3, 2022

Agenda Item (Background/History/Details):
<p>In accordance with Zoning Article 10, Section 1003, City Council may initiate map amendments to the Official Zoning Map of Lilburn. The subject site was zoned MU in 2020 via City initiated action (RZ-2020-02) to accommodate flexibility in an anticipated development proposal. The successful development group, Fire Brigade Development Company, LLC is now working with the Lilburn Downtown Development Authority to finalize plans for an 29,112 square foot multi-tenant commercial space, whose primary tenant will be a new brewery. The space is proposed to also include restaurants and retail/commercial uses but does not include residential uses.</p> <p>In addition, the brewery use requires a Special Use Permit according to provisions established in Article 7, Section 737. The city-initiated map amendment and rezoning with Special Use Permit accommodates the accepted development proposal and supports the City’s goal in redeveloping the previous industrial site.</p> <p>All public notice requirements were met, no public comments in support of or in opposition to have been received. Staff analysis recommended approval and Planning Commission public hearing was held December 16, 7:30 p.m. wherein the commission recommended approval of the rezoning, special use permit, and map amendment.</p>

Staff Recommendations:
Staff recommends: “A motion to approve Ordinance No. 2022-578, Rezoning Case RZ-2021-02 and associated map amendments with Special Use Permit SUP-2021-04 for a brewery.”

Department Head Approval:	J. Simpkins
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Mayor’s Signature Required:	YES	NO
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List Attachments:
<ol style="list-style-type: none"> 1. RZ-2021-02 and SUP-2021-04 Staff Analysis 2. PC Meeting Minutes 12-16-2021

3. Draft Ordinance No. 2022-578 – draft

Financial Information (For Financial Services Use Only)

Budgeted Yes/No	Fund Name & Code	Current Balance	Requested Allocation	City Manager's Initials