

CITY OF LILBURN
PUBLIC HEARING ITEM NO. 3

Date:	January 4, 2022	To: Mayor and Council	January 5, 2022
From:	Joellen Wilson	Department:	Planning
Work Session Date Requested:	January 10, 2022	Presenter:	Joellen Wilson, Planning Director
Agenda Title:	Text Amendments to city code Art. 4, Sec. 406 and Art.7, Sec. 736 Mixed Use, to add and amend definitions, clarify text, and address the mix of permitted uses and guide the construction phasing of an MU development.		
Audio/Visual Requirements:		Deadline Date:	January 3, 2022

Agenda Item (Background/History/Details):
<p>City Zoning Ordinance Article 10, Section 1002 provides for text amendments initiated by Planning Department, Planning Commission, or City Council. Based on feedback from City Council, Planning Department recommends the 2011 Lilburn Zoning Ordinance text be amended within Art. 4, Sec. 406 and Art.7, Sec. 736 to address Mixed-Use Districts and developments.</p> <p>The intent of changing the applicable code sections is to add specific criteria to ensure minimum acreage, land areas and floor areas of compatible residential and non-residential uses and construction phasing to ensure non-residential uses are provided to support residential uses. The amendments reflect the goals of City Council and Planning Department to maintain flexibility in the Master Concept Plan but provide clarity to applicants and more efficient review of mixed-use proposals. The amendments reinforce city’s development goals for areas identified as suitable for MU, including but not limited to interparcel connectivity, pedestrian access, shared open space and encourage cohesive architectural elements.</p> <p>Public notice was provided and no comments were recorded. Planning Commission recommended approval of text amendments with discussion.</p>

Staff Recommendations:
Staff recommends: “Approval of Ordinance No. 2022-579 providing for text amendments to Zoning Ordinance Article 4 and Article 7 regarding Mixed Use Districts and developments.”

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. Staff Analysis and Exhibit A -Proposed Text Amendments to Article 4, Section 406 and Article 7, Section 736, Mixed-Use 2. Planning Commission Meeting Minutes 12.16.21 3. Ordinance No. 2022-579

Financial Information (For Financial Services Use Only)

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