

CITY OF LILBURN
AGENDA ITEM 1
PUBLIC HEARING

Date:	3/22/18	To: Mayor and Council	
From:	Doug Stacks	Department:	Planning
Work Session Date:	4/9/18	Presenter:	Doug Stacks
Agenda Title:	Harbin Way Corporation CIC-2018-01, Change in Zoning Conditions LRZ-02-07, 732 Harbins Rd., Tax Parcel 6161 012		
Audio/Visual Req'ts:		Hearing Date:	4/9/18

Agenda Item (Background/History/Details):

The Applicant is requesting a Change in Conditions as they apply to a 2007 Rezoning (LRZ-02-07) on the subject property by requesting an amendment of Condition #1 to allow a laundry establishment. Currently a laundry establishment is prohibited in condition #1.

A laundromat without drive-thru is considered a Personal Service establishment that is typically permitted by right in CB zoning district. The applicant intends to operate a 1,300 sf self-serve coin laundry facility in the middle tenant space and the business will serve the needs of nearby multi-family and single family residents.

The applicant explained the relationship between the convenience store and laundromat, wherein an attendant on duty would supervise both spaces and could provide wash/dry service. The business will close at 11 p.m. All previous conditions remain in effect. The Planning Commission recommends approval of the request.

Staff Recommendations:

Staff recommends the following: **APPROVAL** of Ordinance 2018-521 approving CIC-2018-01 to change condition #1 and allow a laundry facility on site.

Department Head Approval:

Doug Stacks

Mayor's Signature Required:

YES

NO

List Attachments:

1. Application
2. Staff Report
3. Planning Commission Minutes
4. Adoption Ordinance No. 2018-521

Financial Information (For Financial Services Use Only)

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