



MAYOR

Richard E. Roquemore

CITY ADMINISTRATOR

Michael E. Parks

CITY COUNCIL

Robert L. Vogel III

Taylor J. Sisk

Jamie L. Bradley

Joshua Rowan

**CITY OF AUBURN
MAYOR and CITY COUNCIL
Business Meeting
for
February 1, 2024
6:00 PM
Council Chambers
1361 Fourth Ave
Auburn, GA 30011**

INVOCATION

PLEDGE

NEW BUSINESS

1. Citizen Comments on Agenda Items
2. Consent Agenda
 - a. Council Business Meeting Minutes- January 4, 2024
 - b. Council Workshop Meeting Minutes- January 18, 2024

VOTING ITEM

3. Ordinance to amend the City Charter- Section 2.19(a) regarding the meeting dates of the Mayor and City Council- Jack Wilson
4. Civility Pledge Resolution-Michael Parks

5. Citizen Comments

ADJOURNMENT

Agenda subject to change prior to meeting

MAYOR
Richard E. Roquemore

CITY CLERK
Joyce Brown

CITY OF AUBURN
MAYOR and CITY COUNCIL
BUSINESS MEETING in Council Chambers
1361 Fourth Avenue, Auburn, GA 30011
For
January 4, 2024
5:00 PM

City Council
Robert L. Vogel, III
Taylor Sisk
Jamie L. Bradley
Josh Rowan

Present: Mayor : Richard Roquemore
Council Member: Josh Rowan
Council Member: Bob Vogel
Council Member: Taylor Sisk
Council Member: Jamie Bradley

City Staff in Attendance: City Administrator Michael Parks, Chief Hodge, Joyce Brown, Iris Akridge, Josh Campbell, Staci Waters, Leigh Anne Bland, Jack Wilson.

Also in Attendance: Sarah McQuade with CPL Team Architecture, Engineering & Planning
Gwinnett County Chief of Police, Chief McClure

Former **Mayor Blechinger** called the meeting to order at 5:00 p.m.

Chief Hodge gave the invocation.

Chief Hodge led the pledge to the flag.

CEREMONIAL MATTERS

Item: **Oath of Office for Mayor**

Former **Mayor Linda M. Blechinger** swore in **Richard E. Roquemore** as Mayor for City of Auburn for term 2024 – 2028.

Mayor Roquemore thanked **Mayor Blechinger** for administering the oath to him and for helping him with the transition. **Mayor Roquemore** thanked the staff who had been very courteous in helping him achieve this and thanked the citizens of Auburn because without them he would not be here. Mayor stated, “Ya’ll voted for me, I am humbled by your confidence in me, and I hope that I will be able to live up to your expectations’. He said that when he started his journey in August that he asked his Pastor, **Brother Steve Carroll**, who is her tonight, to pray over him to make sure that this was the path that God wanted him to take. He said as he went out in the City, started knocking on doors and talking to the wonderful citizens in this City that faith was a word because he actually had a couple of people that offered him water when it was in the heat of August and September when he was out there walking. And they actually wanted to hear from him, and they said he was the first candidate in years that had actually come out and knocked on their doors and listened to them. So, because of that he feels confident that he will be able to serve the citizens. **Mayor Roquemore** stated that the most important person he would like to thank tonight is Auburn’s new First Lady, his wife, Helen, because without her support he could not have taken this on. So, he asked his Pastor, Brother Steve, to come and pray over him as he starts this journey as the new Mayor for the City of Auburn tonight.

Pastor Steve Carroll prayed over **Mayor Roquemore**.

Item: **Oath of Office for Council Members**

Mayor Richard E. Roquemore swore in **Jamie L. Bradley** as City Council Member for City of Auburn for term 2024 – 2028.

Mayor Richard E. Roquemore swore in **Joshua Rowan** as City Council Member for City of Auburn for term 2024 – 2028.

PUBLIC HEARING (10 minutes per side)

Item: **Blue River Development (c/o Alliance Engineering & Planning) – 6th Street**

Mayor Roquemore asked for a motion to open the Public Hearing for Blue River Development (c/o Alliance Engineering & Planning) – 6th Street.

Motion: Made by **Council Member Sisk** to open the Public Hearing for Blue River Development (c/o Alliance Engineering & Planning) – 6th Street.

Seconded: By **Council Member Vogel**.

Mayor Roquemore asked for any discussion. There was none.

Vote was taken with all members present voting yes. Public Hearing opened.

Sara McQuade presented.

Mayor Roquemore asked if the Blue River Development (c/o Alliance Engineering & Planning) – 6th Street applicant would like to speak.

Geoffrey Reid, applicant, 170 Inwood Walk, Woodstock, GA 30188 spoke in favor of the Blue River Development (c/o Alliance Engineering & Planning) – 6th Street. Mr. Reid thanked the Mayor and Council for the opportunity to revisit this project. Very excited to partner with Auburn on it. Stated that Blue River is a residential real estate development company that has been in operation for over 20 years, headquartered in Atlanta but operate throughout the southeast and in Texas. Mr. Reid stated that their goal is to create a vibrant community in the spirit of the previously approved zoning that promotes connectivity, industrial activity, and provides ample opportunity for community gatherings and interactions. Some highlights of our project are: 1 – The amenities: providing over 6 ½ acres of green space including a linear public park that fronts 6th Street, multiple pocket parks, a path connecting to the City Center, a multi-purpose event lawn, a pool with a cabana and covered pavilion, and a playground. 2 – Parking: Currently designed for 137 spaces of on-street parking and all homes will have a two-car garage included in them as well. 3 – The Homes themselves: Currently designed for 170 homes with a variety of housing types. Mr. Reid stated, “We are essentially here to seek approval for our site plan that conforms with the Zoning Ordinance, that is specifically 17.90.204” and said he would save the rest of his time for any rebuttals.

Council Member Sisk asked Mr. Reid to put his visuals up against the Mayor and Council podium so that everyone could see them.

Geoffrey Reid let everyone know that there are examples of street scape renderings and some of the product types for viewing.

Mayor Roquemore asked if anyone else would like to speak in favor of Blue River Development (c/o Alliance Engineering & Planning) – 6th Street application.

No one else wished to speak.

Mayor Roquemore asked if anyone would like to speak in opposition to Blue River Development (c/o Alliance Engineering & Planning) – 6th Street.

Silvia Barber, 1220 St. Andrews Drive, Auburn, GA spoke in opposition to Blue River Development (c/o Alliance Engineering & Planning) – 6th Street. Ms. Barber welcomed the Mayor and Council Members to a new year 2024 and wished them all good luck. Ms. Barber stated that Townhomes are a big NO for her. She said she has read the CDC code of ordinances and understands that townhomes will be a big part of this development. She said Blue River has been provided with a lot of feedback by the P & Z and City Council. Said she was completely shocked to see that they had almost doubled the number of townhomes from 51 to 96. Stated the infrastructure in this area is substandard at best. Said that 6th Street and its main intersection are already in need of repair, the traffic can't flow through the City on Hwy 8 and the school kids are being bussed to Winder. Ms. Barber stated that these all need to be improved before we add more strain to this area. She stated that we don't even have a current traffic impact study yet to help guide us. We also do not have an environmental impact study done, and she is concerned about the impact on the creek regarding all this added impervious surface area especially since we all know that Blue River plans on submitting a variance request to change the setback to 0 which they will need to do to accomplish the plan that has been presented so far. She said she does believe that Blue River and the City of Auburn can compromise and come up with a much better plan that will improve this area and be a better fit for Auburn and its citizens. So, she asks the Council tonight to either deny this plan or table it until more research can be done. Ms. Barber thanked the Mayor and Council.

Dwayne Elliott, 85 Carl-Midway Ch. Rd., Auburn, GA spoke in opposition to Blue River Development (c/o Alliance Engineering & Planning) – 6th Street. Mr. Elliott started off by saying “Mr. Mayor I was very impressed with your statement to the Barrow Journal in your hopes of solving some of the problems that have already been created by development and your hopes in solving new problems that might arise before they become problems”. Mr. Elliott said it was very impressive. He said that at the P & Z meeting it was said that a Blue River Development Rep would be touch with him and that we would have a chance to negotiate on some of my questions and their answers because my property runs the full length of the back side, it is 1334ft.; however, says that as of right now he has not had any kind of contact, not a phone call, not a visit. Stated that therefore he is forced to ask direct questions and get answers so that this Council and this Mayor can hear before any variances are granted based on these five questions. Mr. Elliott stated that these questions are directed to the Blue River Development Rep.

Attorney Jack Wilson spoke up and said, Mayor I apologize for interrupting, but comments have to be directed to Council. Any questions can be asked but this is not interaction between the participants, it's really comments to the City Council.

Mayor Roquemore let Mr. Elliott know that the Rep can hear his questions and to go ahead and ask them the questions.

Dwayne Elliott said, Question #1 Will it clearly be stated in writing stated that he would like in writing on both plans and every deed that this adjoins an active agricultural farm operation with farm animals, especially herd bulls that make excessive noise, sometimes creates foul odors especially with certain weather conditions. It will be operated for many years to come. Question #2 Is regarding the privacy fence, he would like a privacy fence of 1334ft from corner to corner. Question #3, asked how wide the buffer is, 10 ft. buffer?, Question #4 Asked if property will be maintained by HOA, Question #5 and if new street parallel to 6th Street goes within 5 ft. of property line. He stated that these things are of a major concern to him. Mr. Elliott let Mayor and Council know that he appreciates their consideration before any variances are granted regarding any of these issues.

Joseph Nix, 317 Wyngate Road, Auburn, GA spoke in opposition to Blue River Development (c/o Alliance Engineering & Planning) – 6th Street. Mr. Nix welcomed the new members. He stated that his

biggest concern is the impact on the school system. Said that we are already sending kids to other schools. How are we going to take on another 170 homes.

Mayor Roquemore asked staff if the applicant had any time remaining for rebuttal.

Attorney Jack Wilson responded that the applicant still had about seven minutes remaining.

Geoffrey Reid stated that he appreciated the comments and the feedback. Said that he would like to spend the remaining time answering some of the questions and concerns. The proposed variances- not sure if they will be needed or not. If they are needed, they will go through a separate public process. Regarding no more townhomes – they did increase the total townhome unit count when they revised the site plan, the total number of homes in the community only went up by one. The traffic study will be completed. It is required as part of the permitting process. It is in process right now; it will be done while school is in session to make sure that accurate traffic counts are given. Any environmental or stormwater concerns, we abide by all city and state regulations which is a normal part of the permitting process. Regarding a privacy fence with the property of Mr. Elliott's next door, he apologized if he didn't feel like someone spoke up on his behalf at the last meeting, stated that he spoke with people after the meeting. Stated that they would agree to a privacy fence. There will be a landscape buffer, minimum of 30 ft. Property will be maintained by HOA. Regarding agricultural use next door, it will be acknowledged. Regarding the school system, they will take into consideration the impact it will have on the school. Thanked Mayor and Council for this time. Said congratulations to the new Mayor and Council.

Mayor Roquemore asked for a motion to close the Public Hearing for Blue River Development (c/o Alliance Engineering & Planning) – 6th Street.

Motion: Made by **Council Member Vogel** to close the Public Hearing for Blue River Development (c/o Alliance Engineering & Planning) – 6th Street.

Seconded: By **Council Member Sisk**.

Mayor Roquemore asked for any discussion. There was none.

Vote was taken with all members present voting yes. Public Hearing closed.

Council Reports and Announcements

Mayor Roquemore asked for any Council Reports and Announcements.

Council Member Sisk announced that prior to the meeting he had been given some news from the Public Works Director that over the past few months they have been diligently working on several projects – one of them the restriping of Etheridge Road and she confirmed that on January 12, 2024 Etheridge Road will be restriped.

Item: **Citizen Comments on Agenda Items**

Mayor Roquemore asked for any Citizens comments for items on tonight's agenda.

Joseph Nix, 317 Wyngate Road, Auburn, GA questioned the part of Etheridge Road that would be restriped, just the City's portion or all of Etheridge Road.

Iris Akridge, Public Works Director, stated that the portion of Etheridge Road that would be restriped would be the City's portion beginning at the end of the property line of Wynfield and connect to where GDOT had done their striping. She also stated that part of Etheridge Road is maintained by the County.

Joseph Nix, stated so from Wynfield toward Mt. Moriah.

Iris Akridge replied that particular portion of the road is Barrow County, it is not the City of Auburn.

VOTING ITEMS

Item: **Consent Agenda**

Mayor Roquemore asked if any of the consent agenda items needed to be removed for further discussion.

None were given.

Mayor Roquemore asked for a motion to approve the Consent Agenda:

- a. December 7, 2023 – Council Business Meeting Minutes
- b. December 21, 2023 – Council Workshop Meeting Minutes

Motion: Made by **Council Member Sisk** to approve the Consent Agenda.

Seconded: By **Council Member Bradley**.

Mayor Roquemore asked for any discussion. There was none.

Vote was taken with all members present voting yes.

Item: **Blue River Development (c/o Alliance Engineering & Planning) 0 6th Street**

Mayor Roquemore asked for a motion to approve Blue River Development (c/o Alliance Engineering & Planning) – 6th Street application with amended staff conditions, to deny, or to table the application in this case.

Motion: Made by **Council Member Rowan** to **table** the Blue River Development (c/o Alliance Engineering & Planning) – 6th Street application until the January 18, 2024 Council Workshop Meeting.

Seconded: By **Council Member Vogel**.

Mayor Roquemore asked for any discussion. There was none.

Vote was taken with all members present voting yes.

NEW BUSINESS

Item: **2023 Employee Service Awards**

Michael Parks presented.

The following Employees were acknowledged:

One Year:

Tyler Aikens

Matthew Redfern

David Lang

Brooke Haney

Leigh Anne Bland

Five Years:

Michael E. Parks
Pam McCart
Brent Ramsey
Breon Rucker

Ten Years:

Lt. Henry Schotter

The following employees have exceeded 10 years but are less than 15 years:

Gerard Patterson - 11 years
Angelia Childs - 13 years
Sgt. Marcus Phar - 14 years
Joe Moravec - 14 years

The following employees have exceeded 15 years but are less than 20 years:

Joe West - 16 years
Joyce Brown – 16 years
Benjamin Deutsch – 17 years
Benjamin Mooney – 17 years
William Reyes - 18 years
Meg Grant – 18 years

The following employee has exceeded 20 years but is less than 25 years:

Iris E. Akridge - 21 years

Item: **2024 Mayor Pro Tempore**

Jack Wilson presented.

Mayor Roquemore asked for a motion to nominate one of the Council Members as 2024 Mayor Pro Tempore.

Motion: Made by **Council Member Sisk** to nominate Robert L. Vogel III as 2024 Mayor Pro Tempore.

Seconded: By **Council Member Bradley**.

Mayor Roquemore asked for any discussion. There was none.

Vote was taken with **Council Member Rowan, Council Member Bradley, and Council Member Sisk** voting yes. **Council Member Vogel** abstained.

Item: **2024 Council Meeting Times**

Michael Parks presented.

Mayor Roquemore asked for a motion to change the Council Meeting times from 5:00 PM to 6:00 PM going forward.

Motion: Made by **Council Member Rowan** to change the Council Meeting times from 5:00 PM to 6:00 PM going forward.

Seconded: By **Council Member Vogel**.
Mayor Roquemore asked for any discussion. There was none.

Vote was taken with all members present voting yes.

Item: **2024 Council Meeting Dates (Changing Work Session Meetings to First Thursday and Business Meetings to Third Thursday)**

Michael Parks presented.

Recommendation made by **Attorney Jack Wilson** to leave Council Business Meetings as they are and consider changing dates from first (Business Meeting) and third (Workshop Meeting) Thursday each month to the second (Business Meeting) and fourth (Workshop Meeting) Thursday of each month. Mr. Wilson also stated that if they decided to do this, that it would be a process. There would need to be an amendment to the Charter, advertising, approval, and voted on.

Mayor Roquemore asked for a motion to start the process of changing the changing dates from first (Business Meeting) and third (Workshop Meeting) Thursday each month to the second (Business Meeting) and fourth (Workshop Meeting) Thursday of each month.

Motion: Made by **Council Member Rowan** to start the process of changing the changing dates from first (Business Meeting) and third (Workshop Meeting) Thursday each month to the second (Business Meeting) and fourth (Workshop Meeting) Thursday of each month.

Seconded: By **Council Member Sisk**.

Mayor Roquemore asked for any discussion. There was none.

Vote was taken with all members present voting yes.

Citizen Comments: **Mayor Roquemore** asked for any Citizens Comments.

Silvia Barber, 1220 St. Andrews Drive, Auburn, GA 30011, thanked Mayor and Council for including citizen comments at the end of the meeting. She stated that sometimes there is information that is presented that they are not aware of ahead of time and can't respond to. She just wanted to thank Mayor and Council for changing that.

James Matthews, 315 Wyngate Road, Auburn, GA 30011, asked if they are changing the time of the Business Meetings to 6:00PM, if they could change the Workshop Meetings to 6:00PM also.

Mayor Roquemore responded to Mr. Matthews to let him know that is what they are doing, that both Business and Workshop Meetings will be changed to start at 6:00PM.

ADJOURN: **Mayor Roquemore** asked for a motion to adjourn.

Motion: Made by **Council Member Bradley** to adjourn.

Seconded: By **Council Member Sisk**.

Mayor Roquemore asked for any discussion. There was none.

Vote was taken with all members present voting yes. Meeting adjourned.

Respectfully submitted,

Read and approved this _____ Day of February 2024

Attest:

Mayor Richard E. Roquemore



MAYOR
Richard E. Roquemore

CITY ADMINISTRATOR
Michael E. Parks

CITY COUNCIL
Robert L. Vogel, III
Taylor Sisk
Jamie L. Bradley
Josh Rowan

**CITY OF AUBURN
CITY COUNCIL WORKSHOP MEETING
January 18, 2024
6:00 PM
Council Chambers
1361 Fourth Avenue
Auburn, GA 30011**

Mayor: Richard Roquemore
Council Member: Bob Vogel
Council Member: Taylor Sisk
Council Member: Jamie Bradley
Council Member: Josh Rowan

City Staff in Attendance: Michael Parks, Chief Hodge, Joyce Brown, Iris Akridge, Josh Campbell, Staci Waters, Leigh Anne Bland, Nina Lewis, Jack Wilson.

Also in Attendance: Bel Outwater with the Auburn Public Library
Sarah McQuade with CPL Team Architecture, Engineering & Planning

Mayor Roquemore called the meeting to order at 6:00 pm.

WORK SESSION

Item: **Citizen Comments on Agenda Items**

Mayor Roquemore asked for any citizen comments for items on tonight's agenda.

None were given.

Item: **Appointments and Swearing in of Parks and Leisure Commission, Planning Commission, Zoning Board of Appeals and Downtown Development Authority/Mainstreet**

Mayor and Council presented.

Mayor Roquemore stated that staff has compiled a list of all the Council appointments to the various Boards, and they are listed on the spreadsheet in your Agenda Packet. (List of Boards Attached)

Mayor Roquemore asked for a motion to approve the attached appointments for the term 2024 – 2028.

Motion: Made by **Council Member Sisk** to approve the attached appointments for the term 2024 – 2028.

Seconded: By **Council Member Bradley**.

Mayor Roquemore asked for any discussion. There was none.

Vote was taken with all members present voting yes.

Mayor Roquemore asked if any appointees are here tonight, to please step forward, and we will administer the oath.

Attorney Jack Wilson read the Oath of Office and swore in all appointees that were present.

The following appointees were sworn in for the term 2024 - 2028:

Parks and Leisure Commission Board: Greg Nelson, Keith Forrester

Planning Commission Board: Jon Gomolak, Carolyn Wade, Robert Yoe

Zoning Board of Appeals Board: David Kelley, Tricia Gallagher, Benjamin Riley, Robin Jackson

Downtown Development Authority/Mainstreet Board: Belinda Outwater, Susan Long, Massa Williams, Tina Parks

Attorney Jack Wilson let all of the appointees that were sworn in know that **City Clerk, Joyce Brown**, had their Oaths of Offices prepared and if they are still here at the end of the meeting, they can see her for signing, or they can make arrangements to sign at a later date.

ITEMS FOR VOTING

Item: **Update the City's Illicit Discharge and Illegal Connection Ordinance #24-001**

Iris Akridge presented.

Mayor Roquemore asked for a motion to approve the update to the City's Illicit Discharge and Illegal Connection, Ordinance #24-001, as recommended by staff.

Motion: Made by **Council Member Rowan** to approve the update to the City's Illicit Discharge and Illegal Connection, Ordinance #24-001, as recommended by staff.

Seconded: By **Council Member Bradley**.

Mayor Roquemore asked for any discussion. There was none.

Vote was taken with all members present voting yes.

Item: **2024 LMIG Application Recommendation**

Iris Akridge presented.

Mayor Roquemore asked for a motion to approve the 2024 LMIG Application Recommendation by staff.

Motion: Made by **Council Member Vogel** to approve the 2024 LMIG Application Recommendation by staff.

Seconded: By **Council Member Sisk**.

Mayor Roquemore asked for any discussion. There was none.

Vote was taken with all members present voting yes.

Item: **Dewatering the RWSP PR15 MOU (Tabled)**

Michael Parks presented.

Mayor Roquemore asked for a motion to approve, deny, or table Dewatering the RWSP PR15 MOU based on staff's recommendation.

Motion: Made by **Council Member Vogel** to **table** Dewatering the RWSP PR15 MOU based on staff's recommendation to the next Council Workshop Meeting on February 15, 2024.

Seconded: By **Council Member Rowan**.

Mayor Roquemore asked for any discussion. There was none.

Vote was taken with all members present voting yes.

OLD BUSINESS – VOTING ITEM

Item: **Blue River Development (c/o Alliance Engineering & Planning) 0 6th Street**

Sarah McQuade presented and read staff's recommended conditions. (Attached)

Council Member Sisk stated that he would like to ask a question and amend the conditions to add Golf Cart addition to the pedestrian path that connects to City Hall. Stated that the City did pass a Golf Cart Ordinance that allows them on City Roads that are 35 mph. Said that my concern is making sure that we are connecting sidewalks from the existing Harmony to Harmony Farms. So, if there is some way that we can amend the conditions to add a sidewalk connection. Stated that he knows the developer would have to work with the adjacent landowner to connect those two.

Sarah McQuade said are you talking about that parcel in between along 6th Street?

Council Member Sisk replied yes. So, the concern there is when children are involved inside this neighborhood that attend Auburn Elementary School or they are walking home with their family or traveling which is what we are trying to encourage. With this type of development my concern is if there is not a connection, they have to then enter onto 6th Street, and I want to prevent that as much as possible. So, if we could amend the conditions to add that, that would be great.

Sarah McQuade responded saying I think that should be fine. They are going to have to through Condition #5 establish a connection. So, if there is exiting right of way that they can construct the sidewalk in, that would be the easiest. Said she did not know that right now, but stated when the applicant comes up, they can speak in greater detail regarding this. But she believes there is only about

250ft. of frontage along that property. So, ideally there is enough right of way that we can construct a sidewalk there or the applicant could. But if not, it could be possible to work out some sort of easement agreement with the property owner to make sure that there is no gap in that sidewalk.

Mayor Roquemore asked for a motion to approve Concept Plan for Blue River Development (c/o Alliance Engineering & Planning) – 6th Street with the staff's recommended conditions.

Motion: Made by **Council Member Sisk** to approve Concept Plan for Blue River Development (c/o Alliance Engineering & Planning) – 6th Street with the staff's recommended conditions.

Seconded: By **Council Member Vogel**.

Mayor Roquemore asked for any discussion. There was none.

Vote was taken with all members present voting yes.

ADJOURNMENT: **Mayor Roquemore** asked for a motion to adjourn.

Motion: Made by **Council Member Sisk** to adjourn.

Seconded: By **Council Member Bradley**.

Mayor Roquemore asked for any discussion. There was none.

Vote was taken with all members present voting yes. Meeting adjourned.

Respectfully submitted,

Joyce Brown, City Clerk

Read and approved this ____ day of February 2024

Mayor Richard E. Roquemore

Council & Board Terms and Alignments

*BOARD MEMBER NOMINATIONS BY NEW COUNCIL MEMBERS ARE HELD ON THE FIRST COUNCIL MEETING OF THE YEAR AFTER ELECTIONS
 *BOARD CHAIR, VC, AND SECRETARY NOMINATIONS ARE HANDLED BY BOARD MEMBERS AT THE FIRST BOARD MEETING OF THE YEAR EVERY YEAR.

	Mayor	Council	Council	Council	Council
2024-2026					
Council	Richard (Rick) Roquemore	Taylor Sisk	Jamie Bradley	Josh Rowan	Bob Vogel (Mayor Pro Tempore)
Planning and Zoning Board	Jon Gomolak	Bo Bland	Robert (Rob) Yoe	Carolyn Wade	Kimberly (Kim) Skriba
Zoning Board of Appeals	Tricia Gallagher	Benjamin Riley	Robin Jackson	David Kelley	Charles Sewell
Parks & Leisure Commission	Greg Nelson	Bert Scouten	Nick Coffman	Keith Forrester	Kelly Carreiro
Downtown Development Authority	Massa Williams	Tina Nix	Susan Long	Tina Parks	Cameron Whitehead
Term End Date	January 2028	January 2026	January 2028	January 2028	January 2026
					Mayor's Office
					Mayor & Council
					Mayda Brown
					Belinda (Bell) Outwater
					January 2028
					January 2026

COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION:

Findings in the Comprehensive Plan regarding population growth, consistency with the design principles of the Mixed Use Future Land Use Character Area; suitability with current land use of the adjacent City Hall Municipal Complex, findings that the proposed development cannot be reasonably accommodated by other available zoning regulations; and analysis that the proposed development will result in a greater benefit to the City as a leads staff to recommend **APPROVAL** of the Conceptual Site Plan Modification, per [17.90.206](#), with the following conditions:

To restrict the use of the property as follows:

1. No more than 164-units, as presented in the application materials, with single-family attached units not to exceed 84 units.
2. To further the initiative of the 2018 Comprehensive Plan and the intent of the City Center District (CCD) and outlined in the Ordinance Number 20-015 which established the CCD district, 25% of the single-family detached units shall include floor plans with a primary bedroom on the first floor.
3. The Developer shall use a variety of techniques to avoid the monotonous appearance of identical homes. Such techniques may employ among others the use of differing front elevations, architectural styles, building exteriors, colors, setbacks or other similar techniques to provide a more pleasing appearance to the subdivision. There shall be no vinyl siding permitted. No two (2) adjacent homes will be landscaped the same. All residential units with frontage along 6th Street shall be rear loaded, with the front of the residences oriented towards 6th Street. Access to the lots will originate from inside of the development.
4. The architectural style of the development shall be consistent with the aesthetics of the residential portion of Harmony Phases 1, 2A, & 2B, located adjacent to the Municipal Complex. The final architectural designs shall be subject to the approval of the Community Development Director.
5. A pedestrian connection to City Hall shall be constructed at the expense of the developer. The proposed trail will be of hard surface (such as concrete, pavement, or an approved elevated boardwalk/pedestrian bridge) and will be the responsibility of the developer/HOA to maintain. The trail shall be completed prior to the issuance of a certificate of occupancy for 50 percent of the units in the development.
6. The covenants for the homeowner's association shall provide a restriction on the rental of units in the community so that no more than twenty percent (20%) of the residences in the community shall be offered for rental. As is the case with most such restrictions, there would be a limited exception available for a unit to be rented under special or emergency circumstances approved by the homeowner's association.
7. The final plat shall include a disclosure which provides that "Purchasers are notified that the property described herein is contiguous to a farm operation and animals which may produce sights, sounds, and smells commonly associated with agricultural practices and uses, including use of herbicides and pesticides."
8. Developer shall install and the Homeowners association shall maintain an eight-foot tall brown vinyl privacy fence ten feet from and following along the common boundary line of the subject property and the property of Mr. Dwayne K. Elliot (bearing tax parcel number CA01 007).

To satisfy the following site development considerations:

1. Compliance with all City of Auburn Municipal Code unless otherwise provided within the adopted Master Development Site Plan and written descriptions submitted herein and approved by Council, including construction and design of all utilities and infrastructure. No direct lot access shall be allowed to 6th Street.
2. All streets to be privately owned and maintained.
3. A mandatory Homeowners Association shall be established and shall be responsible for maintenance of all common areas/facilities and street frontage landscaping. The 6th Street frontage shall be landscaped by the developer and maintained by the Homeowners Association and shall include decorative masonry entrance features. Landscape plans, entrance features, and fencing shall be subject to the review and approval of the Community Development Director.
4. Said association shall be incorporated which provides for building and grounds maintenance, repair, insurance, and working capital. Said association must also include declarations and by-laws includes rules and regulations which shall at a minimum regulate and control the following:
 - a. Exterior home maintenance, including roofing and painting, of townhome units.
 - b. All grounds and common area maintenance, including detention facilities.
 - c. Fence, wall, and sign maintenance.
 - d. Street maintenance and street lighting.
5. Natural vegetation shall remain on the property until the issuance of a development permit.
6. All grassed areas on dwelling lots shall be sodded.
7. Underground utilities shall be provided throughout the development.
8. Stormwater detention facilities shall be fenced with a black vinyl-coated chain link fence a minimum of four feet in height and shall be fully screened from view of adjacent residences with a double staggered row of evergreens. Stormwater detention facilities shall conform in all respects to the City's Development Regulations and other applicable ordinances.
9. Prior to the issuance of a development permit, the applicant shall provide a traffic impact study. Any recommendations of said study shall be installed by the developer as part of the development process.



COMMUNITY DEVELOPMENT DEPARTMENT

CITY OF AUBURN
 1369 FOURTH AVENUE
 AUBURN, GA 30011
 PHONE: 770-963-4002
www.cityofauburn-ga.org

MEMORANDUM

TO: Planning & Zoning Commissioners

FROM: Sarah McQuade, City Planner

DATE: December 14, 2023

RE: RZ23-0004: Harmony Farms – CCD Conceptual Master Plan Modification:
 Updated Application Materials

Dear Planning & Zoning Commission Members,

As you are aware, the applicant for RZ23-0004: Harmony Farms – CCD Conceptual Master Plan Modification, submitted updated application materials, including a revised Zoning Plan and Design Book, earlier this month. The below information summarizes the changes between the original request heard at your October Planning and Zoning Commission meeting and the revised proposal.

OVERALL DATA:		
	October 2023 Proposed	December 2023 Proposed
Existing Zoning	City Center District (CCD)	City Center District (CCD)
Gross Land Area	±26.53 acres	±26.53 acres
Proposed Units	169 units	170 units
SF Detached	118 units: Front Entry: 51 Rear Entry: 67	74 Units Front Entry: 43 Rear Entry: 31
SF Attached	51 units	96 Units
Proposed Gross Density	6.37 units per acre	6.41 units per acre
Minimum Unit Square Feet	NA	NA
Unit Width	34 feet – single family detached (118 units) 24 feet – single family attached (51 units)	40 feet – single family detached (74 units) 20 feet – single family attached (96 units)

Maximum Building Height	40 feet	40 feet
Minimum Open Space	22.4% / 6.5± acres	24.4% / 7.1± acres
Setbacks (External):		
Front	NA	NA
Rear	NA	NA
Side	NA	NA
Buffer (graded and replanted)	10 feet – as shown on site plan	10 feet – as shown on site plan
Landscape Strip	10 feet – along 6 th Street	10 feet – along 6 th Street
Setback (Internal):		
Front	0 – 15 feet	0 – 15 feet
Rear	0 – 20 feet	0 – 20 feet
Side	0 – 10 feet	0 – 10 feet
Driveway Depth	20 foot minimum	20 foot minimum
Streets / Right of Way:		
Right of Way Width	50 foot typical	50 foot typical
Street Width	24' B.C. – B.C. Typical	24' B.C. – B.C. Typical
It should be noted that some of the proposed development standards fall below those recommended in tables 1, 2, and 3 as found in 17.90.207, which is permitted to be adjusted by the community development director.		

The following changes are of note:

- The overall number of units has increased by 1, to 170 total units.
- The number of single family detached lots has decreased from 118 lots to 74 lots.
 - Note: This reduction is a result of an increase in the minimum lot width for these lots from 34 feet to 40 feet. The increased lot width will accommodate a single-store house type.
- The number of single family attached lots has increased from 51 units to 96 units. This change is a result of the increased lot width for the single family detached residences.

Additionally, the applicant has noted that any variances will be sought through separate requests to the Zoning Board of Appeals or City Council. It was determined that separate applications for these Conceptual Master Plan Modification and variances would be required as these types of requests follow separate meeting procedures than the current request before you. Specifically:

1. The current request is for the modification of the conceptual master plan and has only been advertised as such, not for any variances.
2. The possible variances require a different meeting procedure, before either the Zoning Board of Appeals or City Council and cannot be granted as part of the current request.

3. The Zoning Plan is conceptual in nature and as a result the need or extent of any variances is unknown. If the current request is approved, the applicant will develop a set of engineered plans for the development, in which any variances would be identified and not be speculative in nature.
 - a. By having engineered plans the applicant will be able to accurately identify the extent of the variances needed, and request specific relief, rather than a blanket variance for the entire development.

If you have any questions or need any additional information, please do not hesitate to contact me.

Thank you.

CC: Mayor and Members of City Council
Michael Parks
Jack Wilson

CONTACT INFORMATION

DEVELOPER

BLUE RIVER DEVELOPMENT

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EMAIL: GREID@BLUERIVERDEVELOPMENT.COM
WEBSITE: WWW.BLUERIVERDEVELOPMENT.COM
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ENGINEER, LAND PLANNER, LANDSCAPE ARCHITECT

ALLIANCE ENGINEERING

299 SOUTH MAIN STREET, SUITE A
ALPHARETTA GA, 30005
WEBSITE: WWW.ALLIANCECO.COM
T: 770-225-4730
CELL: 770-855-2430

ARCHITECTURE

MAIN STREET DESIGNS

3050 ROYAL BLVD. SOUTH, SUITE 135
ALPHARETTA GA, 30022
WEBSITE: WWW.MAINSTREETDESIGNSLLC.COM
T: 404-480-3881

PLUS OTHERS

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DEVELOPMENT INTENT

Applicant's Letter of Intent
Blue River Development
Harmony Farms

The Applicant, Blue River Development, requests approval of a master planned residential development on an assemblage of three parcels totaling approximately 29.1-acres. 2.48 acres of the site includes an area located in the Town of Carl. This area is being utilized for stormwater management for the community. There are no proposed homes in this area. Issuance of development permits for the site will be conditional based on an executed Intragovernmental Agreement (IGA) between Auburn and Carl. The subject site is in the heart of the city on the east side of 6th Street, behind the newly constructed City Hall and Harmony development. Other nearby uses include Auburn Elementary School on 6th Street, the post office and Perry-Rainey event center on 8th Street, and the Auburn Dental Center and the Laver Landing commercial Plaza on Atlanta Highway. Less than a half mile away is 4th Ave., which includes the existing city offices, the whistlestop shops and further retail and restaurants. In its proposed location, complimented by the many existing businesses, the residential development will support the neighborhood's intent of becoming more walkable, accessible, and safer for residents.

As proposed, the development will include a combination of single-family detached dwellings as well as attached townhomes for a total of 170 units and a density of 5.86 units per acre. Site access will be provided by way of two driveways on 6th Street, both with improvements subject to DOT standards and approval. 31 of the units will be single-family detached rear entry dwellings, each with a lot that is a minimum of 45-feet in width. These units will include a 2-car rear loaded garage, which will be accessed via alley or internal street and will front an internal street, 6th street, or a portion of the site's abundant open space. 43 of the units will be single-family detached front entry dwellings, each with a lot of 40-feet width. These units will include a 2-car front loaded garage with direct access to the internal street grid. The 96 attached townhomes are proposed as 20-foot wide with no minimum required widths. All townhomes will include a 1 or 2 car rear loaded garage and will front on either internal streets or open space. The architecture of the dwellings will be consistent with the character of the area, including the Harmony Development. High-end materials will be used, including brick, stacked stone, and various cement sidings. The community's open space is extensive and is designed for ideal pedestrian connectivity throughout the development and surrounding area. Sidewalks will be supplied on both sides of the internal streets with direct connections to 6th Street, amenity areas, and to the adjacent City Center. Open space areas will include the linear park adjacent to 6th Street, pocket parks, additional path to City Center, the amenity area, and the landscaped areas (including replanted buffers) along the border of the development. The central amenity area will include an event lawn, a pool with a cabana and pavilion, a kids play area, and lawn furniture including benches and trash receptacles. In addition to each unit having a two-car garage and two-car driveway, additional parking will be provided throughout the development. A total of 137 parallel spaces will be located along the internal streets, and six (6) 90-degree spaces will be located adjacent to the mail kiosks near the northern entrance of the site.

Concurrently, it is possible variances as outlined in the following may be required to permit the most efficient layout. Determination will be made during the permitting and engineering process. If needed, variances will be approved via process with Zoning Board of Appeals or City Council. Due to topographic constraints at the rear of the site, the Applicant requests relief from CODE 18.08.050.A.1 to reduce the city stream buffer from 50 feet to 0 feet, and from CODE 18.08.050.A.2 to reduce the city streams impervious surface setback from 25 feet to 0 feet. Allowing the encroachment into the buffer and setback will allow for more efficient grading and stormwater management. Likewise, it appears that the City Hall development on the other side of the stream also encroaches into the stream buffer and setback. Additionally, the Applicant requests relief from CODE 16.40.060.A to reduce the minimum intersection angle from 85 degrees to 70 degrees, from CODE 16.40.050.C to reduce the horizontal curve from 120 feet to 100 feet, and from CODE 16.40.050 & 16.28.020 to allow for the street, right of way, shoulder, and clear zones, to be as designed and illustrated within this application. As designed and with the low anticipated speeds, the Applicant submits that the designed street layout is safer and enhances walkability within the neighborhood.

The Applicant looks forward to meeting with staff and community to answer all questions or concerns and is excited to be able to provide exceptional housing in a highly desirable area of Auburn.

Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

Character and Architecture

The character for the proposed residential development will have an emphasis on connectivity and creating a sense of community. The goal is to achieve a connected community that promotes pedestrian activity and provides ample opportunity for community gatherings and interactions. The project is designed to be a vibrant community attractive to the growing populace of Auburn and surrounding areas. This includes active adults that will benefit from: fitness activities, walking and biking trails, sports facilities, swimming pool and opportunities for community gardens.

Green space will be provided throughout the community in the form of pocket parks, a community event lawn, recreational amenity complex and a linear park. Many homes will front these green spaces and act as accidental meeting places further enhancing community interactions and solidifying a sense of community. Thoughtful landscaping will enhance the pedestrian experience and tie the community together. Front porches on homes and sidewalks will encourage neighborly interaction and build a strong sense of community. Architectural styles and inventive street patterns will minimize traffic to ensure residents feel a part of the neighborhood.

The proposed architecture will offer a variety of housing products. Homes will utilize a variety of architectural elements including front porches, mix of building materials, and variety of facades. Home offerings will include detached homes that are a mix of rear and front entry garages. Townhomes will also be offered providing additional product type that will create distinct pods within the community. The townhomes will be rear entry via an alley allowing for emphasis to front on green spaces.

DEVELOPMENT STANDARDS	
OVERALL SITE DATA	
EXISTING ZONING	EQUALS
PROPOSED ZONING	EQUALS
GROSS LAND AREA	AG (CITY OF CARL) & CDD (CITY OF AUBURN) CDD (CITY OF AUBURN) 79.01 ACRES
GROSS DENSITY	170 LOTS OR 5.86 LOTS PER ACRE
OPEN SPACE USES (RESIDENTIAL)	APPROX. 7.1 ACRES OR 24.5%
OPEN SPACE	
CODE VARIATIONS	
*IF NEEDED, VARIANCES WILL BE APPROVED VIA SEPARATE PROCESS (ZONING BOARD OF APPEALS OR CITY COUNCIL)	
CITY STREAM BUFFER REDUCTION	REDUCTION FROM 50' TO 0' (CODE 18.08.050.A.1)
CITY STREAM IMPERVIOUS SETBACK REDUCTION	REDUCTION FROM 25' TO 0' (CODE 18.08.050.A.2)
ANGLE OF INTERSECTION	REDUCTION OF MINIMUM INTERSECTION ANGLE FROM 85 DEGREES TO 70 DEGREES (CODE 16.40.060.A)
STREET AND RIGHT OF WAY DESIGN	ALLOWANCE FOR STREET, RIGHT OF WAY, SHOULDER, AND CLEAR ZONES DESIGNED AS SHOWN IN THE PLANS AND EXHIBITS (CODE 16.40.050 & 16.28.020)
HORIZONTAL CURVE	REDUCTION FROM 120' TO 100' - PROVIDED THE POSTED SPEED LIMIT WILL BE 15 MPH TO ENCOURAGE PEDESTRIAN WALKABILITY (CODE 16.40.050.C)
SHARED AMENITY, GUEST, MAIL, KIOSK PARKING	EQUALS
90 DEGREE PARKING SPACES	PROVIDED
PARALLEL PARKING SPACES	PROVIDED
LANDSCAPING	137
LANDSCAPE STRIP	PROVIDED
GRADED AND REPLANTED BUFFER	PROVIDED
	10' ALONG PROJECT STREET FRONTAGE 10' ABUTTING AG PARCELS AU11.067 & CA01.007

TOWNHOME STANDARDS	
SINGLE-FAMILY RESIDENTIAL (ATTACHED)	
PERMITTED USES	EQUALS
PROPOSED LOTS	EQUALS
LOT DIMENSIONS	SINGLE FAMILY RESIDENTIAL (ATTACHED TOWNHOMES) 96
MINIMUM LOT AREA	MIN.
MINIMUM LOT WIDTH	MIN.
MINIMUM LOT FRONTAGE	MIN.
BUILDING DATA	N/A
BUILDING HEIGHT	MAX.
GROSS HEATED UNIT SF	MIN.
MAXIMUM UNITS PER BUILDING (TOWNHOMES)	MAX.
PRINCIPLE BUILDING SETBACKS	MIN.
FRONT	MIN.
SIDE	MIN.
REAR	MIN.
MINIMUM DRIVEWAY LENGTHS	MIN.
TOWNHOME PARKING	MIN.
PARKING PROVIDED FOR TOWNHOMES	MIN.
PARKING PROVIDED FOR TOWNHOMES	MAX.

SINGLE FAMILY DETACHED STANDARDS	
SINGLE-FAMILY RESIDENTIAL (DETACHED FRONT ENTRY)	
PERMITTED USES	EQUALS
PROPOSED FRONT ENTRY LOTS	EQUALS
LOT DIMENSIONS	SINGLE FAMILY RESIDENTIAL (DETACHED HOMES) 43
MINIMUM LOT AREA	MIN.
MINIMUM LOT WIDTH	MIN.
BUILDING DATA	EQUALS
BUILDING HEIGHT	MAX.
PRINCIPLE BUILDING SETBACKS	MIN.
FRONT	MIN.
SIDE	MIN.
REAR	MIN.
MINIMUM DRIVEWAY LENGTHS	MIN.
SINGLE FAMILY DETACHED PARKING	MIN.
PARKING PROVIDED FOR UNITS	MIN.
PARKING PROVIDED FOR UNITS	MAX.

SINGLE FAMILY DETACHED STANDARDS	
SINGLE-FAMILY RESIDENTIAL (DETACHED REAR ENTRY)	
PERMITTED USES	EQUALS
PROPOSED REAR ENTRY LOTS	EQUALS
LOT DIMENSIONS	SINGLE FAMILY RESIDENTIAL (DETACHED HOMES) 31
MINIMUM LOT AREA	MIN.
MINIMUM LOT WIDTH	MIN.
BUILDING DATA	EQUALS
BUILDING HEIGHT	MAX.
PRINCIPLE BUILDING SETBACKS	MIN.
FRONT	MIN.
SIDE	MIN.
REAR	MIN.
MINIMUM DRIVEWAY LENGTHS	MIN.
SINGLE FAMILY DETACHED PARKING	MIN.
PARKING PROVIDED FOR UNITS	MIN.
PARKING PROVIDED FOR UNITS	MAX.

SITE PLANS AND EXHIBITS



CONCEPTUAL RENDERING



TYPICAL STREET SECTION TYPE #1
FOR ON-STREET PARKING (ONE SIDE)



TYPICAL STREET SECTION TYPE #2
FOR ON-STREET PARKING (TWO SIDES)



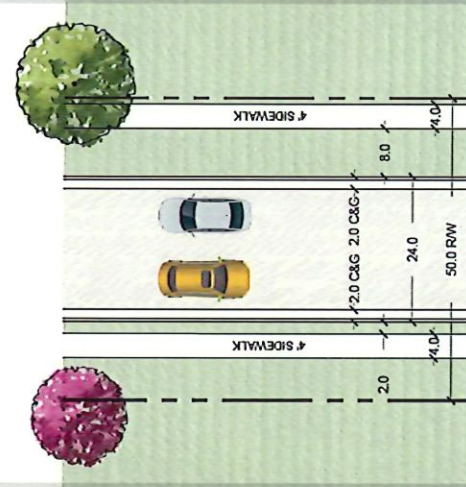
TYPICAL STREET SECTION TYPE #3



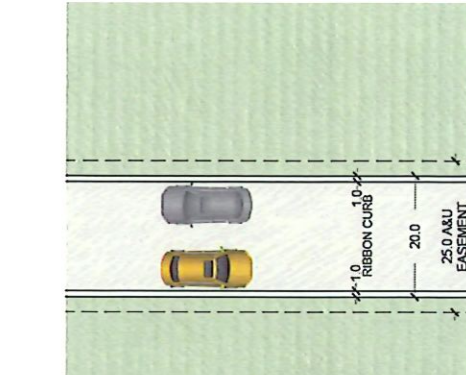
TYPICAL ALLEY
SECTION TYPE #4



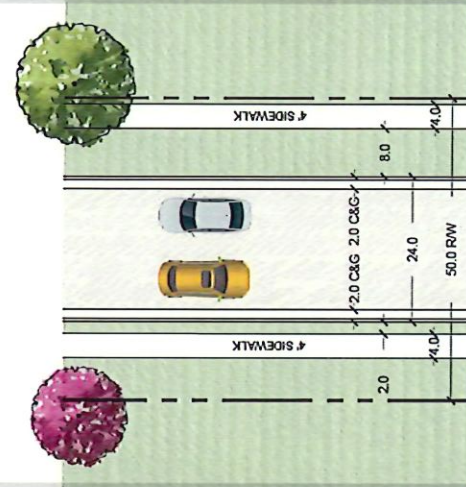
TYPICAL STREET PLAN TYPE #1
FOR ON-STREET PARKING (ONE SIDE)



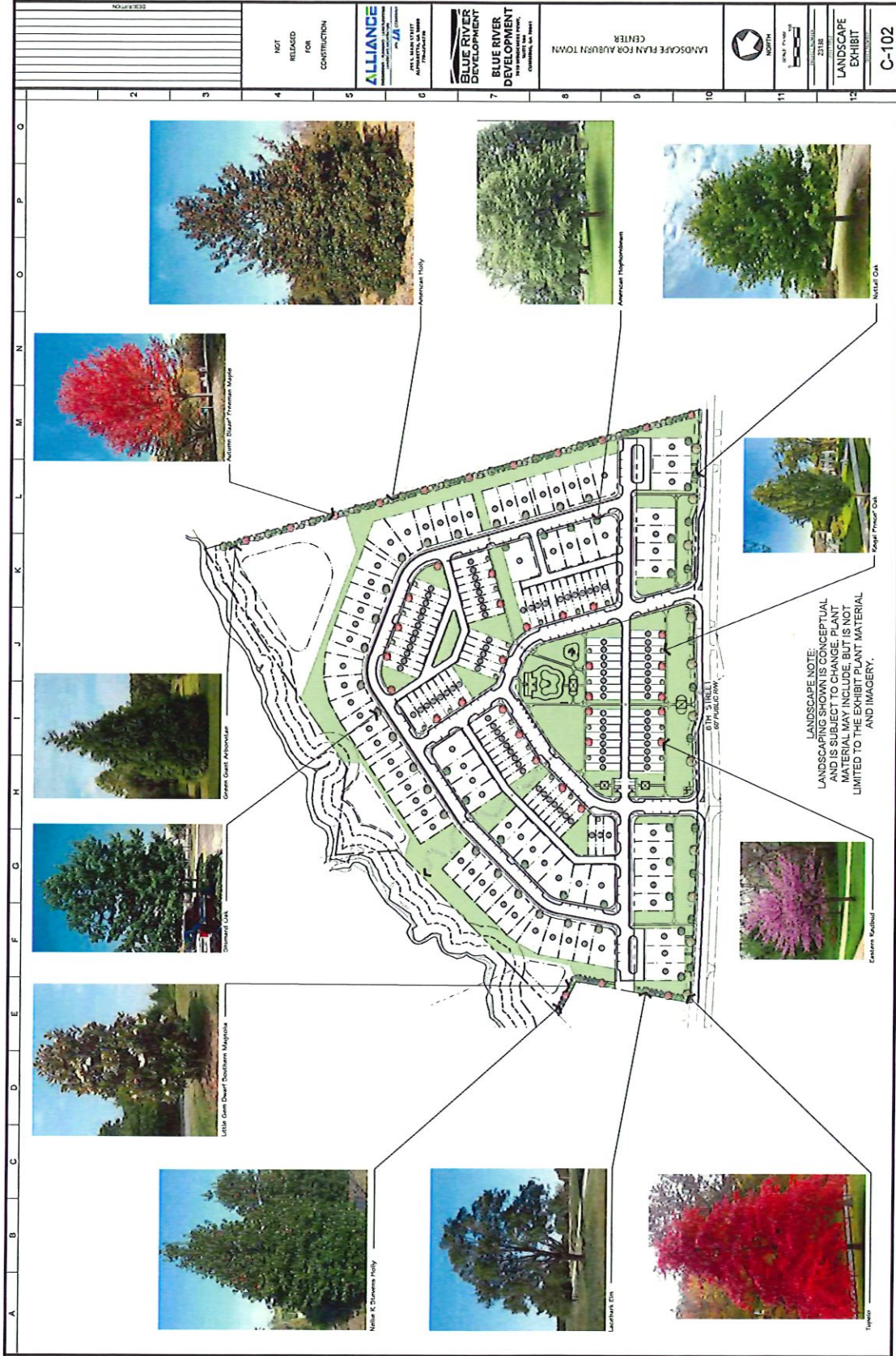
TYPICAL STREET PLAN TYPE #2
FOR ON-STREET PARKING (TWO SIDES)



TYPICAL STREET PLAN TYPE #3



TYPICAL ALLEY
PLAN TYPE #4



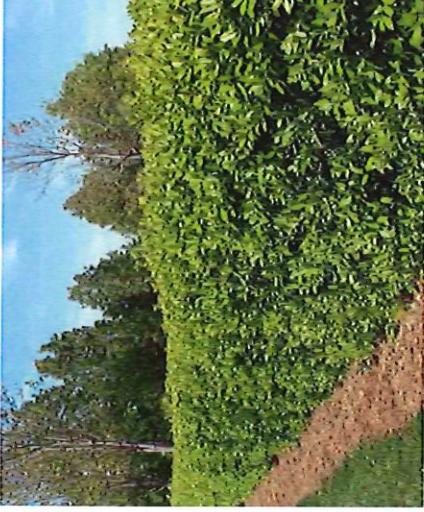
LANDSCAPE EXHIBIT



Maiden Grass



Dwarf Fothergilla



Dwarf Burford Holly



Pink Muhley Grass



Rhododendron



Loropetalum



Sweet Fern

Plant material may include, but is not limited to this palette



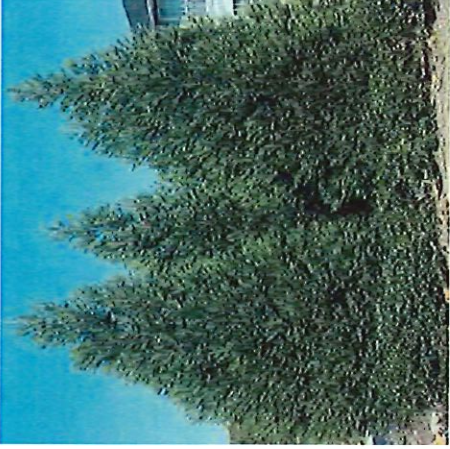
Dogwood



Japanese Flowering Cherry



Arnold Tulip Poplar



Leyland Cypress



Thornless Honey Locust



Crape Myrtle



Red Maple

Plant material may include, but is not limited to this palette

MONUMENT SIGNS AND SMALL PLAZAS

Entrance signage and small plazas shown below are conceptual and is subject to changes



STREET / SIDEWALK FURNITURE

FURNITURE PROVIDED PER BELOW, OR TO BE A SIMILAR MATCH:

Bench Model # RB-28 Description: AMERICAN MADE Victor Stanley, Inc. (VSI) Steelites RB Series - All-Steel With Back 6-Ft. Length Bench Carefully fabricated and expertly hand finished combines elegance and comfort with strength and durability. 8-10 Mil Thick Powder Coated Colors to be: VS-BLACK



Trash Cans Model # T-32 Description: Victor Stanley, Inc. T-Series 36-Gallon Litter Receptacle with Rain Bonnet Lid attached to the frame with two vinyl-coated steel aircraft cables, a high-density black plastic liner, and rubber-tipped leveling feet on the base.



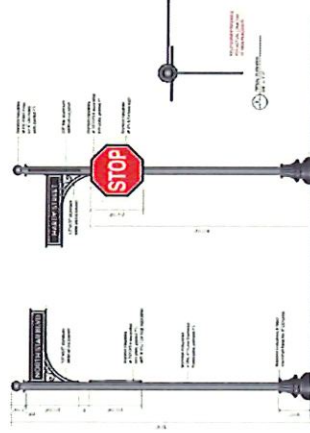
CONCEPTUAL LIGHTING AND MINOR SIGNS

CITY STREET LIGHT STANDARD PROVIDED:
Model: Beacon Urban Strike (matching Harmony City Center)



CONCEPTUAL MINOR SIGNAGE

CITY STREET SIGN STANDARDS PROVIDED:
Model numbers unknown: Style to similar to the below imagery, or match Harmony City Center style



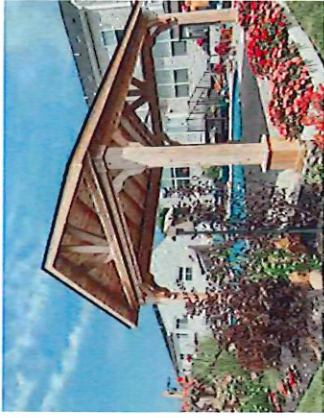
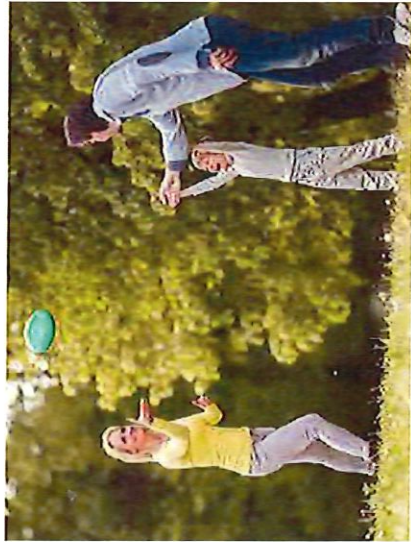
FENCES / RETAINING WALLS
Fences and walls should be designed and maintained in relationship with the character of the surrounding land uses and structures. Retaining walls will be constructed to match the architectural character of the surroundings and site.





COMMUNITY

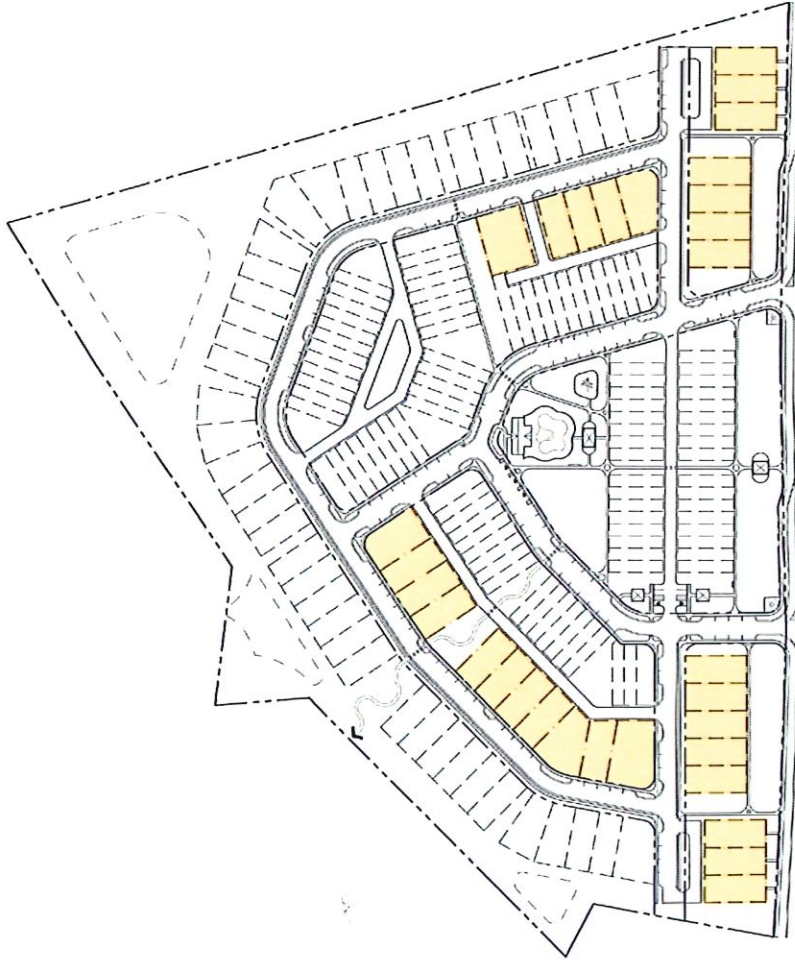
- Live, work, play, and grow in the neighborhood
- Integrate outdoor and indoor spaces
- Encourage a sense of ownership and expression of individual character
- Cultivate relationships
- Provide opportunities for people to come together, share, and gather
- Inspire healthier lifestyles
- Create community support
- Multiple open space connections for interaction
- Walkable development with connection to Harmony City Center



*Pictures shown on the character board are artistic representations depicting design concept options. Final amenities provided are subject to change.

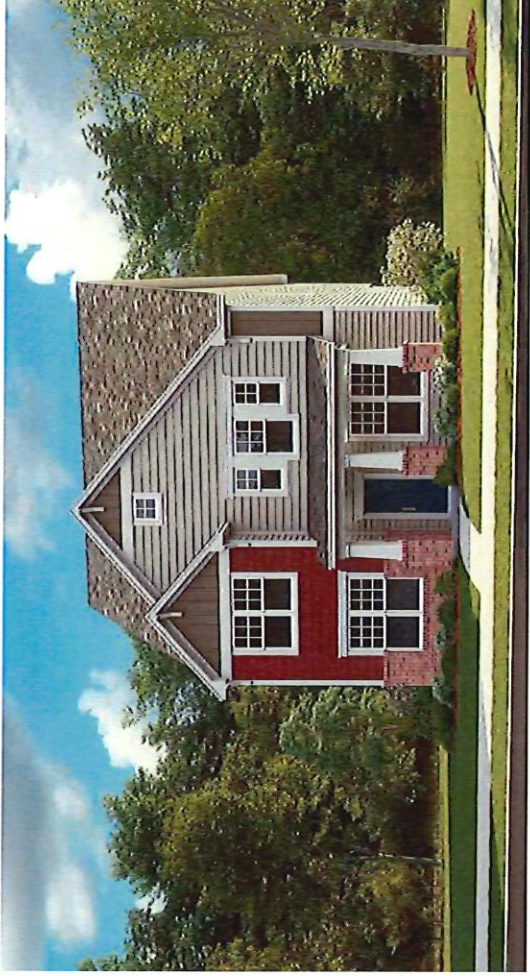
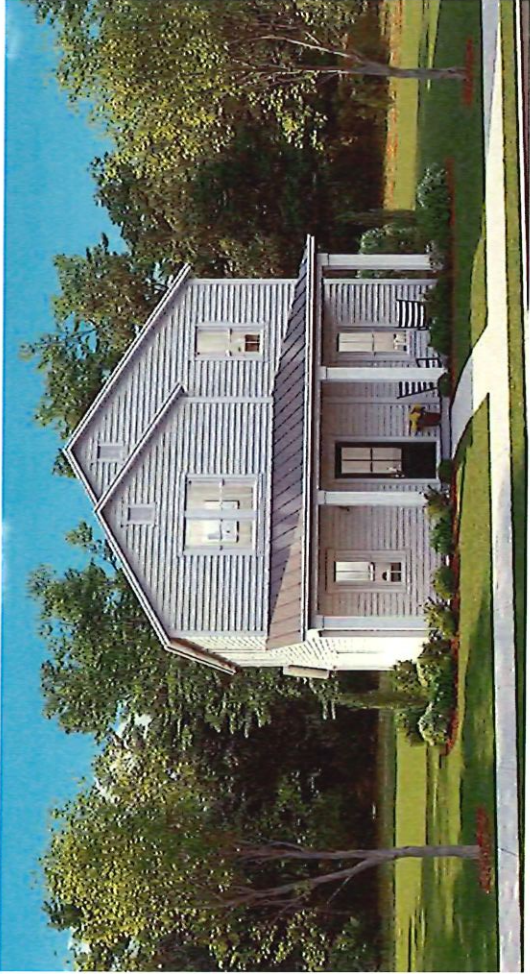
ARCHITECTURE

45' SINGLE FAMILY DETACHED REAR ENTRY LOTS



SINGLE FAMILY DETACHED STANDARDS		SINGLE FAMILY RESIDENTIAL (DETACHED REAR ENTRY)
PERMITTED USES	EQUALS	SINGLE FAMILY RESIDENTIAL (DETACHED HOMES)
PROPOSED REAR ENTRY LOTS	EQUALS	31
LOT DIMENSIONS		
MINIMUM LOT AREA	MIN.	NO MINIMUM
MINIMUM LOT WIDTH	EQUALS	45'
BUILDING DATA		
BUILDING HEIGHT	MAX.	40'
PRINCIPLE BUILDING SETBACKS		
FRONT	MIN.	0' - 15'
SIDE	MIN.	0' - 10'
REAR	MIN.	20' where no rear alley; 0' with rear alley
MINIMUM DRIVEWAY LENGTHS	MIN.	20'
SINGLE FAMILY DETACHED PARKING		
PARKING REQUIRED FOR UNITS	MIN.	(62) 2 SPACES PER UNIT
PARKING PROVIDED FOR UNITS	MAX.	124 SPACES

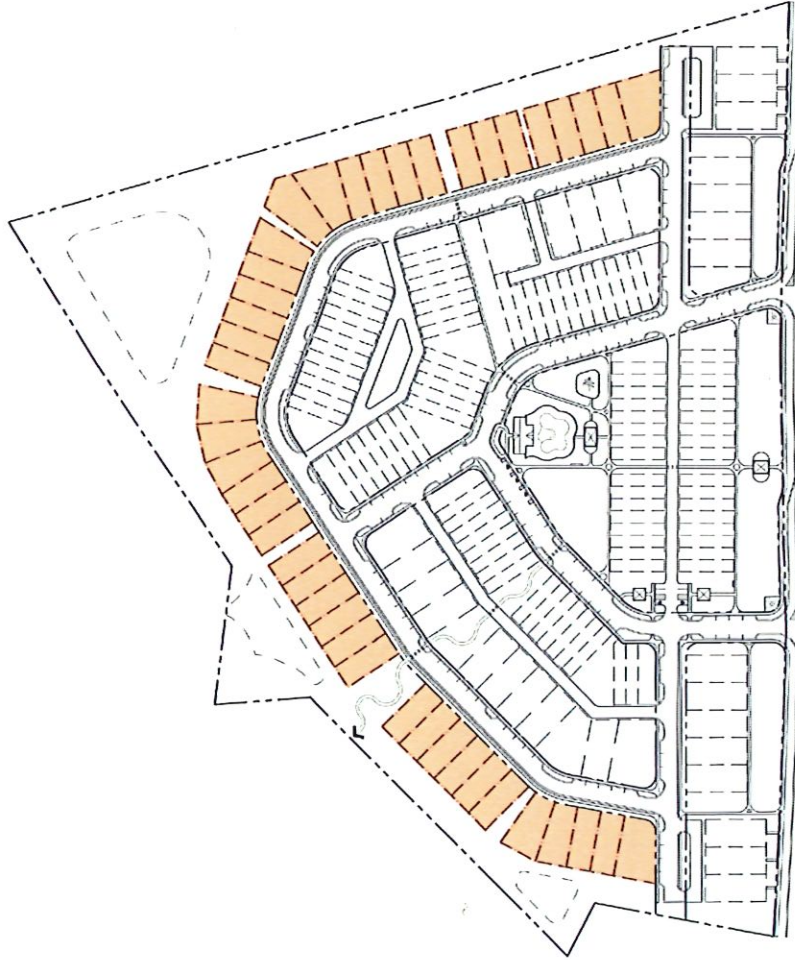
45' SFD REAR ENTRY LOTS



*Architecture pictures shown are an artistic or conceptual representation of the proposed product. Final architecture is subject to change.



40' SINGLE FAMILY DETACHED FRONT ENTRY LOTS



SINGLE FAMILY DETACHED STANDARDS		SINGLE FAMILY RESIDENTIAL (DETACHED FRONT ENTRY)
PERMITTED USES	EQUALS	SINGLE FAMILY RESIDENTIAL (DETACHED HOMIES)
PROPOSED FRONT ENTRY LOTS	EQUALS	43
LOT DIMENSIONS		
MINIMUM LOT AREA	MIN.	NO MINIMUM
MINIMUM LOT WIDTH	EQUALS	40'
BUILDING DATA		
BUILDING HEIGHT	MAX.	40'
PRINCIPLE BUILDING SETBACKS		
FRONT	MIN.	0' - 15'
SIDE	MIN.	0' - 10'
REAR	MIN.	20'
MINIMUM DRIVEWAY LENGTHS	MIN.	20'
SINGLE FAMILY DETACHED PARKING		
PARKING REQUIRED FOR UNITS	MIN.	(86) 2 SPACES PER UNIT
PARKING PROVIDED FOR UNITS	MAX.	172 SPACES



* Architecture pictures shown are an artistic or conceptual representation of the proposed product. Final architecture is subject to change.

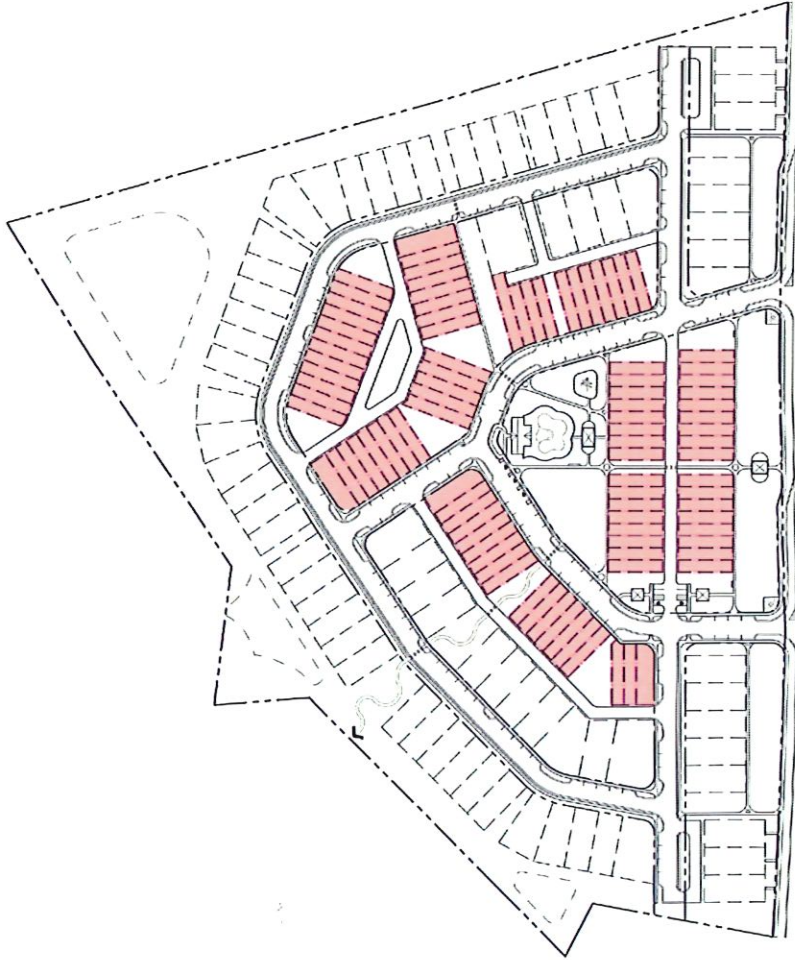


* Architecture pictures shown are an artistic or conceptual representation of the proposed product. Final architecture is subject to change.



40' SFD FRONT ENTRY LOTS

20' SINGLE FAMILY ATTACHED REAR ENTRY LOTS

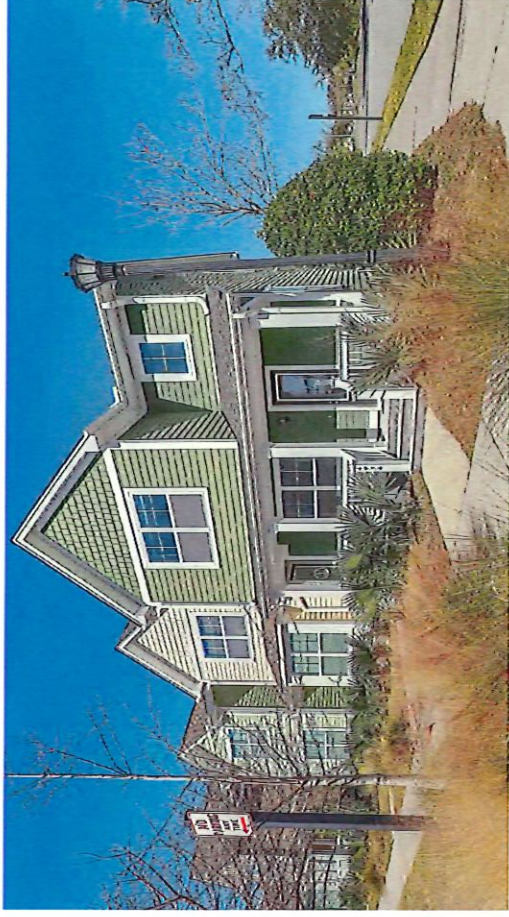


TOWNHOME STANDARDS	
SINGLE-FAMILY RESIDENTIAL (ATTACHED)	
PERMITTED USES	SINGLE FAMILY RESIDENTIAL (ATTACHED TOWNHOMES)
PROPOSED LOTS	96
LOT DIMENSIONS	
MINIMUM LOT AREA	MIN. NO MINIMUM
MINIMUM LOT WIDTH	MIN. NO MINIMUM
MINIMUM LOT FRONTAGE	MIN. N/A
BUILDING DATA	
BUILDING HEIGHT	MAX. 50'
GROSS HEATED UNIT SF	MIN. N/A
MAXIMUM UNITS PER BUILDING (TOWNHOMES)	MAX. 10
PRINCIPLE BUILDING SETBACKS	
FRONT	MIN. 0' - 15'
SIDE	MIN. 0'
REAR	MIN. 0'
MINIMUM DRIVEWAY LENGTHS	
TOWNHOME PARKING	MIN. 20'
PARKING REQUIRED FOR TOWNHOMES	
PARKING PROVIDED FOR TOWNHOMES	MIN. (192) 2 SPACES PER UNIT
	MAX. 384 SPACES

20' SFA REAR ENTRY LOTS



*Architecture pictures shown are an artistic or conceptual representation of the proposed product. Final architecture is subject to change.





*Architecture pictures shown are an artistic or conceptual representation of the proposed product. Final architecture is subject to change.





MAYOR
Rick E. Roquemore

CITY ADMINISTRATOR
Michael E. Parks

CITY COUNCIL
Robert L. Vogel III
Taylor J. Sisk
Jamie L. Bradley
Joshua Rowan

AGENDA ITEM: 3

TO: Mayor and Council

FM: Jack Wilson
City Administrator

DATE: February 1, 2024

PURPOSE: Ordinance to amend the City Charter- Section 2.19(a) regarding the meeting dates of the Mayor and City Council meeting.

BACKGROUND: The Mayor and City Council would like to change their meeting dates from the First and Third Thursday of each month to the Second Thursday and the Fourth Thursday of each month at City Hall at the time designated by the Mayor and City Council. With proper notice as required by law, the Mayor and Council may, from time to time, change the designated meeting times for regular meetings. The Mayor and Council may recess any regular meeting and continue such meetings on any date or hour it may fix and transact any business as such continued meeting may be transacted at any regular meeting. All such meetings shall be called and conducted in compliance with the Georgia Open Meetings Act.

RECOMMENDATION:

To approve changing the City Council meeting dates to the Second and Fourth Thursday of each month.

FUNDING:

N/A

ORDINANCE NO. 24-002

**AN ORDINANCE TO AMEND
THE CITY OF AUBURN CHARTER**

**AN ORDINANCE TO AMEND THE CITY OF AUBURN CHARTER
ORIGINALLY APPROVED MARCH 14, 1949 (GA.L 1949, P. 807) AS AMENDED,
TO REPEAL CONFLICTING LAWS AND FOR OTHER PURPOSES**

WHEREAS, the City has reviewed its policies and procedures with respect to meeting days for the Mayor and City Council; and

WHEREAS, it is in the best interest of the health, safety and welfare of the citizens of the City of Auburn to amend the Charter to change the meeting days.

NOW THEREFORE, THE COUNCIL OF THE CITY OF AUBURN HEREBY ORDAINS that the City Charter be amended as follows:

1.

The existing Section 2.19(a) of the City Charter is hereby deleted and the following is substituted in its place:

SECTION 2.19(a)

The Mayor and City Council shall hold regular meetings on the Second Thursday and the Fourth Thursday of each month at City Hall at the time designated by the Mayor and City Council. With proper notice as required by law, the Mayor and Council may, from time to time, change the designated meeting times for regular meetings. The Mayor and Council may recess any regular meeting and continue such meetings on any date or hour it may fix and transact any business as such continued meeting may be transacted at any regular meeting. All such meetings shall be called and conducted in compliance with the Georgia Open Meetings Act.

2.

In the event any Court of competent jurisdiction determines that any of the foregoing amendments are unconstitutional or otherwise illegal, such rulings shall not impair the validity of the rest and remainder of this Charter.

3.

All laws and parts of laws in conflict with this Ordinance are hereby repealed.

4.

This Amendment has been adopted at two regular consecutive meetings, pursuant to O.C.G.A. § 36-35-3(b).

5.

This Amendment shall be effective immediately upon its adoption in the second consecutive meeting.

IT IS SO ORDAINED this ____ day of February, 2024.

Richard E. Roquemore, Mayor

Robert L. Vogel, III, Council Member

Jamie L. Bradley, Council Member

Taylor J. Sisk, Council Member

Joshua Rowan, Council Member

ATTEST:

Joyce Brown
City Clerk



MAYOR
Richard E. Roquemore

CITY ADMINISTRATOR
Michael Parks

CITY COUNCIL
Robert L. Vogel III
Taylor J. Sisk
Jamie L. Bradley
Joshua Rowan

AGENDA ITEM: 4

TO: Mayor and Council
FROM: Michael E. Parks
City Administrator
DATE: February 1, 2024

PURPOSE:

Readoption of the Civility Pledge Resolution #01-024 -Michael Parks

BACKGROUND:

Civility Pledge

The way we govern ourselves is often as important as the positions we take. Our collective decisions will be better when differing views have had the opportunity to be fully vetted and considered. All people have the right to be treated with respect. Courtesy and openness. We value all input. We commit to conduct ourselves at all times with civility and courtesy to each other.

RECOMMENDATION:

To approve Resolution #01-024 Pledging to Practice and Promote Civility in the City of Auburn.

FUNDING: N/A

RESOLUTION # 01-024

PLEDGING TO PRACTICE AND PROMOTE CIVILITY IN THE CITY OF AUBURN

WHEREAS, the City Auburn of the City of Auburn (the “Council”), the governing body of the City of Auburn, Georgia (the “Municipality”), recognizes that robust debate and the right to self-expression, as protected by the First Amendment to the United States Constitution, are fundamental rights and essential components of democratic self-governance; and

WHEREAS, the City Council further recognizes that the public exchange of diverse ideas and viewpoints is necessary to the health of the community and the quality of governance in the Municipality; and

WHEREAS, the members of City Council, as elected representatives of the community and stewards of the public trust, recognize their special role in modeling open, free and vigorous debate while maintaining the highest standards of civility, honesty and mutual respect; and

WHEREAS, City Council meetings are open to the public and thus how City officials execute their legal duties is on public display; and

WHEREAS, civility by City officials in the execution of their legislative duties and responsibilities fosters respect, kindness and thoughtfulness between City officials, avoiding personal ill will which results in actions being directed to issues made in the best interests of residents; and

WHEREAS, civility between City officials presents an opportunity to set a positive example of conduct and promotes thoughtful debate and discussion of legislative issues, resulting in better public policy and a more informed electorate while also encouraging civil behavior between residents; and

WHEREAS, civility between City officials is possible if each member of the elected body remembers that they represent not only themselves, but the constituents in their area and in the City; and

WHEREAS, in order to publicly declare its commitment to civil discourse and to express its concern for the common good and well-being of all of its residents, the Council of the City of Auburn has determined to readopt this resolution.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION ONE

The City of Auburn pledges to practice and promote civility within the governing body as a means of conducting legislative duties and responsibilities.

SECTION TWO

The elected officials of the City Council enact this civility pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of the City of Auburn.

SECTION THREE

This pledge strives to ensure that all communication be open, honest, and transparent as this is vital for cultivating trust and relationships.

SECTION FOUR

This pledge strives to show courtesy by treating all colleagues, staff and members of the public in a professional and respectful manner whether in-person, online or in written communication, especially when we disagree.

SECTION FIVE

This pledge strives to ensure mutual respect to achieve municipal goals, recognizing that patience, tolerance, and civility are imperative to success and demonstrates the Council’s commitment to respect different opinions, by inviting and considering different perspectives, allowing space for ideas to be expressed, debated, opposed, and clarified in a constructive manner.

SECTION SIX

This pledge demonstrates our commitment against violence and incivility in all their forms whenever and wherever they occur in all our meetings and interactions.

SECTION SEVEN

The City of Auburn expects members of the public to be civil in its discussion of matters under consideration by and before the City Council, with elected officials, staff, and each other.

ADOPTED this ___ day of February, 2024.

Mayor Richard E. Roquemore

Council Member Joshua Rowan

Council Member Robert L. Vogel, III

Council Member Taylor J. Sisk

Council Member Jamie L. Bradley

ATTEST:

Joyce Brown, City Clerk