



MAYOR

Linda Blechinger

CITY ADMINISTRATOR

Alex W. Mitchem

CITY COUNCIL

Peggy J. Langley

Robert L. Vogel III

Taylor Sisk

Jay L. Riemenschneider

PLANNING COMMISSION

Kim Skriba

Sandy Wilson

Carolyn Wade

Kevin Camon

Beau Bland

PLANNING COMMISSION

AGENDA

DECEMBER 15, 2021

6:00 p.m.

CALL TO ORDER

1. APPROVAL OF AGENDA
2. APPROVAL OF MINUTES – December 15, 2021.

NEW BUSINESS

3. Election of Officers
 - a. Election of chairman – Facilitated by Kellie Littlefield
 - b. Election of Vice Chairman Facilitated by Chairman
4. **Application #RZ21-0006** to rezone 57.50 acres of property located at 100 Lyle Road, Auburn Tax Parcel Nos. AU11 031B & AU11 148 (owner – Donna Evans). Applicant requests rezoning from AG – Agricultural district to R-100 Single Family Residential district for a residential development consisting of 188 lots.

CITIZEN COMMENTS

ANNOUNCEMENTS

ADJOURNMENT



MAYOR
Linda Blechinger

CITY CLERK
Joyce Brown

CITY COUNCIL
Peggy J. Langley
Robert L. Vogel III
Bill Ackworth
Jay L. Riemenschneider

PLANNING COMMISSION
MINUTES
December 15, 2021

BOARD ATTENDEES:

Kim Skriba, Chairperson
Carolyn Wade
Sandy Wilson
Kevin Camon
Beau Bland
-

CITY OFFICIALS IN ATTENDANCE:

Alex Mitchem, Community Development
Kellie Littlefield, Community Development Director

CALL TO ORDER

Kim Skriba, Chairperson called the meeting to order

1. Approval of the minutes of November 17, 2021 was made by Sandy Wilson, motion was seconded by Carolyn Wade. Motion approved.

OLD BUSINESS

No Old Business was heard.

NEW BUSINESS

Item 2: OAR 21-01: Downtown Overlay District Architectural Review; 1376 3rd Avenue – Alterations to existing building for a proposed grocery store.

Applicant – Just Construction

Owner: Kabir Nurani

Chairperson Skriba announced the item to the floor.

Community Development Director Kellie Littlefield presented the case, stating the recommendation of staff being a Table in order to have time for the applicant to comply with current design guidelines, and provide adequate information on the design.

Discussion was heard by the board.

A Motion was made to approve the application by Kevin Camon. The motion was seconded by Sandy Wilson. The motion passed.

Item 3: OAR 21-02: Downtown Overlay District Review; City Market Addition

Chairperson Skriba announced the item to the floor

Director Kellie Littlefield presented the case, stated the recommendation of staff being a Table in order to have time for the applicant to comply with notes left by the previous city planner.

A Motion was made to table the front façade as submitted by Kevin Camon, motion was seconded by Sandy Wilson. Motion passed.

CITIZEN COMMENTS

No General Comments were heard

ANNOUNCEMENTS

No Announcements

ADJOURNMENT

A motion for adjournment was made by Carolyn Wade. The motion was seconded by Beau Bland. The motion passed.

STAFF REPORT
LYLE RD TRACT
REZONING

Case No: RZ21-06
Current Zoning: AG – Agricultural
Request: R-100 Single Family Residential
Address: 100 Lyle Rd
Tax Parcel: AU11 031B & AU11 148
Size Area: 57.5 acres
Units: 188 Single Family Homes
Proposed Development: Single Family Homes
Density: 3.35 units/ac (net), 3.27 units/ac (gross)
Staff Recommendation: **APPROVAL W/ CONDITIONS**

Applicant: Corridor Development Inc. c/o Alliance Engineering and Planning
6095 Atlanta Hwy
Flowery Branch, GA 30542

Contact: 248-342-2558

Owner: Donna Evans
100 Lyle Rd
Auburn, GA 3011

Zoning:

Applicant is requesting rezoning from Agricultural to R-100 Single Family Residential District for the construction of a 188 -unit single family home development.

Lots are proposed to 5,400 square feet, with a minimum lot with of 45 feet. Streets will be fully accessible 26 feet wide, with full access on frontage lots.

Existing Conditions:

The site is 57.5 acres and is located along Lyle Rd and contains one single family residence, barns, and vacant chicken houses. The site slopes southward to a creek with floodplain and the site is mostly forested.

Surrounding Uses and Zoning:

The site is surrounded by mostly low-density single-family residential. A mobile home park with a density of 6 units per acre is adjacent to the site.

Location	Land Use	Zoning	Density
Proposed	Single Family Residential	R-100	3.35 units per acre
North	Single Family and AG	R-100 and AG	1.0 units/ac
South	Single Family	R-100	0.28 units/ac
East	Single Family, MH Park	R-100 and MH	6.0 units/ac (MH), 0.63 u/ac (R-100)
West	AG	AG	.01 units/ac

Project Data:

The applicant requests rezoning of two parcels containing 57.5 acres total for the construction of a 188-unit Single Family development.

- A total of 188 Single family units on an eighth of an acre lot each.
- Applicant proposes each unit to meet the minimum requirements of heated square feet.
- The development is proposed to have a single entry point along Lyle Road.
- Standard landscape strips are proposed along the road front of Lyle Rd, and adjacent property lines.
- Standard stormwater facility is proposed on the southern portion of the site.
- The site plan proposes an amenity area, mail kiosk, and pocket parks.
- Proposed parking of 72 spaces including off-street and parallel on-street spaces.

Zoning and Development Standards

Standard	Required	Proposed	Meets Standard?
Building Height	40	<40	Yes
Front Yard Setback (external)	50	50	No, Variance needed
Side Yard Setback (external)	15	15	No, Variance needed
Rear Yard Setback (external)	40	50	No, Variance needed
Off-street Parking	2 per dwelling unit	2 per dwelling unit	Yes
Off-street Amenity Area Parking	1 space/ 5 homes = 38 spaces	72 parallel on-street	Yes
Zoning Buffer	0	0	Yes
Landscape Strip	10'	25'	Yes
Minimum Dwelling Unit	1800	1800	Yes

Wetlands/Floodplain

There are streams and floodplains on the southern portion of the site. Refer to City of Auburn floodplain regulations.

Transportation:

Lyle Road is a local road contains a 40' right-of-way. Staff recommends the developer contribute to upgrade the entire length of Lyle Road to serve this project.

A full traffic impact study is required.

Stormwater:

Stormwater facilities must comply with latest edition of the Georgia Stormwater Management Manual.

Water and Utilities

Water records show that the subject property is in the vicinity of a 6" water main located along Lyle Road. Demands imposed by the proposed development may require upsizing or extensions of existing water mains to meet City of Auburn standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the developer. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

Sewer capacity certification must be obtained from Barrow County. Demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, and/or installation of a new pump station. Any cost associated with such required improvements will be the responsibility of the developer. The developer shall provide easements for future sewer connection to all locations designated by City of Auburn during plan review.

Barrow County Fire:

Development must successfully pass a fire and life safety review.

STANDARDS GOVERNING THE EXERCISE OF ZONING:

SUITABILITY OF USE

The proposed rezoning may be suitable due to the residential character of the area.

ADVERSE IMPACTS

Recommended conditions and sufficient buffering along existing uses could minimize effects on adjacent properties. Recommend that lot size be increased to 10,800 square feet due to the stream capacity on rear of property.

IMPACT ON PUBLIC FACILITIES

An increase in traffic, utilities usage, stormwater runoff and the number of school-aged children could be anticipated from this request.

CONFORMITY WITH POLICIES

The Future Land Use map indicates that the subject site is designated single-family residential. The development may be compatible with the Comprehensive Plan in providing a diversity of housing types.

CONDITIONS AFFECTING ZONING

Development may be appropriate with staff recommended conditions. Although not consistent with the mostly low density single-family area, the development may provide opportunities for new housing product within walking distance to the city's commercial district.

Staff Recommended Conditions for Approval:

1. All homes shall be constructed with front facades of primarily or stacked stone. The balance of the home may be the same, or of fiber-cement siding, shake, or board and batten. The side and rear facades of all homes shall be comprised of at least fifty percent (50%) brick or stone. Townhomes shall be a minimum of 1,750 heated square feet.
2. All dwellings shall have a least a double-car garage.
3. Lot size be 10,800 square feet due to the stream capacity on rear of property.
4. No direct lot access shall be allowed to Lyle Road.
5. All streets to be privately owned and maintained.
6. A mandatory Homeowners Association shall be established and shall be responsible for maintenance of all common areas/facilities and street frontage landscaping. The Lyle Road 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.
7. 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.
 - b. All grounds and common area maintenance, including detention facilities.
 - c. Fence, wall, and sign maintenance.
 - d. Street maintenance and street lighting.
8. Natural vegetation shall remain on the property until the issuance of a development permit.
 9. All grassed areas on dwelling lots shall be sodded.
 10. Underground utilities shall be provided throughout the development.
 11. 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.
 12. Building lots and stormwater facilities shall not be located within any stream buffer, impervious surface setback area, or floodplain.
 13. Provide a 50 ft. undisturbed buffer on the eastern and western property lines. Provide a planted 25 ft. landscape buffer along Lyle Road frontage.
 14. Amenity area shall be provided as shown on the submitted site plan. Final design shall be subject to review and approval by the Community Development Director.
 15. Developer shall be responsible for improving the length of the road from the intersection of Lyle Road and Autry Road to the intersection of Lyle Road/Main Street and 6th Avenue. Road shall meet current city standards prior to issuance of first certificate of occupancy.
 16. Developer shall provide ADA compatible sidewalk along the interior of the subdivision to comply with access to the amenity.

SITE DATA

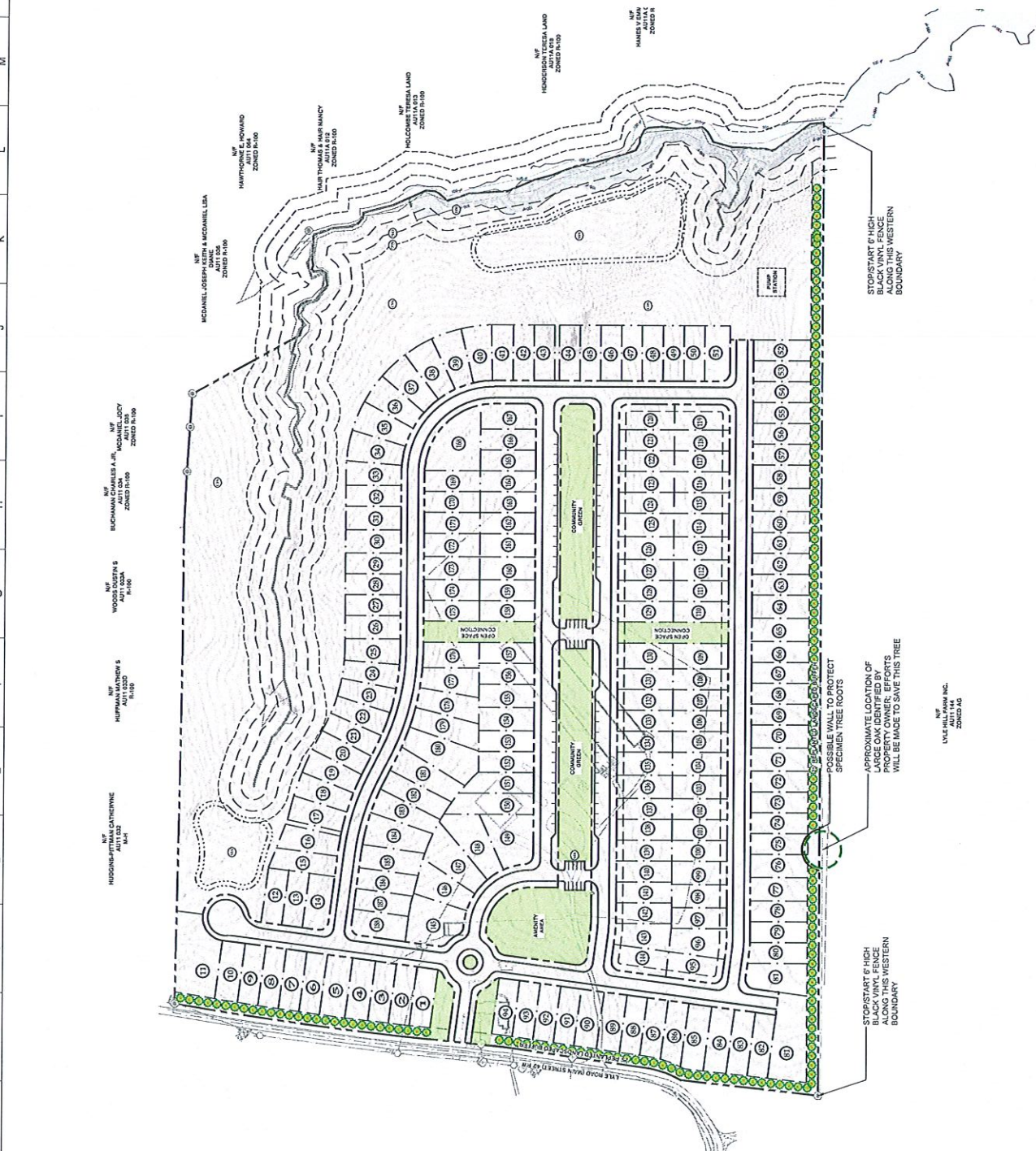
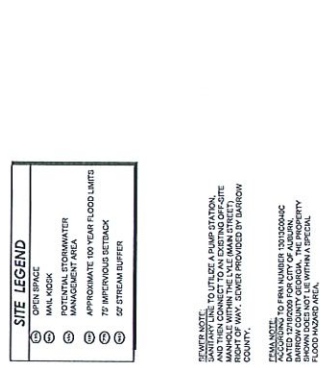
EXISTING ZONING:	AG
PROPOSED ZONING:	R-100
TOTAL AREA:	+/-57.5 Ac. (Cross) +/-56.2 Ac. (Net)
FLOODPLAIN AREA:	+/-1.20 Ac.
TOTAL LOTS:	188 NEW HOME SITES
*MIN. LOT AREA:	5,400 SF
*MIN. LOT WIDTH:	45'
LOT DENSITY:	3.27 HOUSES / Ac. (Cross) 3.35 HOUSES / Ac. (Net)
STREETS (PRIVATE OR PUBLIC):	50' - 54' TYPICAL
EASEMENT OR R/W:	28' B.C. - B.C.
SETBACKS:	
BUFFER:	25' RE-PLANTED LANDSCAPE BUFFER ADJACENT TO PARCEL AU1144
FRONT BUFFER (LYLE RD):	50' RE-PLANTED LANDSCAPE BUFFER
FRONT YARD:	50' FROM LYLE
*FRONT LOCAL INTERIOR:	15' FOR FRONT ENTRY
*SIDE (EXTERIOR):	50' REAR SETBACK
REAR (INTERIOR):	50' REAR SETBACK
ADJACENT TO PARCEL AU1144:	1 SPACE / 5 HOMES
PARKING PROVIDED:	75 SPACES *INCLUDING PARALLEL SPACES
PARKING REQ.:	38 SPACES
POSSIBLE VARIANCES NEEDED:	
1. MIN. LOT AREA	
2. MIN. LOT WIDTH	
3. FRONT LOCAL INTERIOR SETBACK	
4. SIDE SETBACK	
5. REAR SETBACK	

SITE LEGEND

(1)	OPEN SPACE
(2)	MAIL KIOSK
(3)	POTENTIAL WETLANDS
(4)	APPROXIMATE 100-YEAR FLOOD LIMITS
(5)	75' SETBACKS
(6)	50' SETBACKS

GENERAL NOTE:
 SANITARY LINE TO UTILIZE A PUMP STATION, LOCATED AT THE INTERSECTION OF LYLE ROAD AND MAIN STREET, SHALL BE MANHOLES WITHIN THE LYLE ROAD STREET RIGHT-OF-WAY. COVER PROVIDED BY BARROW COUNTY.

PLAN NOTE:
 ALL SETBACKS TO BE MAINTAINED AS SHOWN UNLESS OTHERWISE NOTED. THE PLAN IS CONSIDERED AN APPROXIMATE REPRESENTATION OF THE PROPOSED DEVELOPMENT AND DOES NOT CONSTITUTE AN APPROVAL. ADDITIONAL REGULATIONS SHALL APPLY PRIOR TO PERMIT ISSUANCE.



11-2-2021
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