



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**

Meeting

May 23, 2024

6:00 PM

Council Chambers

1 Auburn Way

Auburn, GA 30011

WORKSHOP

1. Livestock and Animal Ordinance- Chief Hodge
2. Amend Retail Package Sales of Alcohol, and Days and Hours of Sale Section
5.50.1170- Ordinance 24-007-Michael Parks
3. Geotechnical Baseline Report (GBR) for Raw Water Storage Pond- Michael Parks
4. Final Plat Approval of 1612 Atlanta Highway- Sarah McQuade
5. Final Plat Approval of Harmony Phase 2A Final Plat- Sarah McQuade

VOTING ITEM

6. HVAC at Public Works Building- Iris Akridge
7. Silvia Barber- DDA Appointment- Michael Parks

8. Citizen Comments on Agenda Items

Executive Session- Personnel Matters

ADJOURNMENT

Agenda subject to change prior to meeting



City of Auburn Police Department



A Community Oriented Law Enforcement Agency

Chris Hodge
Chief of Police

1361 Fourth Avenue Auburn, Georgia 30011
Telephone 770-513-8657 Fax 770-682-4428

Rick Roquemore
Mayor

Agenda Item No. 1

To: Mayor and Council
From: Chief Chris Hodge
Date: May 23, 2024

Purpose

To discuss possible changes to the current ordinance: (17.90.020(B)(9) dealing with the raising and keeping of chickens (discussion only).

Background

A request has been made by a member of Council to revisit our current ordinance dealing with the raising and keeping of chickens within the City limits. At present, the City of Auburn ordinance that addresses this issue; 17.90.020(B)(9) states; in part, *“The raising and keeping of poultry for personal pleasure or personal use on a parcel which contains the dwelling of the owner of the animals is permitted, provided that the parcel is at least two acres in area and all animal quarters are located no closer than one hundred feet to any property line or residential structure. Every person owning or keeping poultry is required to keep such fowl contained within a fenced area that meets the distance requirements of this subsection and shall be subject to citation for any event where any animal is not contained within the areas described in this subsection... The number of animals which may be kept on each parcel under this subsection shall not exceed five. No roosters may be kept on any parcel except those zoned AG. Slaughtering of poultry is prohibited.”*

An attached draft represents potential changes for the Mayor and Council to consider when a desire to raise and keep chickens is present. This draft ordinance proposes, among other things, a change to the amount of acreage and number of chickens allowed on any property zoned R-100.

Funding

No funding necessary

Recommendation

Generate discussion for potential ordinance change

Attachments

1. Draft Ordinance – 17.90.020(B)(9)

ORDINANCE NO.

AN ORDINANCE
TO AMEND THE ZONING ORDINANCE OF
CITY OF AUBURN, GEORGIA

WHEREAS, the City has adopted a comprehensive Zoning Ordinance; and

WHEREAS, citizens and the City's Code Enforcement staff have requested certain changes to permit the limited keeping of poultry on residentially zoned property; and

WHEREAS, it is the best interest of the health, safety and welfare of the citizens of Auburn to amend the City Code to provide reasonable regulations to govern the safe keeping of poultry on residential property and to balance the interests of property owners and citizens of the City; and

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

SECTION 1

The following language is added at the end of Section 17.90.010(B)(13):

The raising and keeping of chickens for personal pleasure or utility on a parcel which contains the dwelling of the owner is permitted, provided that the parcel is at least three (3) acres in area and all animal quarters are located no closer than 100 feet to any property line.

SECTION 2

The existing Section Sec. 17.90.020(B)(9) is deleted, and the following are adopted and substituted in their place:

Sec. 17.90.020(B)(9)

The keeping of chickens for personal pleasure or utility on a parcel which contains the dwelling of the owner is permitted, subject to the following requirements:

- a. The minimum lot size for the keeping of chickens shall be ten thousand five hundred (10,500) square feet (1/4 acre).
- b. Chickens must be kept securely in an enclosed yard or 6-sided pen at all times.

- c. Chickens must be housed at least twenty (20) feet from any property line, and fifty (50) feet from any residence other than the owner's residence.
- d. Any structure housing chickens must be located in the rear yard.
- e. The keeping of roosters is not allowed.
- f. The maximum number of chickens shall be as follows: Lots 10,500 square feet (1/4 acre) to 12,499 (.28 acre) square feet: maximum of 3 chickens; lots 12,500 square feet to 21,780 (.5 acre) square feet: maximum of 5 chickens; lots 25,000 (.57 acre) square feet to 39,999 (.91 acre) square feet: maximum of 10 chickens; lots of 40,000 (.91 acre) square feet to 2.99 acres: maximum of 14 chickens; lots 3 acres or larger: no maximum.
- g. Each coop shall have at least four (4) square feet of floor space per chicken over four (4) months old.
- h. Chickens are only permitted as pets or for egg laying production; chickens cannot be kept for slaughter.
- i. Chickens must be kept under sanitary conditions and shall not be a public nuisance as defined by State law.
- j. Penalties for violation of this subsection shall be a fine upon conviction not to exceed \$1,000.00 per occurrence. Each day that such a violation of this subsection exists may constitute a separate offense. Citations for violations shall be heard and decided in the City of Auburn Municipal Court.

Sec. 17.90.020(B)(10)

No chickens may be kept on any property in the Downtown Overlay District or the City Center District.

SECTION 3

The City Administrator and City Clerk are further authorized to correct typographical errors in the text of the existing Zoning Resolution and to produce and publish a final codified version of the Zoning Resolution with the amendments and revisions outlined herein.

SECTION 4

In the event any Court of competent jurisdiction determines that any portion of the foregoing amendment is invalid, unconstitutional, or otherwise illegal, such rulings shall not impair the validity of the rest and remainder of this amendment.

SECTION 5

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

SECTION 6

This Ordinance and the amendments outlined herein shall be effective immediately upon their adoption by the Mayor and City Council.

SO ORDAINED this ____ day of _____, 2024.

Rick Rocquemore, Mayor

Joshua Rowan, Council Member

Robert L. Vogel, III Council Member

Taylor J. Sisk, Council Member

Jamie L. Bradley, Council Member

ATTEST:

Michael Parks, City Clerk



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: 2

TO: Mayor and Council

FROM: Michael Parks
City Administrator

DATE: May 23, 2024

PURPOSE: To amend the city of Auburn code of ordinances Section 5.50.1170- Retail Package sales of Alcohol, and Days and Hours of Sale

BACKGROUND: The City of Auburn has adopted a comprehensive Ordinance for the sale of alcoholic beverages within the city. The state law has changed since the city ordinance was updated in 2013.

We recommend that the existing Section 5.50.1170 hours and days of sale is deleted, and the following is substituted in its place:

Sec. 5.50.1170 Days and Hours.

- A. Retail package licensees may engage in the sale of beer and/or wine from 8:00 a.m. to 11:45 p.m. Monday through Saturday and between the hours of 12:30 p.m. and 11:30 p.m. on Sunday.
- B. Retail package beer and/or wine shall not be sold at any time in violation of any local ordinance, State law, or any special order of the governing authority.

RECOMMENDATION: To approve the amending Ordinance Section 5.50.1170 Retail Package sales of Alcohol, and Days and Hours of Sale as presented by staff

FUNDING:
N/A

ORDINANCE NO. __24-007__

AN ORDINANCE TO AMEND THE CITY OF AUBURN
CODE OF ORDINANCES

Section 5.50.1170 - Retail Package Sales of Alcohol, and
Days and Hours of Sale

WHEREAS, the City of Auburn has adopted a comprehensive Ordinance regulating the sale of sale of alcoholic beverages within the City; and

WHEREAS, State law has changed since the City ordinance was last updated in 2013; and

WHEREAS, it is in the best interest of the health, safety and welfare of the citizens of the City to align the City Ordinance with State law provisions regarding the days and hours within which alcohol beverages may be sold;

NOW THEREFORE, THE COUNCIL OF THE CITY OF AUBURN HEREBY ORDAINS that the existing Section 5.50.1170 hours and days of sale is deleted, and the following is substituted in its place:

Sec. 5.50.1170 Days and Hours.

- A. Retail package licensees may engage in the sale of beer and/or wine from 8:00 a.m. to 11:45 p.m. Monday through Saturday and between the hours of 12:30 p.m. and 11:30 p.m. on Sunday.
- B. Retail package beer and/or wine shall not be sold at any time in violation of any local ordinance, State law, or any special order of the governing authority.

Conflict

All ordinances or parts of ordinances which conflict with this ordinance and the applicable code are hereby repealed.

Effective Date

This ordinance and the authority granted by and through it shall become effective immediately upon its adoption by the Mayor and Council of the City of Auburn, Georgia.

Severability

If any portion of this ordinance is determined to be unconstitutional or invalid, the rest and remainder of the ordinance shall remain in full force and effect, as if enacted without the portion declared unconstitutional or invalid.

SO ORDAINED this _____ day of June, 2024.

Mayor Richard E. Roquemore

Robert L. Vogel, III Council Member

Taylor J. Sisk, Council Member

Jamie L. Bradley, Council Member

Joshua Rowan, Council Member

ATTEST:

By: _____
Michael Parks, Acting City Clerk



MAYOR
Rick E. Roquemore

CITY ADMINISTRATOR
Michael E. Parks

CITY COUNCIL
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Joshua Rowan

AGENDA ITEM: 3

TO: Mayor and Council

FM: Michael Parks
City Administrator

DATE: May 23, 2024

PURPOSE: To have a Geotechnical Baseline Report (GBR) document prepared by a Professional Geologist who is schooled in rock mechanics and subsurface conditions associated with tunnels and shafts constructed in granite rock.

BACKGROUND: The Geologist uses the information in the geotechnical investigation previously performed by Piedmont Geotechnical of Alpharetta for the Cities of Auburn and Winder at the Raw Water Storage Pond (RWSP). He identifies and highlights pertinent information in the investigation that establishes the baseline conditions upon which the contractor bases its bid to construct the tunnel and shaft at the RWSP. The report is used by the Cities to minimize contractor's claims that the accrual subsurface conditions were different than those presented in the bid documents. This minimizes claims for change orders by the contractor to increase the contract [price to install the tunnel and shaft at the RWSP. Such claims are generally in the order of \$100,000 to \$500,000 while the report will cost the City of Auburn \$12,267. Carter and Sloope has checked Brierley Associates' fee against competitors in the marketplace and found it to be less than the average cost.

RECOMMENDATION: Staff and Hussey Gay Bell recommend the performance of this report by a specialist Geologist. City of Auburns cost is \$12,267.

FUNDING: GEFA



April 26, 2024

Mr. Thomas Taylor
Interim Utilities Director
City of Winder, Georgia
Thomas.taylor@cityofwinder.com

Mr. Michael Parks
City Administrator
City of Auburn, Georgia
mparks@cityofauburn-ga.org

RE: Winder-Auburn Raw Water Storage Pond
C&S File No.: W7450.014

Dear Mr. Taylor and Mr. Parks:

We are providing this letter to amend our Agreement dated November 22, 2020. The scope of services described below is for a geotechnical baseline report (GBR), for the tunnel and shaft. This report was not contemplated during the original scoping of the project.

Scope of Work

5. Geotechnical Baseline Report (GBR) for tunnel and shaft


The intent of a GBR is to identify project-specific risk and balance that risk between the Contractor and the Owner. The GBR will establish measurable baseline statements describing site subsurface conditions anticipated during construction and their reaction to construction activities. Prospective Contractors must base their bids upon the GBR baselines, which will provide a measurable basis for evaluating potential differing site conditions claims that may arise during construction. Within the underground construction industry, GBR's have been shown to help control bid prices, and reduce the potential for litigation between the Owner and Contractor during and following construction. The GBR format and contents will be consistent with the industry standard practice and recommended ASCE guidelines.

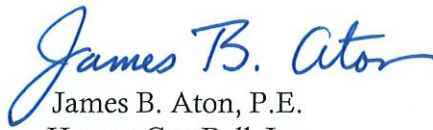
Fee Basis

Carter & Sloope will invoice for this work. We propose to complete the GBR for **\$36,800**. Per the MOU between the Cities this would be \$24,533 for Winder and \$12,267 for Auburn.

If you have any questions or concerns regarding our proposed Scope of Work and/or proposed fee, please contact me. I would welcome the opportunity to discuss this with you. If the Scope of Services is acceptable, please sign, date, and return one (1) copy to us for our files. Once approved, Carter & Sloope can begin work on this project immediately.

Sincerely,


Martin C. Boyd, P.E.
Carter & Sloope, Inc.


James B. Aton, P.E.
Hussey Gay Bell, Inc.

I hereby acknowledge review of this Scope of Services and authorize Carter & Sloope, Inc. to proceed with the work as described in this agreement.

Signature

Date

Title



MAYOR
Rick E. Roquemore

CITY ADMINISTRATOR
Michael E. Parks

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Joshua Rowan

AGENDA ITEM: 4

TO: Mayor and Council

FROM: Sarah McQuade
City Planner

DATE: May 23, 2024

PURPOSE: Final Plat Approval of 1612 Atlanta Highway

BACKGROUND: The applicant is requesting approval of a final plat approval for 1612 Atlanta Highway to Chapter 16 – Development Regulations of the City of Auburn.

RECOMMENDATION: To approve the final plat presented by staff.

FUNDING:
N/A



COMMUNITY DEVELOPMENT DEPARTMENT

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

MEMORANDUM

TO: Mayor & Council
FROM: Sarah McQuade, City Planner
DATE: May 17, 2024
RE: 1612 Atlanta Highway Final Plat Approval

Dear Mayor & Council,

The applicant is requesting approval of a final plat approval for a minor subdivision of the subject parcel in to two lots, pursuant to Chapter 16 – Development Regulations of the City of Auburn.

PROPOSAL:

The purpose of the final plat is to record the subdivision of the subject parcel into two lots. Tract 1 will consist of 1.01 acres and is zoned C-1: Neighborhood Commercial District. Tract 2 will consist of 2.29 acres and is also zoned C-1. The purpose of the subdivision is to locate the existing commercial structure on one lot and have a second commercial parcel for potential development in the future. The proposed subdivision is compliant with Chapter 16 – Development Regulations of the City of Auburn.

BACKGROUND / CURRENT ZONING:

The subject parcel totals 3.30 acres in area and is zoned C-1: Neighborhood Commercial District. This parcel is developed with 3,056 square foot commercial building, constructed in 1996.

ANALYSIS:

Per [Sec. 16.20.070 – Approval of Final Subdivision Plat](#), the approval of the final plat shall reflect the owner's certification that all site work and construction has been accomplished according to the terms of approved plans and permits, and that all facilities intended for maintenance, supervision and/or dedication to the public are in compliance with appropriate standards, regulations, codes and ordinances.

- Sec. 16.20.070(A)(2) states the city planner/engineer shall notify the applicant within thirty days of the formal submittal of the final plat the date of the scheduled meetings of the city council of the city which may consider the approval of the final plat, and shall indicate on a review copy of the final plat or in a written memorandum all comments related to compliance of the final plat with these regulations, the zoning ordinance, conditions of zoning approval, and the regulations of the city, Barrow and/or Gwinnett County departments, and state agencies as appropriate. The city council shall have final authority to determine the applicability of any and all comments under these development regulations, the zoning ordinance or conditions of zoning approval.
 - *Staff has reviewed the final plat for compliance with the above referenced regulations, ordinances, and conditions of zoning, and has found it to be compliant.*

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the final plat for 1612 Atlanta Highway on the findings that the proposed subdivision meets the minimum district standards of the C-1: Neighborhood Commercial district and is compliant with [Sec. 16.20.070 – Approval of Final Subdivision Plat](#).

REFERENCE:

- 1.) BEING THE ALTA/ACSM LAND TITLE SURVEY FOR CHICAGO TITLE INSURANCE COMPANY, SUN JA CHO, & FIRST INTERCONTINENTAL BANK BY BRIGGS, WASHINGTON & THOMPSON, DATED 3/13/2007
- 2.) BEING OUR SUBDIVISION PLAT FOR W.R. ROOKS, DATED 1/8/1990 (P.B. 45 PG. 263)

CERTIFICATE OF APPROVAL FOR RECORDING:

I hereby certify that the subdivision plat shown hereon has been found to comply with the Zoning Ordinance and Subdivision Regulations of the City of Auburn, Georgia, and that it has been approved by the City of Auburn for recording in the Office of the Clerk of Superior Court of Barrow County, Georgia.

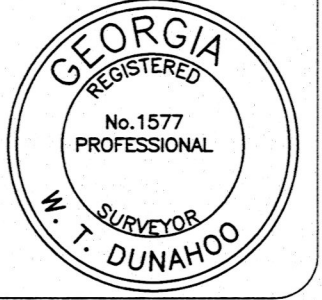
THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT

Planner/Engineer of the City of Auburn

Date

SURVEYORS CERTIFICATION: (i)

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



W.T. Dunahoo (GA RLS #1577)

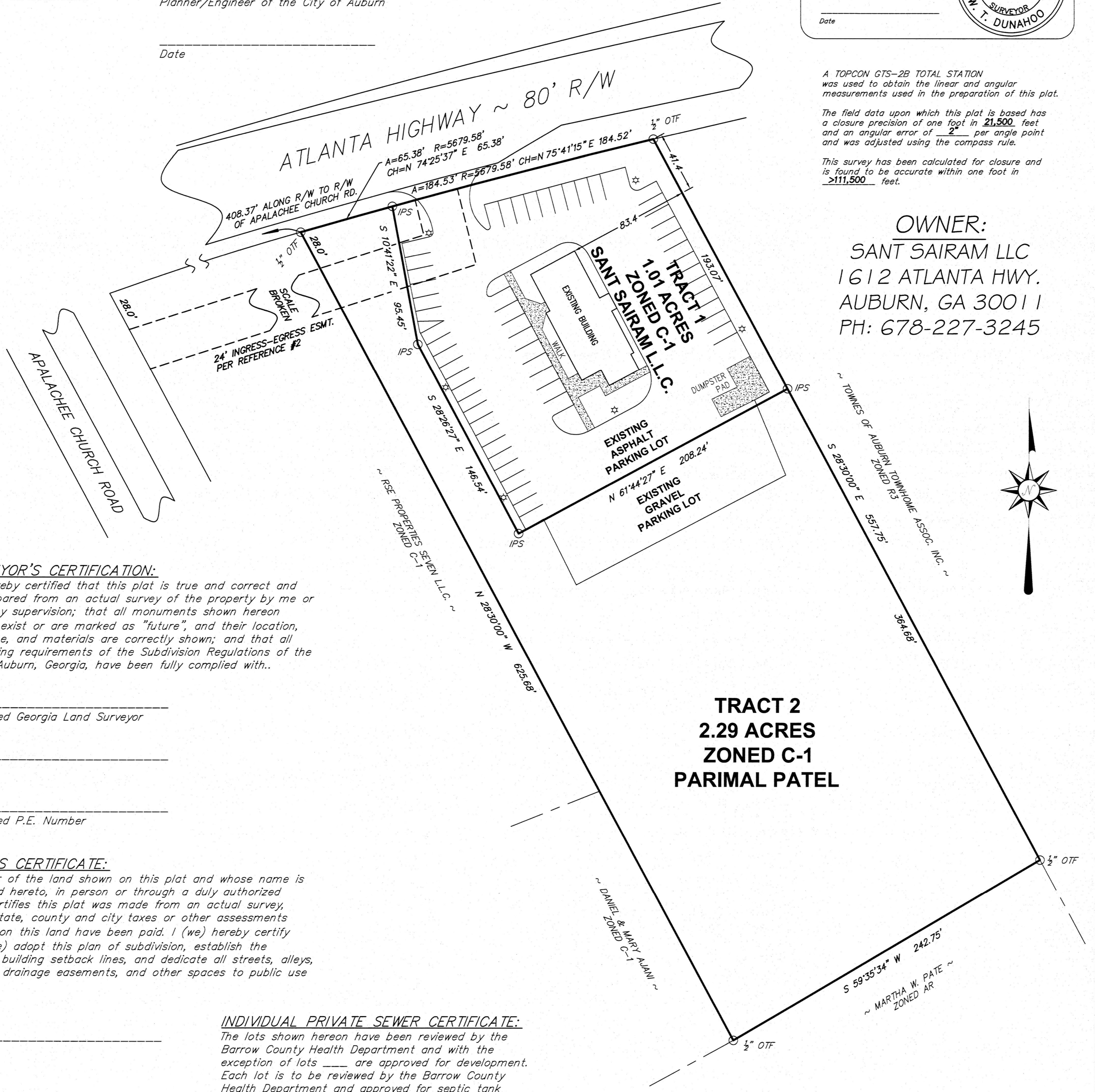
Date

A TOPCON GTS-2B TOTAL STATION was used to obtain the linear and angular measurements used in the preparation of this plat.

The field data upon which this plat is based has a closure precision of one foot in 21,500 feet and an angular error of 2" per angle point and was adjusted using the compass rule.

This survey has been calculated for closure and is found to be accurate within one foot in >11,500 feet.

OWNER:
 SANT SAIRAM LLC
 1612 ATLANTA HWY.
 AUBURN, GA 30011
 PH: 678-227-3245



SURVEYOR'S CERTIFICATION:

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown hereon actually exist or are marked as "future", and their location, size, type, and materials are correctly shown; and that all engineering requirements of the Subdivision Regulations of the City of Auburn, Georgia, have been fully complied with..

Registered Georgia Land Surveyor

Number

Registered P.E. Number

OWNER'S CERTIFICATE:

The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies this plat was made from an actual survey, that all state, county and city taxes or other assessments now due on this land have been paid. I (we) hereby certify that I (we) adopt this plan of subdivision, establish the minimum building setback lines, and dedicate all streets, alleys, walkways, drainage easements, and other spaces to public use as noted.

Owner

Date

INDIVIDUAL PRIVATE SEWER CERTIFICATE:

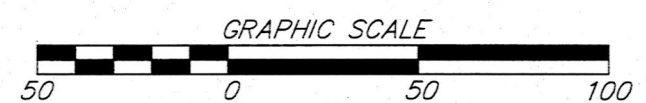
The lots shown hereon have been reviewed by the Barrow County Health Department and with the exception of lots ___ are approved for development. Each lot is to be reviewed by the Barrow County Health Department and approved for septic tank installation prior to the issuance of a building permit.

Health Officer

Date

FLOOD NOTE:

NO FLOOD HAZARD AREA EXISTS ON SITE PER FEMA COMMUNITY PANEL No. 13013C0040D, DATED 12/1/2022



~ LEGEND ~

- R/W = RIGHT OF WAY
- IPS = IRON PIN SET (1/2" OPEN TOP)
- IPF = IRON PIN FOUND (1/2" REBAR)
- ☉ = LIGHT POLE

SURVEY FOR		STATE OF GEORGIA		
OWNERS AS SHOWN				
CITY	GMD	COUNTY	SCALE	DATE
AUBURN	1740	BARROW	1"=50'	6/8/2022
W. T. DUNAHOO AND ASSOCIATES, L.L.C.				
P.O. BOX 183 302 W. MAY ST.		(770) 867-3811		WINDER, GEORGIA



MAYOR
Rick E. Roquemore

CITY ADMINISTRATOR
Michael E. Parks

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Jamie L. Bradley
Joshua Rowan

AGENDA ITEM: 5

TO: Mayor and Council

FROM: Sarah McQuade
City Planner

DATE: May 23, 2024

PURPOSE: Final Plat Approval of Harmony Phase 2A Final Plat

BACKGROUND: The applicant is requesting approval of a final plat approval for Harmony Phase 2A Final Plat pursuant to Chapter 16 – Development Regulations of the City of Auburn.

RECOMMENDATION: To approve the final plat presented by staff.

FUNDING:
N/A



COMMUNITY DEVELOPMENT DEPARTMENT

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

Item: 5

MEMORANDUM

TO: Mayor & Council
FROM: Sarah McQuade, City Planner
DATE: May 17, 2024
RE: Harmony Phase 2A Final Plat Approval

Dear Mayor & Council,

The applicant is requesting approval of a final plat approval for Harmony Phases 2A pursuant to Chapter 16 – Development Regulations of the City of Auburn.

PROPOSAL:

The purpose of the final plat is to record the subdivision of Phases 2A of the Harmony development with the Barrow County Clerk of Court. Phase 2A contains 19 single-family residential units (17 townhome units and 2 micro-homes). Once a final plat has been recorded, the applicant may sell the lots and begin vertical construction of the residences.

BACKGROUND / CURRENT ZONING:

On January 7, 2021, the Mayor and Council approved the new City Center District zoning district, (CCD, [17.90.200](#)), which was adopted to allow for the mixture of civic, commercial, and higher density residential uses around the new City Hall. At the same time, the City approved the rezoning of 57.06± acres to CCD for the City Hall Municipal Complex Development. The conceptual master development plan consisted of 29.40± acres and included the new City Hall, a series of civic open spaces to include pocket parks and community greens, with a mixture of 142 residential units surrounding the City Hall. The proposed residential units included a mixture of detached single-family homes, townhomes, and micro-homes. Phases 2A makes up 19 of the 142 residential lots for the Municipal Complex Development.

ANALYSIS:

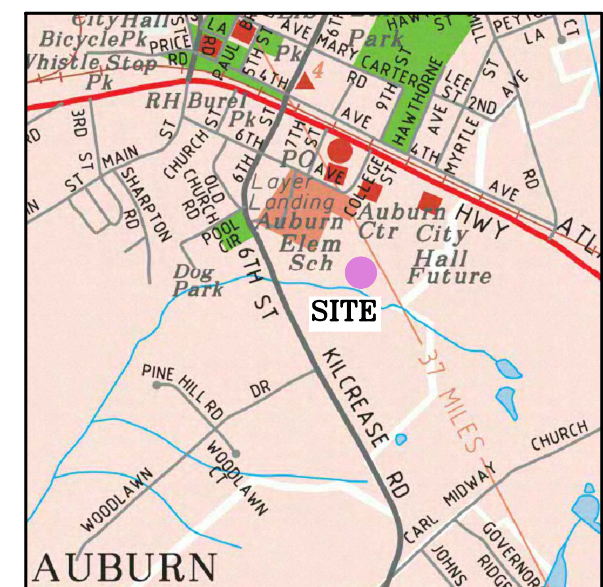
Per [Sec. 16.20.070 – Approval of Final Subdivision Plat](#), the approval of the final plat shall reflect the owner's certification that all site work and construction has been accomplished according to the terms of approved plans and permits, and that all facilities intended for maintenance, supervision and/or dedication to the public are in compliance with appropriate standards, regulations, codes and ordinances.

- Sec. 16.20.070(A)(2) states the city planner/engineer shall notify the applicant within thirty days of the formal submittal of the final plat the date of the scheduled meetings of the city council of the city which may consider the approval of the final plat, and shall indicate on a review copy of the final plat or in a written memorandum all comments related to compliance of the final plat with these regulations, the zoning ordinance, conditions of zoning approval, and the regulations of the city, Barrow and/or Gwinnett County departments, and state agencies as appropriate. The city council shall have final authority to determine the applicability of any and all comments under these development regulations, the zoning ordinance or conditions of zoning approval.
 - *Staff has reviewed the final plat for compliance with the above referenced regulations, ordinances, and conditions of zoning, and has found it to be compliant.*

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the final plats for Harmony Phases 2A on the findings that the proposed subdivision meets the minimum district standards of the City Center District (CCD) and is compliant with [Sec. 16.20.070 – Approval of Final Subdivision Plat](#).

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



LEGEND table listing symbols for various features like angle iron found, monument found, building setback line, catch basin, cable box, centerline, etc.

OWNER/DEVELOPER: AUBURN DEVELOPMENT, LLC, PO BOX 1208, ROSWELL, GA 30077, CONTACT: DAVE SCHMIT, PHONE: 678-300-4877



Civil Engineering, Water Resources, Land Planning, Property Services, Landscape Architecture, Arborist Services, 50 Warm Springs Circle, Roswell - Georgia + 30075, (770)641-1942 + www.aecad.com

HARMONY NEIGHBORHOOD ASSOCIATION, INC.

REFERENCES: 1. ALTA SURVEY FOR SCHMIT + ASSOCIATES, LLC BY FALCON DESIGN CONSULTANTS, DATED: MARCH 20, 2020.



SURVEYORS CERTIFICATE: As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon.

Signature of W. Shane Floyd, dated 5/16/2024, GA RLS #2801.

NOTE: LOTS 38 & 56 ARE SINGLE FAMILY LOTS.

ZONING CASE 20-015 APPROVED JANUARY 7, 2021.

THE CLOSURE PRECISION OF THE FIELD SURVEY IS ONE FOOT IN 55,881 FEET, ANGULAR ERROR IS 1" PER POINT AND WAS ADJUSTED USING LEAST SQUARES.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 90,214 FEET.

EQUIPMENT USED: LEICA TS12 FOR ANGULAR & LINEAR MEASUREMENTS, LEICA GS 14 DUAL FREQUENCY RTK ROVER FOR HORIZONTAL REFERENCE POINTS USING THE LEICA SMARTNET RTK NETWORK.

ALL DEED REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURTS OFFICE OF BARROW COUNTY, GEORGIA.

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.

THE TERM "CERTIFICATION" AS USED IN RULE "180-6-.09(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

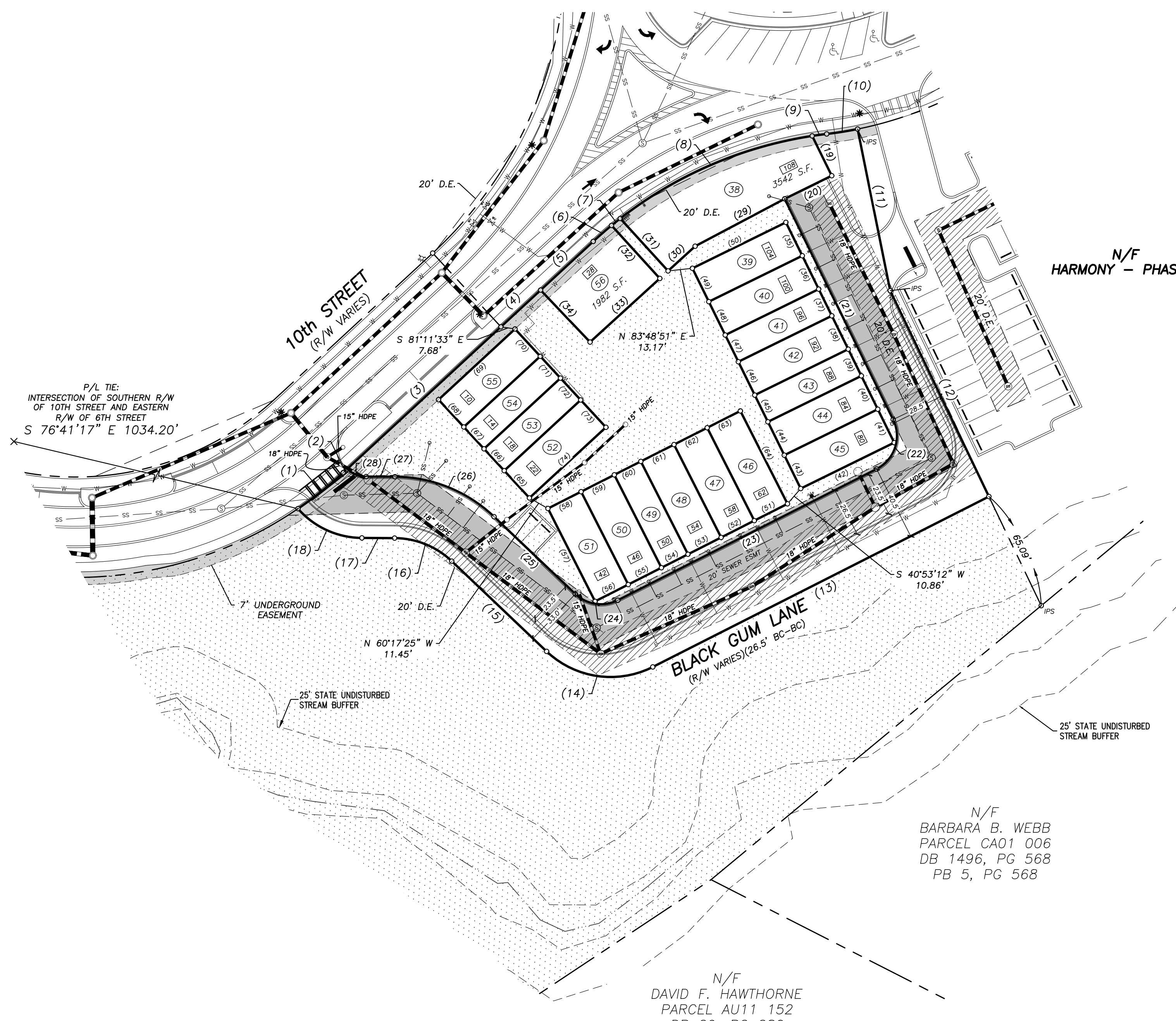
THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCCA) 15-6-67, IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) RECORDED IN DEED BOOK 2884 PAGE 580-668 ATTACHED HERETO DATED 8/11/2022, WHICH HEREBY BECOME A PART OF THIS PLAT, AND WHICH WERE RECORDED AND SIGNED BY THE OWNER.

NOTE: THE CITY OF AUBURN ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT.

HLP-HOUSE LOCATION PLAN: A HOUSE LOCATION PLAN SHALL BE REQUIRED TO BE APPROVED BY THE CITY PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "HLP". A HOUSE LOCATION PLAN IS A SCALE DRAWING SUBMITTED BY THE BUILDER AT THE TIME OF A REQUEST FOR A BUILDING PERMIT. IT IS NOT REQUIRED THAT THIS PLAN BE PREPARED BY A LAND SURVEYOR OR PROFESSIONAL ENGINEER. THE PURPOSE OF THIS PLAN IS TO ENSURE THAT THE HOUSE IS PROPERLY LOCATED ON THE LOT. PLEASE REFER TO THE CITY OF AUBURN DEVELOPMENT REGULATIONS OR CONTACT THE CITY OF AUBURN FOR FURTHER INFORMATION.

BUILDING SETBACKS: REAR - 20 FT AS SHOWN. 1/2" REBAR SET AT CORNERS.



SURVEYOR'S CERTIFICATE: IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY FLOYD & ASSOCIATES, INC. FOR HARMONY SUBDIVISION - PHASE 2B, DATED 11/15/2023; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; ALL FINAL PLAT INFORMATION WAS DONE BY FLOYD & ASSOCIATES, INC. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 55,881 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 90,214 FEET, AND CONTAINS A TOTAL OF 0.84 ACRES. THIS SURVEY WAS RUN USING A LEICA TS12 ROBOTIC INSTRUMENT.

REGISTERED LAND SURVEYOR REG. NO 2801 DATE: 3/1/2024 DATE OF EXPIRATION: 12/31/2024

FINAL PLAT APPROVAL: THE MAYOR OF THE CITY OF AUBURN, GEORGIA, CERTIFIES THAT THIS PLAT COMPLIES WITH THE CITY OF AUBURN ZONING ORDINANCE, AND THE CITY OF AUBURN DEVELOPMENT REGULATIONS, AND HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY, COUNTY OR STATE DEPARTMENTS, AND PUBLIC WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC FACILITIES AND APPURTENANCES SHOWN THEREON, SUBJECT TO THE RATIFICATION BY THE CITY COUNCIL OF AUBURN. THIS PLAT IS APPROVED, SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND THE CITY OF AUBURN.

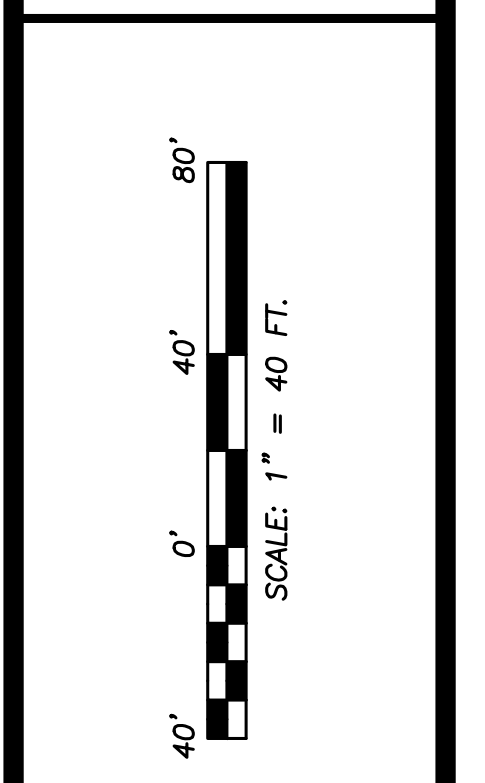
DATED THIS ____ DAY OF ____ 2024

FINAL PLAT APPROVAL: I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE ZONING ORDINANCE AND SUBDIVISION REGULATIONS OF THE CITY OF AUBURN, GEORGIA, AND THAT IT HAS BEEN APPROVED BY THE CITY OF AUBURN FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF BARROW COUNTY. DATED THIS ____ DAY OF ____ 2024

Table with 3 columns: Course, Bearing, Distance. Lists 74 courses with their respective bearings and distances.

GEORGIA GRID NORTH ZONE NAD1983 - WEST ZONE

FLOYD & ASSOCIATES, INC. 2060 BUFORD HWY., SUITE 105 BUFORD, GEORGIA 30518 PHONE (770) 531-0900 FAX (770) 531-0995 LAND SURVEYING FIRM #155



FINAL PLAT FOR: HARMONY - PHASE 2A G.M.D. 316 CITY OF AUBURN BARROW COUNTY, GEORGIA PARCEL AU11 008

JOB NO: JN2022-61 DATE: 3/1/2024 FIELD DATE: 11/15/2023 SCALE: 1"=40FT DRAWN BY: WSF CHECKED BY:

REVISIONS: SHEET 1 OF 1



MAYOR
Richard E. Roquemore

CITY ADMINISTRATOR
Michael E. Parks

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

AGENDA ITEM NO: ____6____

TO: MAYOR & COUNCIL

FROM: Iris Akridge – Public Works Director

DATE: May 23, 2024

PURPOSE: To consider approval of HVAC replacement for Public Works

BACKGROUND: The HVAC system at the Public Works building is 16 years old. There are two (2) units located outside of the building with only one (1) no longer working – the compressor is defective. This existing defective compressor will be the same size as the recommended unit.

Three estimates were obtained:


R&S McKay Heating and Air, Inc.	\$10,500.00
Northeast mechanical Services, Inc.	\$10,879.00
Robinson Heating & Air Conditioning	\$ 7,600.00*

It is recommended this unit be changed indoors and outdoors due to age, type of freon (old style R-22 no longer manufactured), and compatibility.

FUNDING: Requires Budget Amendment for Buildings & Grounds FY2024 from Water fund due to auditing purposes

RECOMMENDATION: Approve contract for the HVAC replacement for Public Works to Robinson Heating & Air Conditioning in the amount of \$7,600* with budget amendments for Buildings & Grounds FY2024 from the Water fund due to auditing.

You have a new estimate from R&S Mckay Heating and Air Inc.

 **Address:** 24 5th Street, Auburn, GA 30011

Option #1

\$10,500.00

APPROVE

DECLINE

Estimate Details

Services	Unit Price	Qty	Total
Public works building 5 ton system changeout Rheem Equipment	\$10,500.00	1	\$10,500.00
5 ton 3 phase 208-230 heat pump outdoor unit with pad Rheem 5 ton matching air handler 15 kw strip package Stand box with filter rack Tstat Honeywell All necessary parts and labor			
SHOW LESS			
5 year warranty on all parts	\$0.00	1	\$0.00
1 year warranty on labor			
Services subtotal			\$10,500.00
Subtotal			\$10,500.00

credit card fee (3%)

+ \$0.00

Total

\$10,500.00

See your financing options


Prequalify to find out how much you can borrow within minutes and pay as low as \$227.77/mo*. Your credit score will not be affected.


PREQUALIFY

Estimate date: May 08, 2024

Contact us

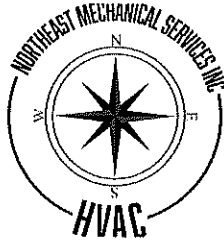
R&S Mckay Heating and Air Inc.

 (404) 978-3082

 rsmckayhvac@yahoo.com

*All financing is subject to credit approval. Terms may vary. Payment options through Wisetack are provided by our lending partners. For example, a \$1,000 purchase could cost \$45.18 a month for 24 months, based on a 7.9% APR, or \$333.33 a month for 3 months, based on a 0% APR. See additional terms at <https://www.wisetack.com/faqs>.

ESTIMATE



Prepared For

Joe Moravec/Public Works
1411 sumbelt way
Auburn, GA 30011
(762) 338-9103

Northeast Mechanical Services Inc.

1370 Cronic Town Rd
Auburn, Ga 30011
Phone: (678) 863-0946
Email: tommy@nemhvac.com
Web: NEMHVAC.com

Estimate # 2380
Date 05/09/2024

Description	Total
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5 ton Carrier Comfort heat pump system	\$10,879.70
--	-------------

5 ton heatpump 208/230/1
M/N 25SCA560A003

5 ton AHU w/heat kit 208/230/1
M/N FJ4DNXD60L00

Return plenum w/ filtration
Drain pan w/ float switch
Pad for heatpump
Seal all penetrations
Pressurize system
Triple evacuation
Start up to factory specs

Subtotal	\$10,879.70
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Total	\$10,879.70
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Notes:

1 year labor warranty

5 year manufactures warranty

Add 3% for credit card payment

Replacement is strongly recommended since existing compressor is bad and the refrigerant it takes, R-22, is no longer manufactured.

New equipment has the new refrigerant, warranties, and is more efficient.

By signing this document customer agrees to work listed above being done.
Customer agrees to pay amount due when job is complete.
For new construction and remodels 90% is due once rough is completed.
Remaining 10% will be due once equipment is started up and running.

Joe Moravec/Public Works

ROBINSON HEATING / AIR CONDITIONING

514 VALLEY VIEW DR. WINDER GA 30680

770-601-0120

DATE: 5-8-2024

INVOICE

CITY of Auburn
Public Works Building

SERVICE: _____

1. Replace 5-ton 3phz Heat pump
2. Replace 5-ton 3phz Air handler
3. with 10 KL Heester
4. _____
5. Retro fit to existing Duct work.
6. _____
7. Complete set up.
8. _____
9. _____
10. _____

MAKE CHECKS PAYABLE TO RICKY ROBINSON

NOTE:

SERVICE CHARGE \$ 0
MATERIALS
AND LABOR \$ 7600.

DEPOSIT PAID \$ 0

AMOUNT DUE \$ 7600.

THANKS RICKY ROBINSON

ROBINSON HEATING / AIR CONDITIONING

514 VALLEY VIEW DR. WINDER GA 30680

770-601-0120

DATE: 5-8-2024

DESCRIPTION

System has bad compressor

Old style R-22 Freon, due to age/cost of repairs it is recommended to replace indoor and outdoor unit for compatibility and new refrigerant

EQUIPMENT

Carrier Style Unit 3 phase

1 Year Warranty – Parts/Labor

5 Year Warranty - Compressor



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: 7

TO: Mayor and Council

FM: Michael Parks
City Administrator

DATE: May 23, 2024

PURPOSE: To appoint Silvia Barber to the City of Auburn Downtown Development Authority.

BACKGROUND: Silvia Barber has been nominated by Councilmember Josh Rowan to the City of Auburn Downtown Development Authority.

Auburn Municipal Code provisions establish four-year terms for these boards that coincide with the term of the elected official appointing them. The slots would be vacant to be filled by reappointment of the same person or appointment of a new person for the new four-year term. Board Members are subject to approval by a majority vote of the City Council.

RECOMMENDATION: To appoint Silvia Barber to the City of Auburn Downtown Development Authority.

FUNDING: N/A