



**MAYOR**  
Linda Blechinger

**CITY ADMINISTRATOR**  
Alex W. Mitchem

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

**PLANNING & ZONING COMMISSION**  
Joshua Edmonds  
Kim Skriba  
Sandy Wilson  
Carolyn Wade  
Rhonda Kondo

**AGENDA**  
**PLANNING AND ZONING COMMISSION**  
**July 15, 2020**  
**6:00 p.m.**

**TELECONFERENCE INFORMATION**

Due to recommendations by the CDC during the Coronavirus crisis, this meeting will be conducted via teleconference. This is allowed by O.C.G.A. §50-14-1(g) as the public is provided simultaneous access to the teleconference meeting. The City of Auburn will utilize Zoom to conduct this teleconference meeting. Please note that you might not be able to join the meeting by phone until approximately 6 PM. The meeting will not begin before that time.

**Join Zoom Meeting**

<https://us02web.zoom.us/j/83111506859?pwd=SWk0TGRR0EhFc0JiUFlpaXFxTEZLdz09>

**Meeting ID: 831 1150 6859**

**Password: 178928**

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

Find your local number: <https://us02web.zoom.us/j/kcOeXjt2P>

**CALL TO ORDER**

**DISCUSSION OF CONDUCTING MEETINGS**

**OLD BUSINESS**

1. Approval of minutes – May 20, 2020.

**NEW BUSINESS**

1. Text amendment to the City of Auburn Zoning Ordinance, Title 17, Section 17.91.042, to allow for single-family detached homes in the Downtown Overlay District.

**CITIZEN COMMENTS**

**ANNOUNCEMENTS**

**ADJOURNMENT**



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**ZONING BOARD OF APPEALS**  
Josh Edmonds, Chair  
Carolyn Wade  
Kim Skriba  
Sandy Wilson  
Rhonda Kondo

**MINUTES  
PLANNING & ZONING COMMISSION  
MAY 20, 2020**

CITY OFFICIALS IN ATTENDANCE  
JAY MILLER, COMMUNITY DEVELOPMENT DIRECTOR  
JACK WILSON, PC

**CALL TO ORDER**  
TIME: 6:00 PM

**DISCUSSION OF CONDUCTING MEETINGS**  
Mr. Edmonds outlined the meeting's rules and order.

**OLD BUSINESS**  
APPROVAL OF MINUTES FROM JANUARY 15, 2020

PC ACTION: YES  
EDMONDS: YES  
WADE: YES (SECOND)  
WILSON: ABSENT  
KONDO: YES (MOTION)  
SKRIBA: YES

**NEW BUSINESS**

**1. OAR 20-001: PLANNED NEW CONSTRUCTION FOR 2 MAIN STREET; RESTORE PROS/AMY HOLSTEIN; TAX PARCEL AU11 116.**

Jay Miller presented the case.  
Ross Kesterson, Restore Pros: Mr. Kesterson presented additional details on the project.  
Josh Edmonds asked if there was any opposition to the project. There was none.

PC ACTION: APPROVED W/ CONDITIONS.  
EDMONDS: YES  
WADE: YES (MOTION)  
WILSON: ABSENT  
SKRIBA: YES (MOTION)  
KONDO: YES (SECOND)

1. Site plan and building design shall generally conform to the site plan titled "State Farm Auburn, GA" dated 2/27/2020.
2. Submit a landscape plan and street light plan in accordance with the Downtown Overlay District regulations. Design and materials shall be approved by the Director.
3. Site improvements shall meet all applicable Downtown Overlay District and Development Regulations of the City of Auburn.
4. Provide a 5' foot sidewalk along the Main Street property line and along any street parking within the right-of-way. Sidewalk shall connect into the existing sidewalk on Atlanta Highway.
5. Applicant shall obtain any required permits from the Georgia Department of Transportation.
6. Applicant shall obtain any required permits from City of Auburn Public Works in conjunction with any work in the right-of-way.
7. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.

## **2. OAR 20-002: PLANNED ADDITION TO AUBURN LIBRARY; 24 5<sup>TH</sup> STREET; PIEDMONT REGIONAL LIBRARY SYSTEM.**

Jay Miller presented the case.

Bel Outwater, library manager, provided further details on the project.

Beth McIntyre, regional library director, provided additional details on the project and support for the project.

Josh Edmonds asked for any opposition. There was none.

PC ACTION: APPROVED W/ CONDITIONS  
EDMONDS: YES  
WADE: YES (MOTION)  
WILSON: ABSENT  
SKRIBA: YES (SECOND)  
WILSON: YES

1. Submit a landscape plan and streetlight plan in accordance with the Downtown Overlay District regulations. Street light design and materials shall be approved by the Director.
2. Site improvements shall meet all applicable Downtown Overlay District and Development Regulations of the City of Auburn.

## **3. TEXT AMENDMENT: SECTION 17.60.212 – PROPERTY MAINTENANCE**

Jay Miller presented the case.

Jack Wilson gave additional details on the ordinance.

Josh Edmonds asked for any opposition. There was none.

PC ACTION: APPROVED  
EDMONDS: YES  
WADE: YES

WILSON: ABSENT  
SKRIBA: YES (SECOND)  
KONDO: YES (MOTION)

**4. SUP 20-001: SPECIAL USE PERMIT FOR AUTOMOTIVE RESTORATION; RESURRECTED CLASSICS;  
1410 SUNBELT WAY.**

Jay Miller presented the case.

Max McCroskey, 1410 Sunbelt Way, co-owner of the operation provided details and spoke in support of the business.

Max McCroskey asked for relief on conditions to allow for vehicles to be parked in the front of the building as well as proposed that no more than 20 inoperable vehicles, instead of 10, be stored on the site at any time.

Josh Edmonds asked for any opposition. There was none.

PC ACTION: APPROVED W/ CONDITIONS  
EDMONDS: YES  
WADE: YES  
WILSON: YES  
SKRIBA: YES (SECOND)  
KONDO: YES (MOTION)

1. Outdoor storage of automotive parts or tires shall be prohibited.
2. All repair activities shall take place indoors. No repairs may be conducted in the parking lot.
3. Vehicles shall be parked in the area at the rear of the building and screened with a minimum 8 ft. privacy fence and gate. The fence shall be wooden or black vinyl coated fitted with screening slats, to provide an effective screen from view of Sunbelt Way. The opaque fence shall start at the second entrance of the property and extend approximately 200 ft. to the retaining wall in the rear yard of the building.
4. ~~No more than 10 inoperable vehicles may be stored outdoors on site.~~ No more than 20 inoperable vehicles may be stored outdoors on site. Inoperable vehicles shall be stored in the rear yard of the building. Only operable vehicles may be stored in front of the building.
5. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
6. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
7. All site conditions and improvements shall be installed within 60 days of approval.
8. The Special Use Permit shall be valid for a two-year period from the date of approval. Prior to the expiration date, application shall be made for renewal or the Permit shall expire, and the special use shall cease.

**CITIZEN COMMENTS**

NONE

**ANNOUNCEMENTS**

Jay Miller: Items 3 and 4 will be on the upcoming Council Workshop and with a final vote at the Council Business Meeting.

**ADJOURNMENT**

PC ACTION: ADJOURNED 5:43PM  
EDMONDS: YES  
WADE: YES



WILSON: ABSENT  
SKRIBA (MOTION)  
KONDO (SECOND)



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**TEXT AMENDMENT: ORDINANCE # 20-004**

**PURPOSE:**

Discussion on proposed text amendment to Zoning Ordinance Title 17, Section 17.91.042.

**BACKGROUND:**

Currently, the Downtown Overlay District does not allow single-family detached homes as a permitted use. The code states “dwellings, single-family attached, multifamily, and residential over commercial” as permitted, but does specifically state single-family detached. This means that the existing single-family detached homes within the district are considered non-conforming residential. The intent of the Downtown Overlay when it was created was that single-family detached homes would be phased out and other denser residential and commercial uses, such as attached homes, multifamily, and commercial uses would take its place. As the code currently allows, any existing detached home would be allowed to continue if it does not become vacant or is destroyed or any other action that would activate the current zoning. If an existing home becomes vacant for a period of one year, the use will have to cease and come into compliance with the district’s permitted uses. However, current planning studies and activities initiated by the City would warrant a review of the code to determine whether single-family detached should be considered a permitted and desired use within the district.

**RECOMMENDATION:**

Discussion

**FUNDING:**

Planning & Zoning – Advertising.

**ATTACHMENTS:**

- 1) Ordinance # 20-004: Text Amendment to Section 17.91.042 (15) adding “single-family detached” to permitted principal uses and structures.
- 2) Alternate Ordinance # 20-004: Text Amendment to Section 17.91.042 (15) adding “renovation and reconstruction of existing single family detached, new single-family detached construction on existing single family lots”
- 2) Map Exhibit: Downtown Overlay District showing existing single-family detached homes.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO AMEND THE CITY OF AUBURN  
CODE OF ORDINANCES**

**Title 17—Zoning Ordinance Amendment  
Section 17.91.042**

**WHEREAS**, the City of Auburn has a comprehensive Zoning Ordinance establishing provisions for uses in a variety of districts; and

**WHEREAS**, the City and its staff reviews the Ordinance as regularly to keep pace with trends and necessary changes; and

**WHEREAS**, the City has received inquiries regarding a number of permitted and prohibited uses within the Downtown Overlay District; and

**WHEREAS**, it is in the best interest of the health, safety and welfare of the citizens of the City to amend the City’s Zoning Ordinance to modify the permitted uses in the Downtown Overlay District; and for other purposes;

**NOW THEREFORE**, THE COUNCIL OF THE CITY OF AUBURN HEREBY ORDAINS that the following subsection of the Zoning Ordinance are amended to add the use highlighted below:

**Section 17.91.042 - Permitted principal uses and structures.**

Revise list of Permitted Uses to add “single family detached”:

(15)Dwellings, **single family detached**, single-family attached, multifamily, and residential over commercial.

**Conflict**

All ordinances or parts of ordinances which conflict with this ordinance and the applicable code are hereby repealed. Should any portion of this ordinance be determined to be unconstitutional or unenforceable by a court of competent jurisdiction, the rest and remainder of this ordinance shall remain in full force and effect.

**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 July, 2020

\_\_\_\_\_  
Mayor Linda Blechinger

\_\_\_\_\_  
Robert L. Vogel, III Council Member

\_\_\_\_\_  
Peggy J. Langley, Council Member

\_\_\_\_\_  
Bill Ackworth, Council Member

\_\_\_\_\_  
Jay L. Riemenschneider, Council Member

Attest:

\_\_\_\_\_  
Joyce Brown, City Clerk

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CODE OF ORDINANCES

Title 17—Zoning Ordinance Amendment  
Section 17.91.042

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WHEREAS, the City and its staff reviews the Ordinance as regularly to keep pace with trends and necessary changes; and

WHEREAS, the City has received inquiries regarding a number of permitted and prohibited uses within the Downtown Overlay District; and

WHEREAS, the Downtown Overlay District currently does not permit single family detached uses as a permitted use;

WHEREAS, it is in the best interest of the health, safety and welfare of the citizens of the City to amend the City's Zoning Ordinance to modify the permitted uses in the Downtown Overlay District; and for other purposes;

NOW THEREFORE, THE COUNCIL OF THE CITY OF AUBURN HEREBY ORDAINS that the following subsection of the Zoning Ordinance are amended to add the use highlighted below:

**Section 17.91.042 - Permitted principal uses and structures.**

Revise list of Permitted Uses ~~to add "single family detached"~~ as follows:

(15) Dwellings, renovation and reconstruction of existing single family detached, new single family detached construction on existing single family lots, single-family attached, multifamily, and residential over commercial.

**Conflict**

All ordinances or parts of ordinances which conflict with this ordinance and the applicable code are hereby repealed. Should any portion of this ordinance be determined to be unconstitutional or unenforceable by a court of competent jurisdiction, the rest and remainder of this ordinance shall remain in full force and effect.

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Peggy J. Langley, Council Member

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Bill Ackworth, Council Member

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Jay L. Riemenschneider, Council Member

Attest:

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Joyce Brown, City Clerk



















