

MAYOR
Linda M. Blechinger

CITY OF AUBURN
CITY COUNCIL
BUSINESS MEETING in Council Chambers
FOR
May 4, 2023

City Council
Peggy J. Langley
Robert L. Vogel, III
Taylor Sisk
Jamie L. Bradley

CITY CLERK
Joyce Brown

Present: Mayor: Linda Blechinger
Council Member: Peggy Langley
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, Leigh Anne Bland, Staci Waters, Lauren Miller, Lt. Patterson, Sgt. Evans, Sgt. Pharr, Sgt. Scott, Officer Matthews, Jack Wilson.

Also in Attendance: Bel Outwater with the Auburn Public Library

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.

Item: **Public Hearing for ZBA 23-003 Peachtree Packaging, Etheridge Road, Tax Parcel AU04 004 (Ten Minutes per side)**

Mayor Blechinger asked for a motion to open the Public Hearing for ZBA 23-003 Peachtree Packaging, Etheridge Road, Tax Parcel AU04 004.

Motion: Made by **Council Member Vogel** to open the Public Hearing for ZBA 23-003 Peachtree Packaging, Etheridge Road, Tax Parcel AU04 004.

Seconded: By **Council Member Langley**.

Mayor Blechinger asked for any discussion. There was none.

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

Mayor Blechinger stated that there would be ten minutes for presentations for each side. Mayor asked that everyone share the time and be considerate of others who wish to speak. Mayor stated that she had asked **Jack Wilson**, City Attorney, to be the time-keeper.

Mayor Blechinger asked if the applicant would like to speak.

Stanton Porter, 73 Church Street, Winder, GA 30360, stated that he had a power point presentation prepared, however; not sure if City staff will be able to get it working for Mayor, Council, and everyone to see. Mr. Porter displayed three drawings for everyone in attendance to view in the meantime. Mr. Porter said that he practices law in Barrow County and is representing the applicant Peachtree Packaging on this application. Stated that he was there when applicant filed this application and has attended the planning commission meetings. Said that they are asking for two things tonight. Stated that Peachtree Packaging is looking to develop this property to relocate their facility. Said that Peachtree Packaging is

here tonight and will spend a majority of their time telling you more about what they do and why they would be a great fit for this property. Mr. Porter said they are asking Council to **table** the vote until next month. The two reasons for asking this is: First is so that they can work through some due-diligence type stuff on the project, not related to the reason itself. They need an additional month to complete that. Secondly, is to work through conditions of completeness. There are some additional staff conditions that have been added that are untenable, like how they are written, and if there is going to be a vote. Stated they would like to have time to work through those with the Council and Staff. So, they are asking that Council **table** it. Mr. Porter said that in the event that the Council was not going to table it, and push it through for a vote, they would like the opportunity to **withdraw** the application. Mr. Porter turned it over to Pete Galbiati with Peachtree Packaging and let him present for us and said he would be happy to answer any questions.

Pete Galbiati, 2788 Cravy Lane, Atlanta, GA, 2788 Cravey Lane, Atlanta, GA 30345, the applicant, stated that he is the Marketing Director for Peachtree Packaging. Said that he wanted to explain and answer questions and be open about who Peachtree Packaging is and what they do. Said there may be some misconception or lack of knowledge of who they are and what they actually do on a daily basis. Hoping that he can answer those questions and understand why they would be a good fit. Peachtree Packaging has been around for 43 years in Gwinnett County. Started in Lawrenceville and have been in the same building since 1996. The result of the success they have had is the need to grow and they are unable to do that where they are. Peachtree Packaging is built with a lot of good people who come to work every day and try to be great at what they do. They are award winning. They have national and international awards. They are heavily involved in partnership Gwinnett, in Gwinnett Chamber, and advocates of best community to work in. They also won supplier of the year. They are not a distribution house. They are not a warehouse that brings in goods and ships them out. They are a custom print and corrugated manufacturer which means if you go into Ingles, or Home Depot, or any retail stores, you see the displays, the graphic boxes, they make those special orders for some of the largest brands in the world. They use water-based inks. They are very environmentally friendly. They go above and beyond to do that. Stated that it is important to us as a company. They are (SFI Certified) Sustainable Forest Initiative which means you can track their chain of supplies. Know that they use friendly practices with the environment. In addition to that, from a community standpoint, they are heavily involved with local high schools, local colleges and technical schools and institutions. They also started a golf tournament scholarship program 25 years ago for all local kids that may or may not get a scholarship otherwise, they have given away over \$1 million dollars to kids in the local community. They are passionate about wanting to give back. He stated that it would be helpful if the presentation was up. Said this is a small example of what you might see in a store. Stated they work with some of the largest brands in the world (Coca-Cola, Frito Lay, Tasty Cake, etc.). They put their trust in us. Stated that as far as the building is concerned, he knows that everyone has concerns. Said the property is already in the land use plan for that type of use in the future. So, from our standpoint if you are looking for a company that falls under that zoning, they are a very low-impact company with that use. Stated that there would be 10 to 20 trucks in and out over the course of a whole day. They do not have a huge staff of people that come in. They specially print stuff and ship those orders as needed. Used reference to the three drawings. They want to comply with what's needed for the vegetation, the trees, etc. They do not want any variations on that. They want to have a beautiful facility. One that you can be proud of and glad that they are in your community. Mr. Galbiati extended the invitation to everyone to come to Peachtree Packaging to learn more about them. They want to be a good neighbor and a good part of the community. Thanked the Mayor and Council for their time. Stated that the fact that everyone came out shows that this community cares. Stated that this is a huge positive.

Mayor Blechinger asked if the power point was up and ready and asked **Jack Wilson**, City Attorney, how much time was left.

Jack Wilson, City Attorney, stated that there are 49 seconds left.

Mayor Blechinger stated that if anyone wants to stay after the meeting has adjourned, they will let the power point play.

Mayor Blechinger reminded everyone that there is ten minutes, City Attorney, **Jack Wilson**, will be keeping track of the time, this is for comments and statements, it is not a discussion time. Mayor let everyone know that the meeting is being recorded. She stated that they have met with most everyone, however; anyone with additional questions that have not been answered can stay after the meeting adjourns.

Mayor Blechinger asked for any citizen comments in favor of the application for ZBA 23-003 Peachtree Packaging, Etheridge Road, Tax Parcel AU04 004.

None were given.

Mayor Blechinger asked for any citizen comments in opposition to the application for ZBA 23-003 Peachtree Packaging, Etheridge Road, Tax Parcel AU04 004.

Robert Yoe 1531 Wynfield Drive, Auburn, GA 30011, spoke in opposition to the application for ZBA 23-003 Peachtree Packaging, Etheridge Road, Tax Parcel AU04 004. Mr. Yoe expressed concerns with the City's 2018 Vision Statement and a staff report regarding variances to the zoning barrier buffer and the site plan at that time.

Rick Rockmore 1522 Oakleaf Drive, Auburn, GA 30011, spoke in opposition to the application for ZBA 23-003 Peachtree Packaging, Etheridge Road, Tax Parcel AU04 004. Mr. Rockmore expressed concerns regarding traffic, trucks, kids, and the impact this would have on residents. He asked that Mayor and Council reject the application.

Fran Brill 1520 Wynfield Drive, Auburn, GA 30011, spoke in opposition to the application for ZBA 23-003 Peachtree Packaging, Etheridge Road, Tax Parcel AU04 004. Mr. Brill expressed concerns regarding truck traffic and asked Mayor and Council to vote no.

Steve Walsman 307 Etheridge Road, Auburn, GA 30011, spoke in opposition to the application for ZBA 23-003 Peachtree Packaging, Etheridge Road, Tax Parcel AU04 004. Mr. Walsman expressed concerns regarding trucks and track. He asked Mayor and Council to vote and not let Peachtree Packaging withdraw.

Robert Sargent 1525 Wynfield Drive, Auburn, GA, 30011, spoke in opposition to the application for ZBA 23-003 Peachtree Packaging, Etheridge Road, Tax Parcel AU04 004. Mr. Sargent expressed concerns of the neighborhood becoming industrial.

Robert Adderton 309 Wyngate Road, Auburn, GA 30011, spoke in opposition to the application for ZBA 23-003 Peachtree Packaging, Etheridge Road, Tax Parcel AU04 004. Mr. Adderton expressed concerns regarding trucks and traffic.

Mayor Blechinger asked if the applicant had time remaining for rebuttal.

Jack Wilson responded that the applicant has 49 seconds left.

Pete Galbiati, the applicant, stated that he would spend the remaining time addressing the traffic concerns. Mr. Galbiati said that their plan is to promote, add, and to give whatever they need to do to fix that intersection at Etheridge Road and bring about change that would help everyone. State if they are given the chance will do everything to improve that intersection.

Mayor Blechinger thanked everyone for coming out tonight and making their voices heard. Mayor let everyone know that for additional questions and discussion they can stay after the meeting has adjourned.

Mayor Blechinger asked for a motion to close the Public Hearing for ZBA 23-003 Peachtree Packaging, Etheridge Road, Tax Parcel AU04 004.

Motion: Made by **Council Member Langley** to close the Public Hearing for ZBA 23-003 Peachtree Packaging, Etheridge Road, Tax Parcel AU04 004.

Seconded: By **Council Member Vogel**.

Mayor Blechinger asked for any discussion. There was none.

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

OLD BUSINESS

Mayor Blechinger asked Jack to explain what it would mean since the applicant asked Mayor and Council to **table** the application or allow them to **withdraw** the application.

Jack Wilson, City Attorney, stated that Council has a number of options: They can approve the application, they can approve the application with conditions, they can deny the application, they can **table** the application which is postponing to another meeting whenever Council would set it. The applicant asked to **withdraw** the application. They do not have the right to **withdraw** the application. The Council can allow them to **withdraw** the application. Those are all the options under the zoning ordinance.

Item: **Rezoning Application – ZBA 23-003 Peachtree Packaging, Etheridge Road, Tax Parcel AU04 004**

Mayor Blechinger asked for a motion to approve the application, approve the application with amended staff conditions, to deny the application, to **table** the application, or to allow the applicant to **withdraw** their application in this case.

Motion: Made by **Council Member Langley** to allow the applicant to **withdraw** their application in this case.

Seconded: By **Council Member Sisk**.

Mayor Blechinger asked for any discussion.

Council Member Vogel said that they have asked for it to be **tabled** and asked for it to be **withdrawn**. Said they have already **tabled** once. **Council Member Vogel** stated that he thinks this vote should go through that he is not voting to **table** it and is not voting for letting them **withdraw** their application.

Vote was taken with **Council Member Sisk** and **Council Member Langley** voting yes. **Council Member Bradley** and **Council Member Vogel** voted no. **Mayor Blechinger** voted yes to break the tie.

Council Reports and Announcements

Staci Waters, Executive Assistant to Mayor, Council, City Administrator, and Main Street Coordinator, announced that Auburn Ever After Event will be this Saturday, May 6, 2023 from 4:00PM to 7:00PM, the Food Truck Friday is May 12, 2023 from 6:00PM to 8:30PM, Farmer's Market will be on Tuesdays starting May 23, 2023 through August 8, 2023 from 4:00PM to 7:00PM, and the Auburn Library is

having a Summer Reading Bubble Kickoff Party on May 24, 2023 at 3:00PM. The City of Auburn is in the process of updating our Comprehensive Plan, there is a QR Code on the agenda, hopes that everyone will have a chance to go on-line and share with others. This is an opportunity to give feedback on what you are wanting within the City.

NEW BUSINESS

Item: **Citizen Comments on Agenda Items**

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

Robert Yoe asked what Peachtree Packaging withdrawing their application means.

Mayor Blechinger stated that she would have **Jack Wilson**, City Attorney explain what that means.

Jack Wilson, City Attorney, responded that means that this the application is gone, it is not approved, no change to the zoning is taking place, and by state law the applicant cannot refile, and it cannot be reheard for six months. Stated that this property cannot come up for rezoning for six months.

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

None were given.

Item: **Consent Agenda**

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

None were given.

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

- a. April 6, 2023 – Council Business Meeting Minutes
- b. April 20, 2023 – Council Workshop Meeting Minutes
- c. National Public Works Week
- d. Proposed 2024 Budget Schedule

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

Seconded: By **Council Member Vogel**.

Mayor Blechinger asked for any discussion. There was none.

Vote was taken with all members present voting yes.

Item: **Crest Point Court Street Resurfacing Project**

Iris Akridge presented.

Mayor Blechinger asked for a motion to approve Resolution #04-023 and Staff's recommendation to award Allied Paving Contractor's in the amount of \$128, 986.50 for the Local Maintenance Improvement Grant (LMIG) for the Crest Pointe Court Roadway Improvements Project to resurface Crest Point Court.

Motion: Made by **Council Member Sisk** to approve Resolution #04-023 and Staff's recommendation to award Allied Paving Contractor's in the amount of \$128,986.50 for the Local Maintenance Improvement Grant (LMIG) for the Crest Pointe Court Roadway Improvements Project to resurface Crest Point Court.

Seconded: By **Council Member Langley**.

Mayor Blechinger asked for any discussion. There was none.

Vote was taken with all members present voting yes.

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

Rick Rockmore 1522 Oakleaf Drive, Auburn, GA 30011, expressed concerns with six-month on re-zoning.

Robert Adderton 309 Wyngate Road, Auburn, GA 30011, expressed concerns with traffic and road striping.

Latoya Marquis 1744 Wynfield Lane, Auburn, GA 30011, expressed concerns with Auburn becoming an industrial town and would like property to be considered for a park.

Robert Sargent 1525 Wynfield Drive, Auburn, GA 30011, expressed concerns regarding CSX and trains blocking intersections and causing traffic issues.

Jack Wilson responded to Mr. Sargent to let him know that the City did not approve that switching yard, it is not within the City limits, and the City opposed it. Let him know that the City spent time and resources to let PSC know for some of these same reasons.

Angela Cropper 512 Quail Trail Road, Auburn, GA 30011, expressed concerns with trucks, speeders, road striping, and safety. Would like property to be considered for a park.

Diann Dirks 922 Wexford Way, Auburn, GA 30011, expressed concerns with property no longer being agricultural pastures and becoming industrial.

Abby Walsman 307 Etheridge Road, Auburn, GA 30011 expressed concerns about 18-wheelers, safety, potholes, and no shoulders.

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

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

Seconded: By **Council Member Langley**.

Mayor Blechinger 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 June 2023

Attest:

Mayor Linda M. Blechinger

Business Meeting Minutes for May 4, 2023