



**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**

**July 10, 2025**

**6:00 PM**

**Council Chambers**

**1 Auburn Way**

**Auburn, GA 30011**

**INVOCATION**

**PLEDGE**

**COUNCIL REPORTS AND ANNOUNCEMENTS**

**CITIZEN COMMENTS ON AGENDA ITEMS**

**NEW BUSINESS**

**1. Consent Agenda**

- a. Council Business Meeting Minutes- June 12, 2025
- b. Council Workshop Meeting Minutes- June 26, 2025
- c. Special Called Meeting Minutes- June 12, 2025
- d. Special Called Meeting Minutes- June 26, 2025
- e. Townes of Auburn Waiver from Sec. 16.28.010-Access.
- f. Update Stormwater Management User Fee Ordinance Section 18.14.050

**2. Blue River Development—Relinquish easement- Jack Wilson**

**CITIZEN COMMENTS**

**ADJOURN**

**Agenda subject to change prior to meeting**



**MAYOR**  
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**CITY OF AUBURN  
MAYOR AND COUNCIL  
MEETING IN COUNCIL CHAMBERS**

**June 12, 2025**

**6:00 PM**

**Council Chambers**

**1 Auburn Way**

**Auburn, GA 30011**

Present: Mayor: **Richard Roquemore**  
Council Member: **Robert L. Vogel**  
Council Member: **Taylor J. Sisk**  
Council Member: **Jamie L. Bradley**  
Council Member: **Joshua Rowan**

City Staff in Attendance: Michael Parks, Marc Pharr, Staci Waters, Brooke Haney, Iris Akridge, Chief Hodge

Also in Attendance: Jack Wilson

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

**Rev. Marshall Clack** gave the Invocation.

**Mayor Roquemore** gave the pledge.

**Council Reports and Announcements**

**Mayor Roquemore** asked for Council Reports and Announcements. Staci Waters announced the cancellation of the food truck Friday due to the weather. **Council Member Rowan** announced the Survey for the DDA. **Mayor Roquemore** announced the technical issues of the video of the Council meetings and explained the new process for the public comment form that will go into effect June 26, 2025. The mayor also announced that we had a special presentation recognizing our Police Department.

**Mayor Roquemore** announced the need to amend the agenda to add consideration of a resolution regarding Downtown Redevelopment.

**Mayor Roquemore** asked for a motion to amend the agenda.

**Motion:** Made by **Council Member Rowan** to amend the agenda

**Second:** Made by **Council Member Sisk**

**Mayor Roquemore** asked for any discussion. **Council Member Vogel** asked if Citizen Comments could be added for this item. The Council agreed without objection to allow comments.

## **PUBLIC HEARING**

**Mayor Roquemore** asked for a motion to open the Public Hearing regarding the Proposed amendment to the Zoning Ordinance of the City of Auburn, Section 17.60.214, Single Family Owner Occupancy.

**Motion:** Made by **Council Member Sisk** to open the public hearing.

**Second** by **Council Member Vogel**

**Mayor Roquemore** asked for any discussion, Council Member Bradley had a question about the percentage. Votes were taken with all members present voting yes.

**Item 1:** Public Hearing regarding the **Proposed amendment to the Zoning Ordinance of the City of Auburn, Section 17.60.214, Single Family Owner Occupancy.**

**Jack Wilson:** Presented

**Mayor Roquemore** opened the floor for ten minutes for public comments in favor of the change of the **Proposed amendment to the Zoning Ordinance of the City of Auburn, Section 17.60.214, Single Family Owner Occupancy.** There were none.

**Mayor Roquemore** opened the floor for ten minutes for public comments in opposition **Proposed amendment to the Zoning Ordinance of the City of Auburn, Section 17.60.214, Single Family Owner Occupancy.** There were none.

**Mayor Roquemore** asked for a motion to close the Public Hearing.

**Motion:** Made by **Council Member Rowan** to close the public hearing.

**Second:** by **Council Member Sisk**

**Mayor Roquemore** asked for any discussion, there was none. Votes were taken with all members present voting yes.

## **NEW BUSINESS**

### **Citizen Comments on Agenda Items**

**Mayor Roquemore** asked for any citizen comments for items on tonight's agenda. There were none.

**Mayor Roquemore** asked if there were any items to be removed from the consent agenda. **Council Member Vogel** asked to remove item 2e-- 2025 Local Road Assistant Administration Funding Grant (LRA), And item 2g- 6<sup>th</sup> Street Dog Park Conceptual Plan. Council Member Rowan asked to remove item f- Placement of stop signs in Indian Meadows Subdivision.

**Item 2:** Consent Agenda

- a. Council Business Meeting Minutes- May 8, 2025
- b. Council Workshop Meeting Minutes- May 22, 2025
- c. Special Called Meeting Minutes- May 22, 2025
- d. Special Called Meeting Minutes- May 29, 2025
- h. Elevator Maintenance Agreement

**Mayor Roquemore** asked for a motion to approve the consent agenda as revised, without the pp items removed for separate discussion.

**Motion:** Made by **Council Member Vogel**

**Second:** by **Council Member Bradley**

**Mayor Roquemore** asked for any discussion, there was none. Votes were taken with all members present voting yes.

## **VOTING ITEMS**

**Item 3:** Proposed amendment to the Zoning Ordinance of the City of Auburn, Section 17.60.214, Single Family Owner Occupancy

**Jack Wilson:** Presented

**Mayor Roquemore** asked for a motion to approve the Zoning Ordinance of the City of Auburn, Section 17.60.214, Single Family Owner Occupancy.

**Motion:** Made by **Council Member Rowan** approved the Zoning Ordinance of the City of Auburn, Section 17.60.214, Single Family Owner Occupancy.

**Second:** Made by **Council Member Sisk**

**Mayor Roquemore** asked for any discussion, there was none. Votes were taken with all members present voting yes.

**Item 4:** e. 2025 Local Road Assistant Administration Funding Grant (LRA)

**Iris Akridge** Presented

**Mayor Roquemore** asked for any discussion, **Council Member Vogel** Expressed he would like to instruct Public Works Director to proceed with the application for the next suitable road on the City’s prioritized list, not 4<sup>th</sup> Ave.

**Mayor Roquemore** asked for a motion to approve the 2025 Local Road Assistant Administration Funding Grant (LRA) with the changes of Public Works Director to proceed with the application for the next suitable road on the City’s prioritized list, not 4<sup>th</sup> Ave.

**Motion:** Made by **Council Member Vogel** approved the 2025 Local Road Assistant Administration Funding Grant (LRA) with the changes of Public Works Director to proceed with the application for the next suitable road on the City’s prioritized list, not 4<sup>th</sup> Ave.

**Second:** Made by **Council Member Sisk**

**Mayor Roquemore** asked for any discussion, there was none. Votes were taken with all members present voting yes.

**Item 5:** f. Placement of stop signs in Indian Meadows subdivision

**Mayor Roquemore** asked for a motion to approve Placement of stop signs in Indian Meadows subdivision.

**Motion:** Made by **Council Member Rowan** to approve Placement of stop signs in Indian Meadows subdivision

**Second:** Made by **Council Member Vogel**

**Mayor Roquemore** asked for any discussion, there was none. Votes were taken with all members present voting yes **Council Member Sisk** abstained from this vote due to he lives in the subdivision.

**Item 6:** g. 6th Street Dog Park Conceptual Plan

**Mayor Roquemore** asked for a motion to approve the 6th Street Dog Park Conceptual Plan.

**Motion:** Made by **Council Member Rowan** to approve the 6<sup>th</sup> Street Dog Park Conceptual Plan.

**Second:** Made by **Council Member Sisk**

**Mayor Roquemore** asked for any discussion, there was none. Votes were taken with **Council Member Rowan** and **Council Member Sisk** voting yes, and **Council Member Vogel** and **Council Member Bradley** Voting no. **Mayor Roquemore** Voted Yes. Motion carried 3-2.

**Mayor Roquemore** asked for any Citizen Comments. There were none.

**ADJOURNMENT:** There being no further business, **Mayor Roquemore** adjourned the meeting.

Respectfully submitted,  
Read and approved this \_\_\_\_\_ Day of July 2025

Attest:

\_\_\_\_\_  
Mayor Richard E. Roquemore



**MAYOR**

Rick E. Roquemore

**CITY ADMINISTRATOR**

Michael Parks

**CITY COUNCIL**

Robert L. Vogel III

Taylor J. Sisk

Jamie L. Bradley

Joshua Rowan

**CITY COUNCIL WORKSHOP MEETING**

**June 26, 2025**

**6:00 PM**

**Council Chambers**

**1 Auburn Way**

**Auburn, GA 30011**

Present: Mayor: **Richard Roquemore**  
Council Member: **Robert L. Vogel**  
Council Member: **Taylor J. Sisk**  
Council Member: **Jamie L. Bradley**  
Council Member: **Joshua Rowan**

City Staff in Attendance: Michael Parks, Staci Waters, Brooke Haney, Iris Akridge, Chief Hodge  
Also in Attendance: Jack Wilson

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

**Council Reports and Announcements**

**Mayor Roquemore** asked for Council Reports and Announcements. **Mayor Roquemore** Presented an Award from the Georgia Municipal Association for the Excellence in Policing to Chief Hodge.

**Mayor Roquemore** announced the need to amend the agenda to add the Water usage Rates.

**Mayor Roquemore** asked for a motion to amend the agenda.

**Motion:** Made by **Council Member Sisk** to amend the agenda

**Second:** Made by **Council Member Bradley**

**Mayor Roquemore** asked for any discussion. There was none. The motion carried unanimously.

**Item 1: Townes of Auburn Waiver from Sec. 16.28.010-Access**

**Sarah McQuade** Presented

Placed on July 10, 2025, Council Business Agenda

**Item 2: Update Stormwater Management User Fee Ordinance Section 18.14.050**

**Jack Wilson** Presented

Placed on July 10, 2025, Council Business Agenda

**VOTING ITEM**

**Item 3: Water Usage Rates**

**Michael Parks** Presented. Barrow County provided notice of an increase of 5% in waer rates charged to the city. Staff has prepared an adjusted rate schedule to account for the County's increase. Staff requested approval of the updated Water Usage Rates.

**Mayor Roquemore** asked for a motion to approve the Water Usage Rates.

**Motion:** Made by **Council Member Sisk** approved the Water Usage Rates

**Second:** Made by **Council Member Rowan**

**Mayor Roquemore** asked for any discussion, there was none. Votes were taken with

**Council Member Rowan, Council Member Bradley, and Council Member Sisk**

voting yes and **Council Member Vogel** voting no.

**Mayor Roquemore** asked for the Citizen comments.

John Hammond, Spoke regarding Item 2 Update Stormwater Management User Fee Ordinance Section 18.14.050

Lora Stepp, Spoke regarding Item 1 Townes of Auburn Waiver from Sec. 16.28.010-Access

Respectfully submitted,

Read and approved this \_\_\_\_\_ Day of July 2025 Attest:

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Mayor Richard E. Roquemore



**MAYOR**  
Rick 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 COUNCIL  
SPECIAL CALLED MEETING  
June 12, 2025  
5:00 PM  
Council Chambers  
1 Auburn Way  
Auburn, GA 30011**

Present: Mayor: **Richard Roquemore**  
Council Member: **Robert L. Vogel III**  
Council Member: **Taylor J. Sisk**  
Council Member: **Jamie L. Bradley**  
Council Member: **Joshua Rowan**

City Staff in Attendance: Michael Parks, Marc Pharr, Staci Waters, Brooke Haney  
Also in Attendance: Jack Wilson

**Mayor Roquemore** called the meeting to order at 5:00 pm.

**Mayor Roquemore** asked for a motion to go into Executive Session for Pending Litigation and Potential Litigation, Personnel Matter, and Real Estate Property.

**Motion:** Made by **Council Member Sisk** to go into Executive Session for Pending Litigation and Potential Litigation, Personnel Matter, and Real Estate Property.

**Second:** By **Council Member Rowan**

**Mayor Roquemore** asked for any discussion. There was none. Votes were taken with all members present voting yes.

After the Executive Session, the City Attorney reported that during the Executive Session the Council met to discuss Executive Session for Pending Litigation and Potential Litigation, Personnel Matter, and Real Estate Property as allowed by the Open Meetings Act. There were no votes taken and no evidence received in the Executive Session. The original affidavit and resolution have been signed and delivered to the staff to be included within the minutes of this meeting.

**Mayor Roquemore** Adjourned the meeting.

Respectfully submitted,  
Read and approved this \_\_\_\_\_ Day of July 2025

Attest:

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Mayor Richard E. Roquemore



**MAYOR**  
Rick 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 COUNCIL  
SPECIAL CALLED MEETING  
June 26, 2025  
5:00 PM  
Council Chambers  
1 Auburn Way  
Auburn, GA 30011**

Present: Mayor: **Richard Roquemore**  
Council Member: **Robert L. Vogel III**  
Council Member: **Taylor J. Sisk**  
Council Member: **Jamie L. Bradley**  
Council Member: **Joshua Rowan**

City Staff in Attendance: Michael Parks, Chief Hodge, Staci Waters, Brooke Haney  
Also in Attendance: Jack Wilson

**Mayor Roquemore** called the meeting to order at 5:00 pm.

**Mayor Roquemore** asked for a motion to go into Executive Session for Pending Litigation and Potential Litigation.

**Motion:** Made by **Council Member Sisk** to go into Executive Session for Pending Litigation and Potential Litigation.

**Second:** By **Council Member Rowan**

**Mayor Roquemore** asked for any discussion. There was none. Votes were taken with all members present voting yes.

After the Executive Session, the City Attorney reported that during the Executive Session the Council met to discuss Executive Session for Pending Litigation and Potential Litigation as allowed by the Open Meetings Act. There were no votes taken and no evidence received in the Executive Session. The original affidavit and resolution have been signed and delivered to the staff to be included within the minutes of this meeting.

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

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

**Second:** By **Council Member Rowan**.

**Mayor Roquemore** asked for any discussion. There was none. Votes were taken with all members present voting yes. Meeting adjourned.

Respectfully submitted,

Read and approved this \_\_\_\_\_ Day of July 2025

Attest:

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Mayor Richard E. Roquemore



**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:** \_e\_

**TO:** Mayor and Council

**FROM:** Sarah McQuade  
City Planner

**DATE:** June 18, 2025

**PURPOSE:** Townes of Auburn Waiver from [Sec. 16.28.010\(D\) – Access](#)

**BACKGROUND:** The applicant is requesting waiver from the requirements of [Sec. 16.28.010\(D\) – Access](#) as to permit the use of traffic calming devices within the Townes of Auburn subdivision.

**STAFF RECOMMENDATION:** Approval.

**FUNDING:** N/A



**COMMUNITY DEVELOPMENT DEPARTMENT**

CITY OF AUBURN

1 Auburn Way

AUBURN, GA 30011

PHONE: 770-963-4002

[www.cityofauburn-ga.org](http://www.cityofauburn-ga.org)

**MEMORANDUM**

**TO:** Mayor & Council

**FROM:** Sarah McQuade, City Planner

**DATE:** June 18, 2025

**RE:** Townes of Auburn Waiver from [Sec. 16.28.010\(D\) – Access](#) as to permit the use of traffic calming devices within the development.

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Dear Mayor & Council,

The applicant is requesting waiver from the requirements of [Sec. 16.28.010\(D\) – Access](#) as to permit the use of traffic calming devices within the Townes of Auburn subdivision. Specifically, this section provides that private streets shall be constructed to the roadway construction standards of the city. The city does not permit traffic calming devices, resulting in this waiver request.

[Sec. 16.52.030 - Appeal and waiver of the regulations](#), provides that there shall be a review of each waiver request by all affected city or Barrow and/or Gwinnett County departments, comments provided, and the findings presented to the city council for final action in their normal course of business.

**PROPOSAL:**

The applicant has submitted a concept plan showing the addition of 2 new stop signs at the intersection of Auburn Gate Lane and Auburn Hill Drive, converting it to a 4-way stop. Additionally, the applicant is proposing the addition of 9 speed bumps within the subdivision to provide additional calming measures for traffic moving through the development. Currently, the city does not permit the installation of speed calming devices on public streets. As private streets are required to be constructed to public street standards speed calming devices are not permitted.

The applicant is requesting a waiver from these standards to install the traffic calming devices within the development.

## **ANALYSIS**

[Sec. 16.52.030\(B\) - Appeal and waiver of the regulations](#), provides that there shall be a review of each waiver request by all other affected city or Barrow and/or Gwinnett County departments and shall forward such comments or recommendations as may be received to the city council for final action in their normal course of business.

The request has been reviewed by the City of Auburn Chief of Police, Christopher Hodge and the Barrow County Fire Marshal, Captain Jessie Knight. While the addition of traffic calming devices could result in slower emergency response times, the delay should be negligible. Therefore, they may be allowed, as the streets are privately owned and maintained by the development.

## **STAFF RECOMMENDATION:**

Staff recommends **APPROVAL** of the waiver from the requirements of [Sec. 16.28.010\(D\) – Access](#) based on the findings that because the streets are privately owned and maintained by the development the instillation of traffic calming devices may be permitted.

Staff recommends that prior to the issuance of a development permit from the city, the applicant work with a licensed engineer to ensure the traffic calming devices are designed and located to be compliant with industry standards and safety requirements.

# TOWNES OF AUBURN

# SITE PLAN

- ↑ Playground location
- ↑ Mail Center location
- Current stop signs
- Security gates
- Proposed stop signs
- Proposed speed bumps/humps

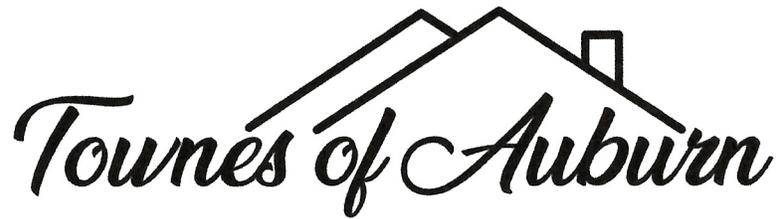


Artist's conception. Information believed to be accurate but not warranted and is subject to change. Not to be used as any part of a contract. 03/30/22

RocklynHomes.com

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ROCKLYN HOMES  
The Most Important Home We'll Build Is Yours



# Townes of Auburn

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LaKesha Prokes and Lora Stepp  
145 Auburn Gate Lane  
Auburn, GA 30011

LaKesha Prokes - (678) 386-9069  
toahoaboard@gmail.com  
Lora Stepp - (404) 661-4433  
toahoavp@gmail.com

June 8, 2025

Leigh Anne Bland  
City of Auburn Community Development Coordinator Planning Department

Zachary Lloyd  
Planner for the City of Auburn  
1361 Fourth Avenue  
Auburn, GA 30011

Subject: Letter of Intent for Speed Mitigating Devices in the Townes of Auburn

Dear Ms. Bland and Mr. Lloyd,

We hope this letter finds you well. As concerned members of the HOA Board of Directors and as residents of the Townes of Auburn, we are writing on behalf of our neighborhood to formally request permission for the installation of speed humps on several streets throughout the neighborhood. The safety and well-being of our residents, especially children, pedestrians, and elderly individuals, have been increasingly at risk due to excessive speeding and reckless driving.

As more families move into the community, many residents have observed a significant increase in traffic volume and speed violations, leading to near-miss incidents and endangering the safety of those who walk, bike, play, and drive in the area. One of your City Council members witnessed this, first-hand, during a recent visit to our community.

Unfortunately, despite posted speed limits and previous efforts to encourage cautious driving, these measures alone have not been sufficient in curbing hazardous behavior.

Installing speed humps would serve as an effective solution to mitigate these dangers by naturally slowing down vehicles and reinforcing safe driving practices. Many neighborhoods in nearby towns have successfully implemented similar traffic-calming measures, resulting in a noticeable improvement in pedestrian safety and accident prevention.

Although the City of Auburn's Code Enforcement Title 16, Sec. 16.28.010.D., prohibits speed humps within the city limits, the residents of the Townes of Auburn disagree.

We kindly request that the City of Auburn Zoning Board of Appeals and City Council accept our request for appeal to determine the feasibility and necessity of this initiative. We have had several discussions with Chief of Police, Christopher Hodge, and he has expressed his commitment to help our cause as he believes the installation of speed mitigating devices would improve safety in community. Additionally, we are prepared to collaborate with City officials and provide community feedback to expedite this process.

We sincerely appreciate your consideration of this request and look forward to working with you to enhance the safety and quality of life in the Townes of Auburn. Please let us know the next steps in moving forward with this initiative. We welcome the opportunity to discuss this matter further at your convenience.

Thank you for your time and dedication to community safety.

Sincerely,



LaKesha Prokes  
HOA Board of Directors President  
toahoaboard@gmail.com



Lora Stepp  
HOA Board of Directors Vice-President  
toahoavp@gmail.com



**VARIANCE APPLICATION**

|  |  |  |                               |  |                                |
|--|--|--|-------------------------------|--|--------------------------------|
| Type of Request:   | <input checked="" type="checkbox"/> Zoning/Special Exception | <input checked="" type="checkbox"/> Administrative | <input type="checkbox"/> Sign | <input type="checkbox"/> Stream Buffer | <input type="checkbox"/> Other |
| Applicable Zoning/Sign Code Section:   |  |  |                               |  |                                |
| Nature of Request:   | Required   | Proposed   | Minimum Setback Requirements  | Proposed Setback Requirements          |                                |
| <input type="checkbox"/> Setback   |  |  |                               |  |                                |
| <input type="checkbox"/> Sign  |  |  |                               |  |                                |
| <input type="checkbox"/> # Parking Spaces  |  |  |                               |  |                                |
| <input checked="" type="checkbox"/> Other  |  |  |                               |  |                                |
| Name of Project/Subdivision: Townes of Auburn Townhome   |  |  | Present Zoning: PSV           |  |                                |
| Property Address/Location: 1612 Atlanta Highway NW   |  |  | Tax Parcel ID:                |  |                                |
| Briefly describe variance request:   |  |  |                               |  |                                |
|  |  |  |                               |  |                                |
| Owner Name:  |  |  |                               |  |                                |
| Address:   |  |  |                               |  |                                |
| Phone:   |  |  | Email:                        |  |                                |
| Applicant Name (if different from above):  |  |  |                               |  |                                |
| Address:   |  |  |                               |  |                                |
| Phone:   |  |  | Email:                        |  |                                |
| <p><i>To the best of my knowledge, this variance application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Auburn Zoning Ordinance. I understand that failure to supply all required information (per the relevant Applicant Checklists and Requirements of the Auburn Zoning Ordinance) will result in the rejection of this application. I have read the provisions of the Georgia Code Section 36-67A-3 as required regarding Campaign Disclosures. My Signed Campaign Disclosure Statement is included.</i></p> |  |  |                               |  |                                |
| Owner/Applicant Signature:   |  |  | Date:                         |  |                                |
| Sworn to and subscribed before me this _____ day of _____, 20_____.  |  |  |                               |  |                                |
| Notary Public:   |  |  | Date:                         |  |                                |
| Application Received by:   |  |  | Case Number:                  |  |                                |
| Application Fee: <input type="checkbox"/> \$450  |  |  |                               |  |                                |
| ZBOA Public Hearing Date:  |  |  |                               |  |                                |



**CERTIFICATIONS**

*In the event an owner's agent or contract purchaser is filing this application, both the owner's and agent's certifications must be completed. If the owner is filing the application, only the owner's certification must be completed.*

**OWNER'S CERTIFICATION**

The undersigned below, hereby declares that they are the owner(s) of the property, located at

Lakesha Prokes - Lakesha Prokes  
as shown in the records of Barrow or Gwinnett County, GA.

Lakesha Prokes  
Signature

April 21, 2025  
Date

Appeared before me personally this 21 day of April, 20 25.

Olimpia Hammett  
Signature of Notary Public

4/21/25  
Date

Olimpia Hammett  
NOTARY PUBLIC  
Cobb County  
State of Georgia  
My Comm. Expires August 17, 2025



**CONFLICT OF INTEREST DISCLOSURE**

The undersigned below, making application for Rezoning, Special Exception, Special Use Permit, Variance, etc., has complied with the Official Code of Georgia Section 36-67A-1, et. sec., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

Appeared before me personally this  
\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Appeared before me personally this  
\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

Have you, within the two years immediately preceding the filing of this application, made contributions aggregating \$250.00 or more to a member of the City Council, Planning Commission, Zoning Board of Appeals, or any other government officials who may consider this application?

(Check one) YES  NO

Your Name: \_\_\_\_\_

Name and position of government official(s):  
\_\_\_\_\_

Date and amount (which aggregated \$250 or more) of the contribution(s):  
\_\_\_\_\_

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Applicant's Attorney/Representative

Date: \_\_\_\_\_

Date: \_\_\_\_\_



**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: f**

**TO:** Mayor and Council

**FROM:** Michael Parks  
City Administrator

**DATE:** June 26, 2025

**PURPOSE:** To update the stormwater fee ordinance with minor modifications.

**BACKGROUND:** The current stormwater fee structure was passed in October 2024. Some owners of undeveloped commercial properties and properties burdened with flood plain and other features limiting development have appealed to the City to reconsider portions of the ordinance based on circumstance. The updated ordinance includes requirements to allow landowners to file an appeal against the fee structure based on meeting the stated condition listed in the ordinance.

**RECOMMENDATION:** To approve the updated fee stormwater water fee structure.

**FUNDING:** N/A

**ATTACHMENTS:** Stormwater Management User Fees

**ORDINANCE NO. 25-006**

**AN ORDINANCE TO AMEND THE CITY OF AUBURN  
CODE OF ORDINANCES  
SECTION 18.14.050 STORMWATER MANAGEMENT USER FEES**

WHEREAS, the City has adopted ordinances and regulations to promote sound stormwater management practices for the protection of the environment and important public resources; and

WHEREAS, the City staff has undertaken the review of the City's Ordinances and fee structure for stormwater; and

WHEREAS, the City's consulting engineer has studied the current rate structure and recent amendments to it to confirm that the updated rate structure fairly and accurately reflects the impact and contributing impervious surface areas of the properties categorized herein; and

WHEREAS, some owners of undeveloped commercial properties and properties burdened with flood plain and other features limiting development have appealed to the City to reconsider portions of the ordinance based on particular circumstances; and

WHEREAS, the Council finds and concludes that minor modifications of the recently adopted fee structure are warranted;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF AUBURN HEREBY ORDAINS that the following City Code Section 18.14.050 (D) is adopted as follows:

Any property owner of an undeveloped and undisturbed commercial, industrial, or multifamily parcel or a developed commercial, industrial or multifamily parcel exceeding 15 acres may petition the City for a reduction in the assessed Stormwater Fee based on the amount of flood plain or stream buffer protected area on such property. In addition, owners of parcels designated by the County for agricultural conservation use or designated by the State for wildlife habitat conservation may also petition for reduction in the assessed Stormwater Fee by providing certified copies of approved applications for such conservation uses. The application for reduction shall provide certified documentation from a professional engineer, registered landscape architect, registered forester certified soil scientist, or land surveyor of the actual impervious surface area, the area undeveloped and unimproved, the area of any flood plain or other undevelopable property and the area approved for conservation use as applicable. The City Administrator is authorized to adjust Stormwater Fees upon receipt of such certification to an amount accounting for the flood plain area, stream buffer area, or formally approved conservation use area.

This Ordinance shall be effective immediately upon its adoption by the City Council.

All other and further ordinances and parts of ordinances shall remain in full force and effect.

If any portion of this Ordinance is determined by a court of competent jurisdiction to be invalid or unenforceable, the rest and remainder of this Ordinance shall continue in full force and effect.

**SO ORDAINED**, this \_\_\_\_ day of July, 2025.

\_\_\_\_\_  
Richard E. Roquemore, Mayor

\_\_\_\_\_  
Joshua Rowan, Council Member

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

\_\_\_\_\_  
Jamie L. Bradley, Council Member

\_\_\_\_\_  
Taylor J. Sisk, Council Member

ATTEST:

\_\_\_\_\_  
Brooke Haney, 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:** Jack Wilson  
City Attorney

**DATE:** July 3, 2025

**PURPOSE:** Blue River Development—Relinquish easement

**BACKGROUND:** In June 2024, the developer of the Harmony subdivision conveyed certain easements to the city for water line improvements. One of the easement areas was never used, and no water line or other improvements were constructed in that area. This area is referenced as “Easement 3” in the June 24, 2024, recorded Easement. Title attorneys are requesting the city to relinquish the unused easement area to clear title. City staff have confirmed that no waterline or other improvements were built in the affected area.

**RECOMMENDATION:** Staff recommends approval of the enclosed quit claim deed to clear title to this unused area.

**FUNDING:** N/A

Return to:  
The Abram Law Group, LLC  
1200 Ashwood Pkwy, Ste 560  
Atlanta, GA 30338  
(770) 349-0120

Cross reference to:  
Deed Book 2857, Page 337  
Barrow County, GA Records

## QUIT-CLAIM DEED FOR TERMINATION OF EASEMENT

STATE OF GEORGIA  
COUNTY OF BARROW

THIS INDENTURE, made the \_\_\_\_ day of \_\_\_\_\_, in the year two thousand and twenty-five, between

**CITY OF AUBURN, GEORGIA**  
a Georgia municipal corporation

as party or parties of the first part, hereinafter called Grantor, and

**MILLROSE PROPERTIES GEORGIA, LLC**  
a Georgia limited liability company

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of the sum of ONE AND NO/100 DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release, and forever quit-claim to Grantee all the right, title, interest, claim or demand which the Grantor has or may have had in the following described real property, to-wit:

ALL THAT TRACT or parcel of land lying and being in G.M.D. 316 of the City of Auburn, Barrow County, Georgia, and being more particularly described on **Exhibit "A"** attached hereto and incorporated herein for a complete legal description.

This quitclaim deed is given for the purpose of releasing and terminating any and all interest Grantor herein may have in that certain easement identified and described as "20' W.E.E. #3" containing 5,451 square feet or 0.125 acres ("Water Easement #3"), as granted in that certain Easement between Auburn Development, LLC, as grantor therein, and City of Auburn, Georgia, as grantee therein, dated June 24, 2024, recorded June 26, 2024 in Deed Book 2857, page 337, Barrow County records (the "Easement Agreement").

For the avoidance of doubt, this quitclaim deed effects the release and termination of Water Easement #3 only. The easements identified and described as "20' W.E.E. #1," "20' W.E.E. #2," "40' Construction W.E.E. #1" and "40' Construction W.E.E. #2" in the Easement Agreement shall remain in full force and effect and shall not be modified by this instrument.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by and means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in  
the presence of:

CITY OF AUBURN, GEORGIA  
a Georgia municipal corporation

\_\_\_\_\_  
Witness

By: \_\_\_\_\_(SEAL)

Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

My commission expires:

[Notary Seal]

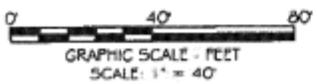
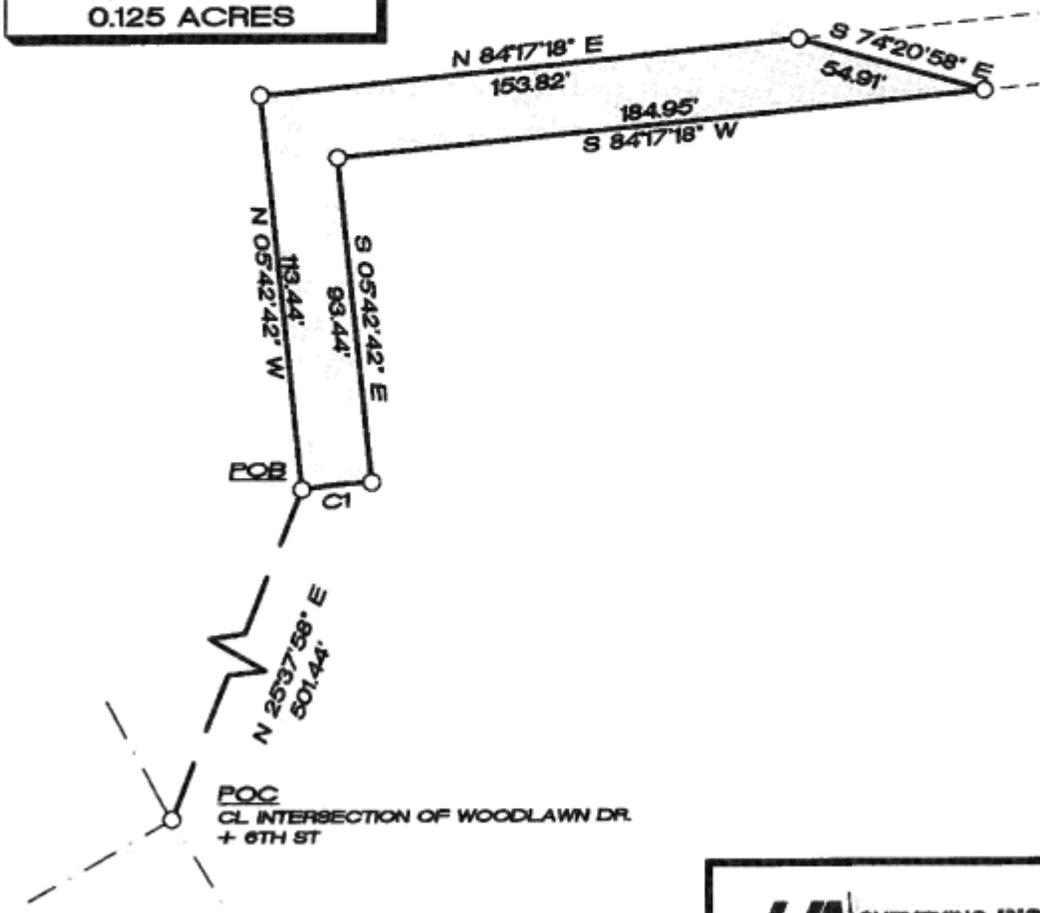
EXHIBIT "A"

20' WATER EASEMENT EXHIBIT #3  
 AUBURN TOWN CENTER  
 G.M.D. 316  
 CITY OF AUBURN,  
 BARROW COUNTY, GEORGIA



| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1    | 126.00' | 20.02'     | 20.00'       | S 84°17'18" W | 9°06'15"    |

**ESMT. CONTAINS**  
 5,451 SQ. FT.  
 0.125 ACRES



PROJECT #: GA3347  
 DATE: 06/25/2024  
 DRAWN BY:RG  
 CHECKED BY:MCB

**LJA SURVEYING INC.**  
 4525 SOUTH LEE STREET  
 D. FORD, GA 30516  
 Phone: 713.953.5200  
 LSP No. 1390

SHEET 1 OF 1

**EXHIBIT "A"**  
**(CONTINUED)**

Auburn Town Center – 20' W.E.E. #3 Legal Description

An easement lying over and across a parcel of land lying in G.M.D. 316 of City of Auburn, Barrow County, Georgia and being more particularly described as follows:

Commence at a point being the centerline intersection of Woodlawn Drive and 6th Street; thence leaving said intersection run North 25 degrees 37 minutes 58 seconds East for a distance of 501.44 feet to a point, said point being the Point of Beginning of the easement herein described;

Thence run North 05 degrees 42 minutes 42 seconds West for a distance of 113.44 feet to a point; thence run North 84 degrees 17 minutes 18 seconds East for a distance 153.82 feet to a point; thence run South 74 degrees 20 minutes 58 seconds East for a distance 54.91 feet to a point; thence run South 84 degrees 17 minutes 18 seconds West for a distance 184.95 feet to a point; thence run South 05 degrees 42 minutes 42 seconds East for a distance 93.44 feet to a point, said point lying on a curve to the left, said curve having a radius of 126.00 feet, a central angle of 09 degrees 06 minutes 15 seconds, a chord bearing of South 84 degrees 17 minutes 18 seconds West, and a chord length of 20.00 feet; thence run along the arc of said curve for a distance of 20.02 feet to the Point of Beginning.

Said easement contains 5,451 square feet, or 0.125 acres.

eFiled and eRecorded  
DATE: 06/26/2024  
TIME: 1:44 PM  
DEED BOOK: 2857  
PAGE: 337 - 352  
FILING FEES: \$25.00  
PARTICIPANT ID: 5959440500  
RECORDED BY: AW  
CLERK: Janie J. Jones  
Barrow County, GA

After Recording Return to:  
Robert Jackson Wilson, P.C.  
295 S. Culver St., Suite C  
Lawrenceville, GA 30046

STATE OF GEORGIA

COUNTY OF BARROW

**EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, that as of the 24 day of June, 2024, the undersigned **AUBURN DEVELOPMENT, LLC**, a Georgia limited liability company (herein called "Grantor"), for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto **CITY OF AUBURN, GEORGIA** a Georgia municipal corporation (herein called "Grantee"), a perpetual and exclusive (subject to limitations below) right, privilege and easement (herein called the "Easement") in, to, across, over, upon, under and through the lands of Grantor located in Georgia Militia District 316, Barrow County, Georgia (herein called the "Land") being more particularly described on Exhibit "A", attached hereto and by this reference incorporated herein and made a part hereof, for the installation, construction, maintenance, repair, replacement, testing, inspection and use of certain underground water line installations and access thereto (hereinafter the "Installations"), for the purposes of channeling or distributing water, as the City of Auburn, or its successor, may find it expedient to manage, treat, transport, distribute, provide, sell, or dispose of, together with the right of entry into and upon the Land for the purpose of effecting the foregoing rights, privileges and easements, and for the purpose of empowering the City of Auburn to permit the installation and maintenance of other public utilities.

Grantee's rights, privileges and easements shall be exercised on the following terms and conditions:

1. The Installations shall be maintained within the location of the Land as shown and/or described on Exhibit "A." Grantee shall have the right to operate, repair, replace and maintain the Installations on the Land.
2. Grantee shall have the right to cut away and keep clear, remove and dispose of all trees and undergrowth and to remove and dispose of all obstructions now on the Land or that may hereafter be placed on the Land by Grantor or any other person or entity.

3. Grantee shall have the right, when required by law, governmental regulation, or necessity, to conduct scientific or other studies including but not limited to environmental, geotechnical, and archaeological studies on or below the Land.
4. The Easement granted herein is exclusive, with the following limitations: the surface of the Land area may be used by Grantor, its successors and assigns, for landscaping, provided no trees are planted thereon, and provided the subsurface is not penetrated to a depth greater than one foot below the surface, and provided that no irrigation systems are installed on the Land, and further provided such uses are not inconsistent with the rights granted Grantee herein and are approved in writing by the Grantee. By way of example and without limitation of Grantee's control, no structures other than fences (which shall not exceed eight [8] feet in height) may be erected upon the Land. Any fences so erected shall be of a type that could easily be removed should maintenance of the Installation be required (stone or brick fences are examples of types that are not permitted), must be gated sufficiently to enable the passage of service vehicles along the Land area, and must be approved in advance in writing by the Grantee. Furthermore, no grading (cut or fill) may be done within the Easement, without written approval from the Grantee.
5. After the completion of any repair, maintenance or replacement of the Installations, it shall be a condition of the Easement granted herein that Grantee shall leave the Land in a clean and good condition, with all debris removed therefrom and with trenches and cuts properly filled so that all grades, paved areas and seeded grass areas which may have been disturbed by such work are restored to their former condition as nearly as practicable.

The terms and conditions hereof shall be binding upon, and inure to the benefit of the successors and assigns of Grantee and Grantor.

TO HAVE AND TO HOLD said Easement perpetually unto Grantee, its successors and assigns, the right, powers and interests herein granted, which shall be a covenant running with the title to the Land, but subject always to the covenants herein set forth.

IN WITNESS WHEREOF, Grantor has executed and delivered this Easement under seal as of the day and year first above written.

Signed, sealed and delivered this  
24~~th~~ day of June, 2024  
in the presence of:

[Signature]  
Witness

[Signature]  
Notary Public

Auburn Development, LLC

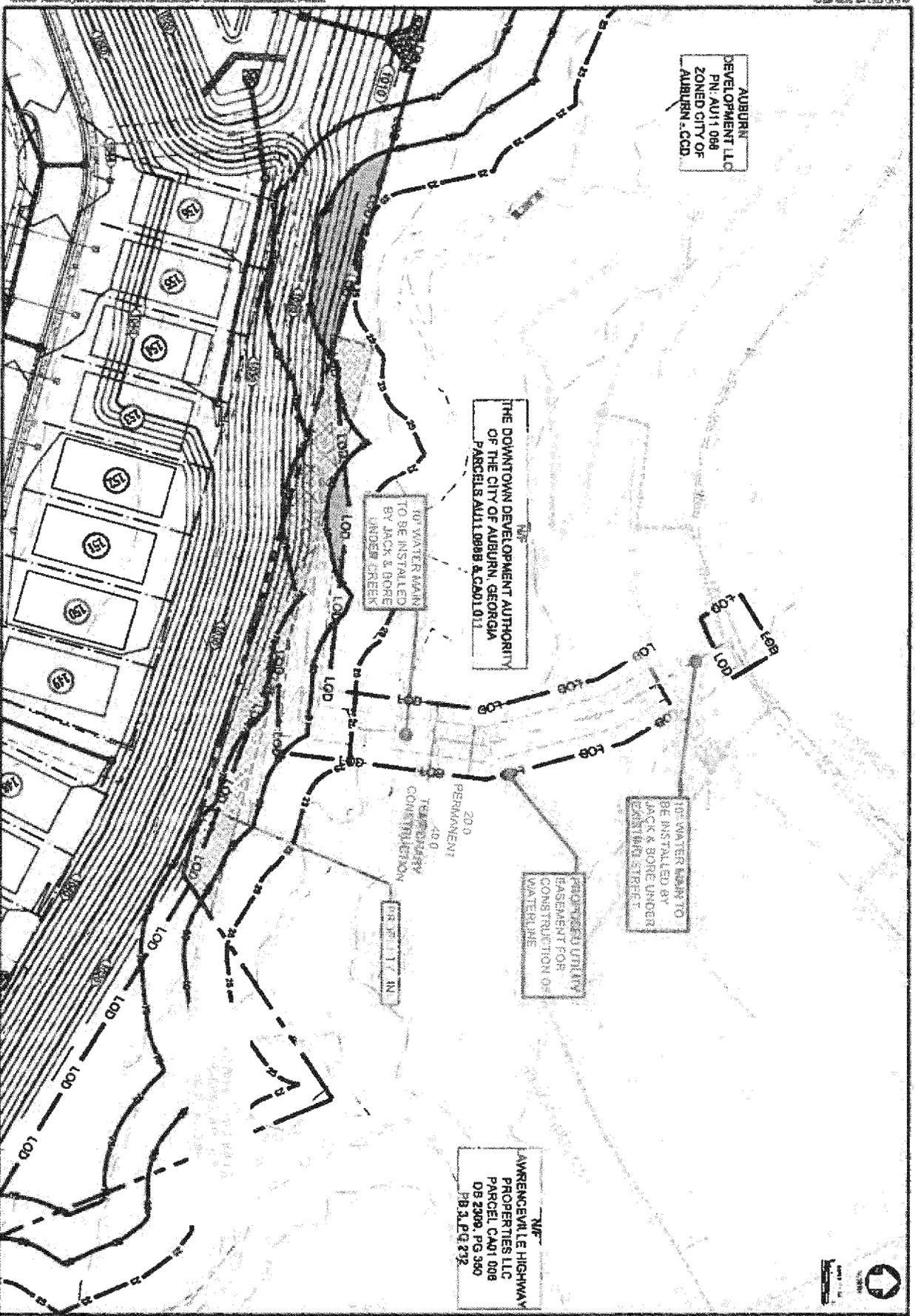
By: [Signature] (SEAL)  
Print Name: DAVID J. SCHMIT  
Title: MANAGER

My Commission Expires: 2/7/26



EXHIBIT "A"

Exhibit "A" Continued



|  |   |  |  |
|--|---|--|--|
|  | <p><b>AMRENCVILLE HIGHWAY PROPERTIES, LLC</b><br/>         PARCEL CA01 008<br/>         DB 2300, PG 350<br/>         PB 3, PG 232</p> | <p><b>BLUE RIVER DEVELOPMENT AND RECREATION TRUST</b><br/>         WATER USE CALLSHEET DB 2300</p> | <p>OFFSITE WATER UTILITY EASEMENT EXHIBIT FOR<br/> <b>HARMONY FARMS</b></p> <p>C-2</p> |
|--|---|--|--|

# 20' WATER EASEMENT EXHIBIT #1

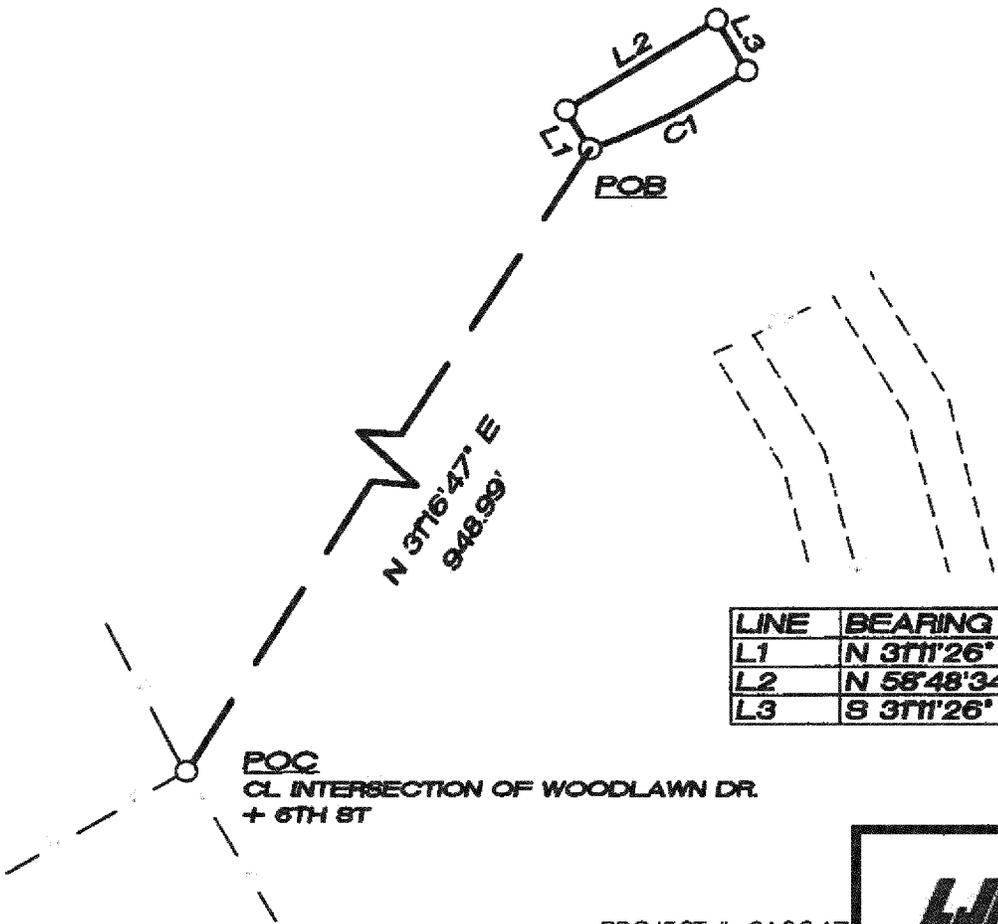
## AUBURN TOWN CENTER

G.M.D. 316  
CITY OF AUBURN,  
BARROW COUNTY, GEORGIA



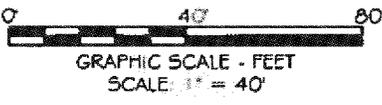
**ESMT. CONTAINS**  
514 SQ. FT.  
0.012 ACRES

| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1    | 158.00' | 40.22'     | 40.12'       | S 63°08'57" W | 14°35'11"   |



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 37°11'26" W | 10.49'   |
| L2   | N 58°48'34" E | 40.00'   |
| L3   | S 37°11'26" E | 13.52'   |

**POC**  
CL INTERSECTION OF WOODLAWN DR.  
+ 6TH ST



PROJECT #: GA3347  
DATE: 06/25/2024  
DRAWN BY: RG  
CHECKED BY: MCB

**LJA SURVEYING INC.**

4525 SOUTH LEE STREET      Phone: 713 953 5200  
BLOOMINGDALE, GA 30510      LSF No. 1390

SHEET  
1 OF 1

Exhibit "A" continued

## Exhibit "A" continued

### Auburn Town Center – 20' W.E.E. #1 Legal Description

An easement lying over and across a parcel of land lying in G.M.D. 316 of City of Auburn, Barrow County, Georgia and being more particularly described as follows:

Commence at a point being the centerline intersection of Woodlawn Drive and 6th Street; thence leaving said intersection run North 31 degrees 16 minutes 47 seconds East for a distance of 948.99 feet to a point, said point being the Point of Beginning of the easement herein described;

Thence run North 31 degrees 11 minutes 26 seconds West for a distance of 10.49 feet to a point; thence run North 58 degrees 48 minutes 34 seconds East for a distance of 40.00 feet to a point; thence run South 31 degrees 11 minutes 26 seconds East for a distance of 13.52 feet to a point, said point lying on a curve to the right, said curve having a radius of 158.00 feet, a central angle of 14 degrees 35 minutes 11 seconds, a chord bearing of South 63 degrees 08 minutes 57 seconds West, a chord length of 40.12 feet; thence run along the arc of said curve for a distance of 40.22 feet to the Point of Beginning.

Said easement contains 514 square feet, or 0.012 acres.

# 20' WATER EASEMENT EXHIBIT #2

## AUBURN TOWN CENTER

G.M.D. 316  
CITY OF AUBURN,  
BARROW COUNTY, GEORGIA

CRUISE WORKS  
 GEORGIA METRIC STATE PLANNING  
 NAD 83 (2011)

**ESMT. CONTAINS**  
 7,854 SQ. FT.  
 0.180 ACRES

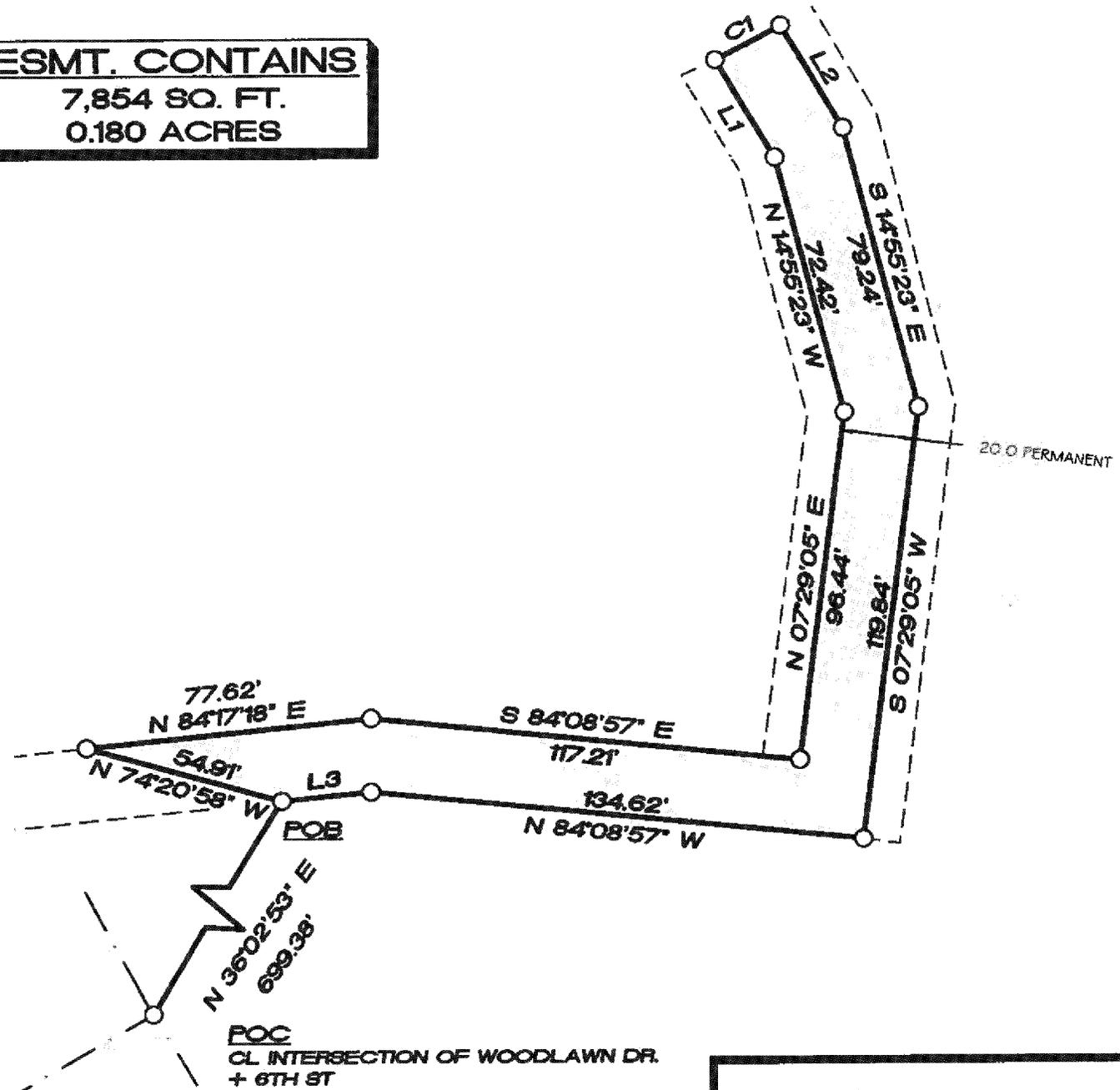
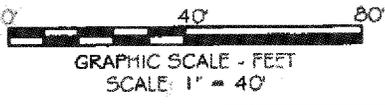


Exhibit "A" CONTINUED



PROJECT #: GA3347  
 DATE: 06/25/2024  
 DRAWN BY: RG  
 CHECKED BY: MCB

**LJA SURVEYING INC.**

4525 SOUTH LEE STREET  
 BUFORD GA 30518

Phone: 713 953 5200  
 LSA No. 1390

SHEET  
 1 OF 2

20' WATER EASEMENT EXHIBIT #2  
AUBURN TOWN CENTER

G.M.D. 316  
CITY OF AUBURN,  
BARROW COUNTY, GEORGIA



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 31°1'26" W  | 31.06'   |
| L2   | S 31°1'26" E  | 32.80'   |
| L3   | S 84°17'18" W | 24.46'   |

Exhibit "A" continued

**LJA** SURVEYING INC.

4525 SOUTH LEE STREET  
DULFORD GA 30516

Phone: 713 953 9200  
LSF No. 1390

SHEET  
2 OF 2

Auburn Town Center – 20' W.E.E. #2 Legal Description

An easement lying over and across a parcel of land lying in G.M.D. 316 of City of Auburn, Barrow County, Georgia and being more particularly described as follows:

Commence at a point being the centerline intersection of Woodlawn Drive and 6th Street; thence leaving said intersection run North 36 degrees 02 minutes 53 seconds East for a distance of 699.38 feet to a point, said point being the Point of Beginning of the easement herein described;

Thence run North 74 degrees 20 seconds 58 seconds West for a distance of 54.91 feet to a point; thence run North 84 degrees 17 minutes 18 seconds East for a distance of 77.62 feet to a point; thence run South 84 degrees 08 minutes 57 seconds East for a distance 117.21 feet to a point; thence run North 07 degrees 29 minutes 05 seconds East for a distance 96.44 feet to a point; thence run North 14 degrees 55 minutes 23 seconds West for a distance 72.42 feet to a point; thence run North 31 degrees 11 minutes 26 seconds West for a distance 31.06 feet to a point, said point lying on a curve to the left, said curve having a radius of 212.00 feet, a central angle of 05 degrees 24 minutes 57 seconds, a chord bearing of North 62 degrees 01 minutes 11 seconds East, and a chord length of 20.03 feet; thence run along the arc of said curve for a distance of 20.04 feet to a point; thence run South 31 degrees 11 minutes 26 seconds East for a distance of 32.80 feet to a point; thence run South 14 degrees 55 minutes 23 seconds East for a distance of 79.24 feet to a point; thence run South 07 degrees 29 minutes 05 seconds West for a distance of 119.84 feet to a point; thence run North 84 degrees 08 minutes 57 seconds West for a distance of 134.62 feet to a point; thence run South 84 degrees 17 minutes 18 seconds West for a distance of 24.46 feet to the Point of Beginning.

Said easement contains 7,854 square feet, or 0.180 acres.

EXHIBIT "A" CONTINUED

# 20' WATER EASEMENT EXHIBIT #3

## AUBURN TOWN CENTER

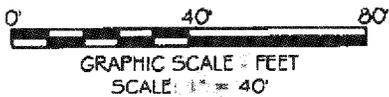
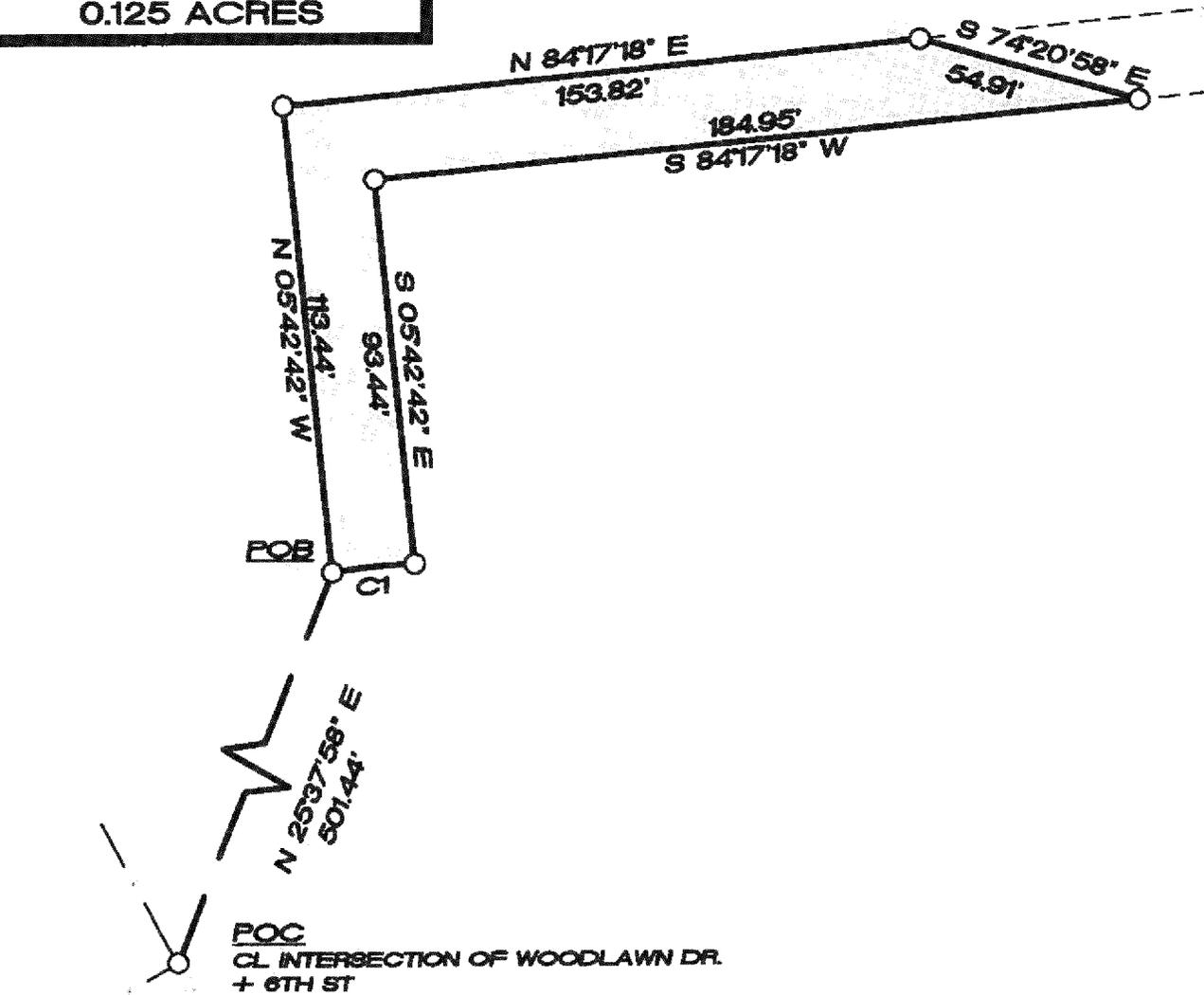
G.M.D. 316  
CITY OF AUBURN,  
BARROW COUNTY, GEORGIA



| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1    | 126.00' | 20.02'     | 20.00'       | S 84°17'18" W | 9°06'15"    |

### ESMT. CONTAINS

5,451 SQ. FT.  
0.125 ACRES



PROJECT #: GA3347  
DATE: 06/25/2024  
DRAWN BY: RG  
CHECKED BY: MCB

**LJA SURVEYING INC.**

4525 SOUTH LEE STREET  
B. FORD GA 30518

Phone: 713 953 5200  
LSP No. 1390

SHEET  
1 OF 1

Exhibit "A" continued

Auburn Town Center – 20' W.E.E. #3 Legal Description

An easement lying over and across a parcel of land lying in G.M.D. 316 of City of Auburn, Barrow County, Georgia and being more particularly described as follows:

Commence at a point being the centerline intersection of Woodlawn Drive and 6th Street; thence leaving said intersection run North 25 degrees 37 minutes 58 seconds East for a distance of 501.44 feet to a point, said point being the Point of Beginning of the easement herein described;

Thence run North 05 degrees 42 minutes 42 seconds West for a distance of 113.44 feet to a point; thence run North 84 degrees 17 minutes 18 seconds East for a distance 153.82 feet to a point; thence run South 74 degrees 20 minutes 58 seconds East for a distance 54.91 feet to a point; thence run South 84 degrees 17 minutes 18 seconds West for a distance 184.95 feet to a point; thence run South 05 degrees 42 minutes 42 seconds East for a distance 93.44 feet to a point, said point lying on a curve to the left, said curve having a radius of 126.00 feet, a central angle of 09 degrees 06 minutes 15 seconds, a chord bearing of South 84 degrees 17 minutes 18 seconds West, and a chord length of 20.00 feet; thence run along the arc of said curve for a distance of 20.02 feet to the Point of Beginning.

Said easement contains 5,451 square feet, or 0.125 acres.

Exhibit "A" continued

# 40' CONSTRUCTION WATER EASEMENT EXHIBIT #2 AUBURN TOWN CENTER

G.M.D. 316  
CITY OF AUBURN,  
BARROW COUNTY, GEORGIA



**ESMT. #1 CONTAINS**  
1,973 SQ. FT.  
0.045 ACRES

**ESMT. #2 CONTAINS**  
2,353 SQ. FT.  
0.054 ACRES

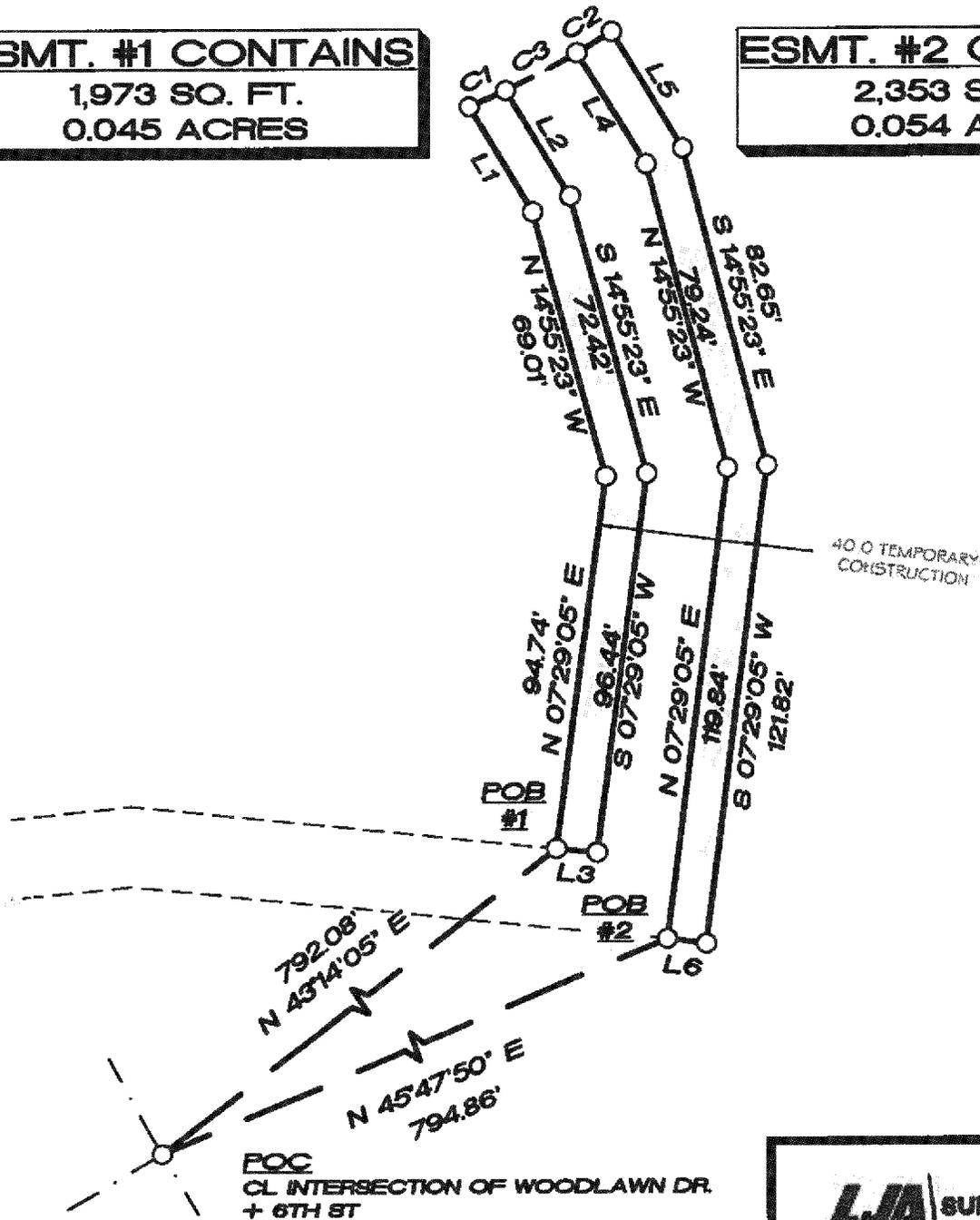
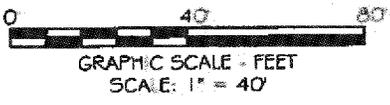


Exhibit "A" continued



PROJECT #: GA3347  
DATE: 06/25/2024  
DRAWN BY: RG  
CHECKED BY: MCB

**LJA SURVEYING INC.**  
4525 SOUTH LEE STREET  
DULFORD, GA 30518  
Phone: 713.953.5200  
LSF No: 1390

SHEET 1 OF 2

40' CONSTRUCTION WATER  
 EASEMENT EXHIBIT #2  
 AUBURN TOWN CENTER  
 G.M.D. 316  
 CITY OF AUBURN,  
 BARROW COUNTY, GEORGIA



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 311'26" W   | 30.91'   |
| L2   | S 311'26" E   | 31.06'   |
| L3   | N 84°08'57" W | 10.00'   |
| L4   | N 311'26" W   | 32.80'   |
| L5   | S 311'26" E   | 34.38'   |
| L6   | N 82°30'55" W | 10.00'   |

| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1    | 212.00' | 10.08'     | 10.08'       | N 66°05'25" E | 2°43'29"    |
| C2    | 212.00' | 10.00'     | 10.00'       | N 57°57'37" E | 2°42'11"    |
| C3    | 212.00' | 20.04'     | 20.03'       | N 62°01'11" E | 5°24'57"    |

Exhibit "A" Continued

PROJECT #: GA3347  
 DATE: 06/25/2024  
 DRAWN BY:RG  
 CHECKED BY:MCB

**LJA** SURVEYING INC.

4525 SOUTH LEE STREET  
 BUFORD GA 30518

Phone: 713 953 5200  
 LSF No 1390

SHEET  
 2 OF 2

**Auburn Town Center – 40' Construction W.E.E. #1 Legal Description**

**An easement lying over and across a parcel of land lying in G.M.D. 316 of City of Auburn, Barrow County, Georgia and being more particularly described as follows:**

**Commence at a point being the centerline intersection of Woodlawn Drive and 6th Street; thence leaving said intersection run North 43 degrees 14 minutes 05 seconds East for a distance of 792.08 feet to a point, said point being the point of beginning of the easement herein described;**

**Thence run North 07 degrees 29 minutes 05 seconds East for a distance 94.74 feet to a point; thence run North 14 degrees 55 minutes 23 seconds West for a distance 69.01 feet to a point; thence run North 31 degrees 11 minutes 26 seconds West for a distance 30.91 feet to a point, said point lying on a curve to the left, said curve having a radius of 212.00 feet, a central angle of 02 degrees 43 minutes 29 seconds, a chord bearing of North 66 degrees 05 minutes 25 seconds East, and a chord length of 10.08 feet; thence run along the arc of said curve for a distance of 10.08 feet to a point; thence run South 31 degrees 11 minutes 26 seconds East for a distance of 31.06 feet to a point; thence run South 14 degrees 55 minutes 23 seconds East for a distance of 72.42 feet to a point; thence run South 07 degrees 29 minutes 05 seconds West for a distance of 96.44 feet to a point; thence run North 84 degrees 08 minutes 57 seconds West for a distance of 10.00 feet to the Point of Beginning.**

**Said easement contains 1,973 square feet, or 0.045 acres.**

Exhibit "A" Continued

Auburn Town Center – 40' Construction W.E.E. #2 Legal Description

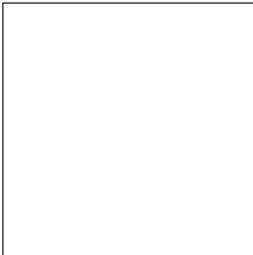
An easement lying over and across a parcel of land lying in G.M.D. 316 of City of Auburn, Barrow County, Georgia and being more particularly described as follows:

Commence at a point being the centerline intersection of Woodlawn Drive and 6th Street; thence leaving said intersection run North 45 degrees 47 minutes 50 seconds East for a distance of 794.86 feet to a point, said point being the point of beginning of the easement herein described;

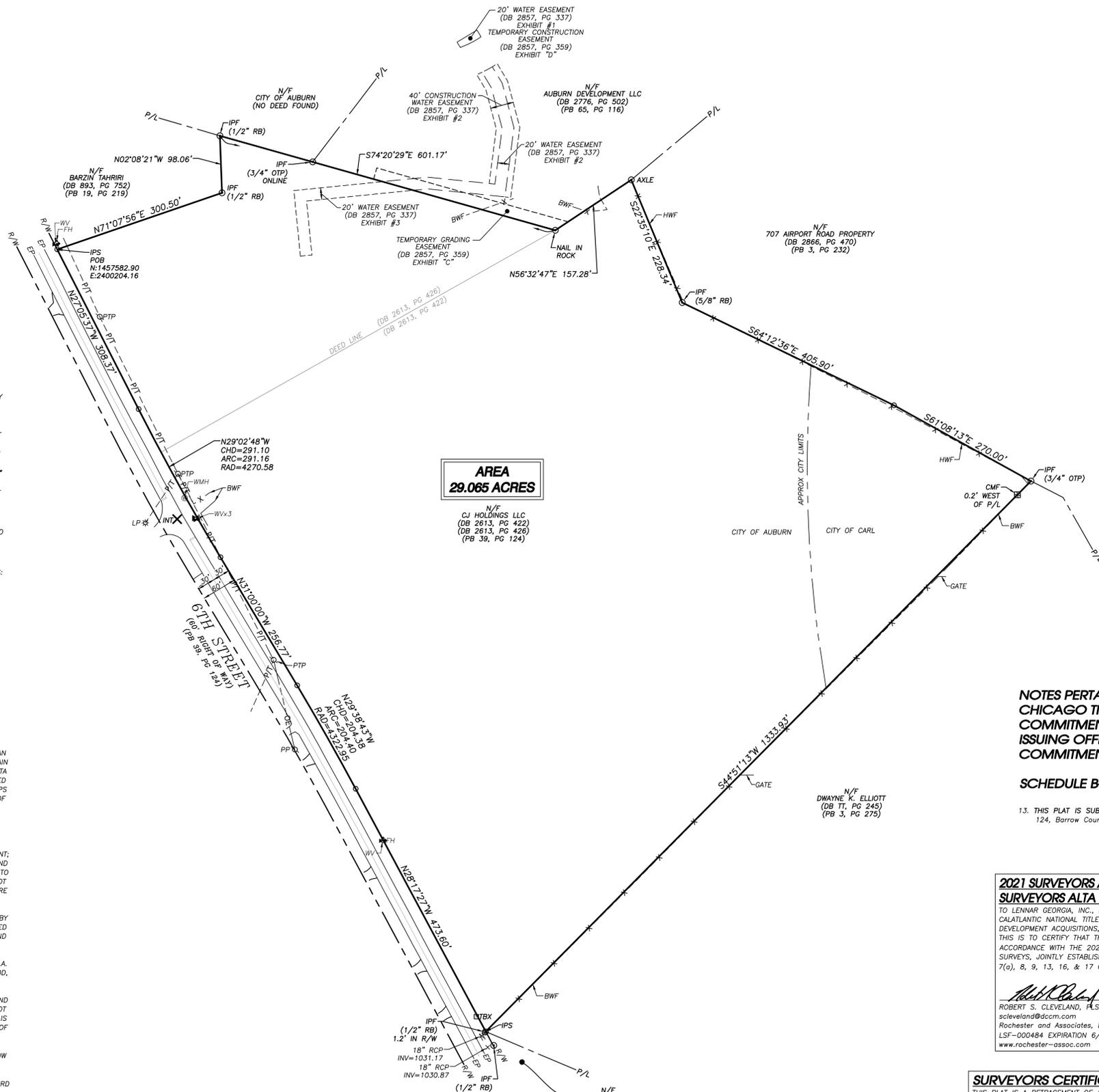
Thence run North 07 degrees 29 minutes 05 seconds East for a distance 119.84 feet to a point; thence run North 14 degrees 55 minutes 23 seconds West for a distance 79.24 feet to a point; thence run North 31 degrees 11 minutes 26 seconds West for a distance 32.82 feet to a point, said point lying on a curve to the left, said curve having a radius of 212.00 feet, a central angle of 02 degrees 42 minutes 11 seconds, a chord bearing of North 57 degrees 57 minutes 37 seconds East, and a chord length of 10.00 feet; thence run along the arc of said curve for a distance of 10.00 feet to a point; thence run South 31 degrees 11 minutes 26 seconds East for a distance of 34.38 feet to a point; thence run South 14 degrees 55 minutes 23 seconds East for a distance of 82.65 feet to a point; thence run South 07 degrees 29 minutes 05 seconds West for a distance of 121.82 feet to a point; thence run North 82 degrees 30 minutes 55 seconds West for a distance of 10.00 feet to the Point of Beginning.

Said easement contains 2,353 square feet, or 0.054 acres

Exhibit "A" Continued



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



**AREA**  
**29.065 ACRES**  
N/F  
CJ HOLDINGS LLC  
(DB 2613, PG 422)  
(DB 2613, PG 426)  
(PB 39, PG 124)

**LEGAL DESCRIPTION**

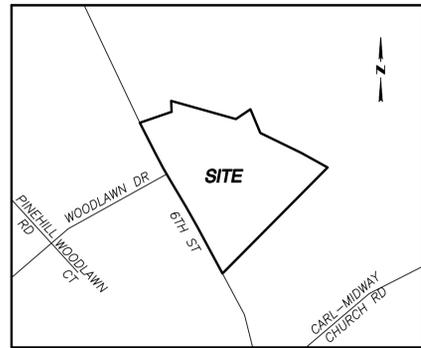
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN G.M.D. 316, CITY OF AUBURN AND CITY OF CARL, BARROW COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET (1/2" REBAR WITH A YELLOW CAP STAMPED "ROCHESTER 000484") ON THE EAST RIGHT OF WAY OF 6TH STREET (60' RIGHT OF WAY) WITH A GEORGIA WEST STATE PLANE COORDINATE OF NORTH 1457582.90, EAST 2400204.16; THENCE LEAVING THE EAST RIGHT OF WAY OF 6TH STREET AND ALONG THE PROPERTY NOW OR FORMALLY BARZIN TAHRIRI THE FOLLOWING COURSES AND DISTANCES: NORTH 71°07'56" EAST, 300.50 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE NORTH 02°08'21" WEST, 98.06 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE ALONG THE PROPERTIES NOW OR FORMALLY CITY OF AUBURN AND AUBURN DEVELOPMENT LLC THE FOLLOWING COURSES AND DISTANCES: SOUTH 74°20'29" EAST, 601.17 FEET TO A NAIL IN A ROCK; THENCE NORTH 56°32'47" EAST, 157.28 FEET TO AN AXLE; THENCE ALONG THE PROPERTY NOW OR FORMALLY 707 AIRPORT ROAD PROPERTY THE FOLLOWING COURSES AND DISTANCES: SOUTH 22°35'10" EAST, 228.34 FEET TO AN IRON PIN FOUND (5/8" REBAR); THENCE SOUTH 64°12'36" EAST, 405.90 FEET TO A POINT; THENCE SOUTH 61°08'13" EAST, 270.00 FEET TO AN IRON PIN FOUND (3/4" OPEN TOP PIPE); THENCE ALONG THE PROPERTY NOW OR FORMALLY SOUTH 44°51'13" WEST, 1333.93 FEET TO AN IRON PIN FOUND (1/2" REBAR WITH A YELLOW CAP STAMPED "ROCHESTER 000484") THE EAST RIGHT OF WAY OF 6TH STREET (60' RIGHT OF WAY); THENCE ALONG THE EAST RIGHT OF WAY OF 6TH STREET THE FOLLOWING COURSES AND DISTANCES: NORTH 28°17'27" WEST, 473.60 FEET TO A POINT; THENCE 204.40 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF NORTH 29°38'43" WEST 204.38 FEET AND A RADIUS OF 4322.95 FEET TO A POINT; THENCE NORTH 31°00'00" WEST, 256.77 FEET TO A POINT; THENCE 291.16 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD OF NORTH 29°02'48" WEST 291.10 FEET AND A RADIUS OF 4270.58 FEET TO A POINT; THENCE NORTH 27°05'37" WEST, 308.37 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 29.065 ACRES.

**SURVEY NOTES**

- 1. THE FIELD DATA DATED 2/26/2025 & 2/27/2025 UPON WHICH THIS PLAT IS BASED HAS AN AVERAGE RELATIVE PRECISION ACCURACY OF LESS THAN 0.9 FEET. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A DUAL FREQUENCY TRIMBLE R12I GNSS GPS RECEIVER WITH A TRIMBLE TSCT DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A WIRELESS NETWORK FROM BASE STATIONS OPERATED BY TRIMBLE NAVIGATION, AND ADJUSTED USING LEAST SQUARES. THIS VALUE WAS DERIVED FROM GPS PROCESSING SOFTWARE. THE HORIZONTAL DATA FOR THIS SURVEY IS NORTH AMERICAN DATUM OF 1983 (NAD 83 GEORGIA WEST ZONE).
- 2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 356,497 FEET.
- 3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT; THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, WHICH MAY EXIST. FURTHERMORE, 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.
- 4. THIS PROPERTY MAY OR MAY NOT CONTAIN WETLAND AREAS. NO EFFORTS HAVE BEEN MADE BY THIS SURVEYOR TO IDENTIFY OR LOCATE ANY WETLAND AREAS ON THIS PROPERTY. A QUALIFIED WETLAND SPECIALIST OR BIOLOGIST, PRIOR TO ANY LAND DISTURBANCE, SHOULD PERFORM WETLAND IDENTIFICATION AND DELINEATION.
- 5. NO PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE AS PER F.E.M.A. INSURANCE RATE MAP OF BARROW COUNTY, GEORGIA. COMMUNITY PANEL NO. 13013C0040D, EFFECTIVE DATE DECEMBER 1, 2022.
- 6. DURING THE FIELD SURVEY PERFORMED ON THIS SITE THERE WERE NO VISIBLE ABOVE GROUND EVIDENCE OF A HUMAN BURIAL AREA OR CEMETERY OBSERVED. HOWEVER, THIS SURVEYOR DID NOT PERFORM A THOROUGH INSPECTION OF THE INTERIOR OF THIS SITE. THEREFORE EXCEPTION IS MADE HEREIN TO ANY HUMAN AREAS OR CEMETERIES THAT MAY EXIST WITHIN THE BOUNDARIES OF THIS SITE.
- 7. ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATES A 1/2" REBAR PLACED WITH A YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF000484", UNLESS OTHERWISE NOTED.
- 8. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON; ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
- 9. THERE ARE NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.
- 10. ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER).
- 11. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED AT THE TIME OF THIS SURVEY.
- 12. NO PROPOSED CHANGES IN STREET RIGHT OF WAYS WAS PROVIDED TO THIS SURVEYOR. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- 13. THIS PROPERTY HAS 0 PARKING SPACES.
- 14. THIS ADDRESS FOR THIS PROPERTY IS "6TH STREET" PER BARROW COUNTY TAX ACCESSORS.



**VICINITY MAP**  
SCALE: NTS

**LEGEND**

- BWF - BARBED WIRE FENCE
- CB&G - CURB & GUTTER
- CBX - CABLE BOX
- CTP - CRIMP TOP PIPE
- CL - CENTER LINE
- CLF - CHAIN LINK FENCE
- CMF - CONCRETE MONUMENT FOUND
- CONC - CONCRETE
- DB, PG - DEED BOOK, PAGE
- DIR - DIRECTION
- EP - EDGE OF PAVEMENT
- FH - FIRE HYDRANT
- INV - INVERT
- IPF - IRON PIN FOUND
- IPS - IRON PIN SET (1/2" REBAR)
- JB - JUNCTION BOX
- LL - LAND LOT
- LLL - LAND LOT LINE
- LP - LIGHT POLE
- MH - MANHOLE
- N/F - NOW OR FORMERLY
- OC- - OVERHEAD COMMUNICATION LINE
- OE- - OVERHEAD POWER LINE
- OTP - OPEN TOP PIPE
- P- - POWER LINE
- PT- - POWER & TELEPHONE LINE
- PBX - POWER BOX
- P/L - PROPERTY LINE
- PM - POWER METER
- PGB - POINT OF BEGINNING
- PP - POWER POLE
- PTP - POWER & TELEPHONE POLE
- PVC - POLYVINYLCHLORIDE PIPE
- PVMT - PAVEMENT
- RB - REBAR
- RCOP - REINFORCED CONCRETE PIPE
- RET - RETAINING
- R/W - RIGHT OF WAY
- S- - SANITARY SEWER LINE
- TBX - TELEPHONE BOX
- TP - TELEPHONE POLE
- WM - WATER METER
- WV - WATER VALVE

**NOTES PERTAINING TO CHICAGO TITLE INSURANCE COMPANY**  
COMMITMENT NO.: 110041-001182-GA  
ISSUING OFFICE FILE NO.: 110041-001182-GA  
COMMITMENT DATE: FEBRUARY 17, 2025, AT 8:00 a.m.

**SCHEDULE B-II**

13. THIS PLAT IS SUBJECT TO All matters shown on recorded plat recorded in Plat Book 39, Page 124, Barrow County, Georgia records.

**2021 SURVEYORS ALTA CERTIFICATION**

**SURVEYORS ALTA CERTIFICATION**  
TO LENNAR GEORGIA, INC., MILLROSE PROPERTIES GEORGIA, LLC, A GEORGIA LIMITED LIABILITY COMPANY, CALATLANTIC NATIONAL TITLE SOLUTIONS, LLC, CHICAGO TITLE INSURANCE COMPANY, BLUE RIVER DEVELOPMENT ACQUISITIONS, LLC, & FIRST AMERICAN TITLE INSURANCE COMPANY:  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR THE ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(G), 8, 9, 13, 16, & 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 02/27/2025.  
*Robert S. Cleveland* 05/15/2025  
ROBERT S. CLEVELAND, PLS #2894 DATE  
scleveland@dccm.com  
Rochester and Associates, LLC.  
LSF-000484 EXPIRATION 6/30/2026  
www.rochester-assoc.com

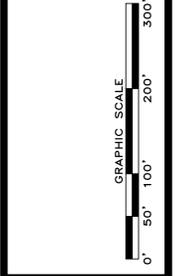
**SURVEYORS CERTIFICATION**

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.  
*Robert S. Cleveland* 05/15/2025  
ROBERT S. CLEVELAND, PLS #2894 DATE  
scleveland@dccm.com  
Rochester and Associates, LLC.  
LSF-000484 EXPIRATION 6/30/2026  
www.rochester-assoc.com

**Rochester** **dccm**  
Rochester and Associates, LLC  
425 Oak St NW, Gainesville, GA 30501  
770.718.0600 p | rochester.dccm.com

ALTA/NSPS LAND TITLE SURVEY FOR  
MILLROSE PROPERTIES GEORGIA, LLC, A GEORGIA LIMITED LIABILITY COMPANY  
CALATLANTIC NATIONAL TITLE SOLUTIONS, LLC, CHICAGO TITLE INSURANCE COMPANY, BLUE RIVER DEVELOPMENT ACQUISITIONS, LLC, & FIRST AMERICAN TITLE INSURANCE COMPANY  
LOCATED IN BARROW COUNTY, GEORGIA  
CITY OF AUBURN & CITY OF CARL

| NO. | DATE    | DESCRIPTION                | REVISIONS |
|-----|---------|----------------------------|-----------|
| 1.  | 5/23/25 | ADDED NAMES TO TITLE BLOCK |           |



SHEET 1 OF 1  
DATE: 2/28/2025  
SCALE: 1" = 100'  
JOB NO.: 0225021.LNR  
DRAWN BY: MNG  
DWG NO.: ALTA.01