



Mayor
Richard E. Roquemore

City Administrator
Michael E. Parks

City Council
Robert L. Vogel III
Taylor J. Sisk
Jamie L. Bradley
Joshua Rowan

AGENDA

Zoning Board of Appeals
May 8, 2024
6:00 pm |
Auburn Way

Call to Order

Approval of the Minutes – March 13, 2024

Approval of the Agenda

New Business: Presented by Sarah McQuade, City Planner

1-ZBA 24-001, application made by Sullins Engineering, LLC to request a variance from Section 17.91.050(2)(b)(i), to reduce the percentage of widows required on the street-facing building facade between three feet and eight feet in height for the purpose of constructing six (6) town-homes, on a portion of 0 6th Street (Tax Parcel AU11 121 pt.).

2-ZBA 24-002, application made by John Kohl to request a variance from Section 17.110.060, to reduce the minimum buffer width from 75 feet to 15 feet, to permit a parking lot in the required buffer, on a property located at 55 County Line Road (Tax Parcel AU10 052).

Public Comments

Announcements

Adjournment



Mavor
Richard E. Roquemore

City Council
Robert L. Vogel III
Taylor Sisk
Jamie Bradley
Joshua Rowan

City Administrator
Michael E. Parks

ZBOA Meeting Minutes
March 13, 2024

Zoning Board of Appeals Meeting Operating Order was read by Sarah McQuade, City Planner

Meeting Called to order by Chairman Sewell

Staff- Motion to Approve February 14, 2024, Meeting Minutes. Motion, 2nd, vote-approved

Staff-Motion to Approve Agenda for March 13, 2024, motion-2nd, vote-approved

Old Business

1. Chairman Read Case: ZBA 23-006, application made by Chris Henderson to request a variance from Section 17.60.090(A) to permit an accessory building within the front yard and from Section 17.60.090(B) to permit more than one storage building on a residential property. located at 283 Fiddlers Trail, Auburn, Georgia 30011.

City Planner, Sarah McQuade gave a summary of the case being presented due to it being tabled on term **shall** & the clarification.

The applicant spoke on his behalf and stated there was nothing he needed to add that was any different from the meeting that was tabled on February 14, 2024.

Ms. Waldrip 292 Fieldview Dr. spoke in opposition. Did not feel like guidelines were followed.

Waldrip heir (currently resides in Winder) spoke in opposition.

Mr. Waldrip 292 Fieldview spoke in opposition of the building & its current location.

A letter from Ann Haven (not part of the original agenda item) was read by Mr. Waldrip in opposition, no address was announced.

Maria Henderson spoke in rebuttal about the situation, she was unaware of the code for that building, she didn't have any problems before except for chickens & the coop in the back.

Motion had to be restated. Motion on original request for Section 17.60.090 A, motion to deny, 2nd, approved.

Motion had to be restated to approve 17.60.090(B) granted 5 ft. variance from property line & secondary structure, paint to match & 60-day time period for the completion.

Motion to adjourn, 2nd, all in favor.



SITE PLAN REQUIREMENTS

(All applicable Items must be Included on the Site Plan; separate sheets may be used)

- Key and/or legend and site location map with North arrow.
- Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning.
- Acreage of subject property.
- Location of land lot lines and identification of land lots.
- Existing, proposed new dedicated and future reserved rights-of-way of all streets, roads, and railroads adjacent to and on the subject property.
- Proposed streets on the subject site.
- Current zoning of the subject site and adjoining properties.
- Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject property.
- Existing buildings' locations and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on adjacent properties within 200 feet of the subject property.
- Location of proposed buildings with total square footage.
- Layout and minimum lot size of proposed single-family residential lots.
- Topography on the subject site and adjacent property up to 200 feet as required to assess runoff effects.
- Location of overhead and underground electrical and pipeline transmission/conveyance lines.
- Required and/or proposed setbacks.
- 100-year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps.
- Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed.
- Required and proposed parking spaces; Loading and unloading facilities.
- Lakes, streams, wetlands, and Waters of the State and associated buffers.
- Proposed stormwater management facilities.
- Community wastewater facilities including preliminary areas reserved for septic drain fields and points of access.
- Availability of water system and sanitary sewer system.
- Location of existing trees and trees to be removed, or a statement that there are none, and whether the trees identified are specimen trees. (A specimen tree is any deciduous (oak, hickories, poplars, etc.) tree with a DBH of 30 inches or greater, coniferous tree (pines, evergreens, etc.) tree with a DBH of 24 inches or greater, or a small understory tree (dogwoods, redbuds, sourwoods, etc.) with a DBH of 10 inches or greater. If no specimen trees exist on the site, note their absence on the plans. If a specimen tree is to be removed, provide a calculation for recompense at 1.5x the diameter.)

Zoning/Special
Exception

VARIANCE APPLICATION

Type of Request:	<input type="checkbox"/> Zoning/Special Exception	<input type="checkbox"/> Administrative	<input type="checkbox"/> Sign	<input type="checkbox"/> Stream Buffer	<input checked="" type="checkbox"/> Other
Applicable Zoning/Sign Code Section:					
Nature of Request:	Required	Proposed	Minimum Setback Requirements	Proposed Setback Requirements	
<input type="checkbox"/> Setback					
<input checked="" type="checkbox"/> Sign					
<input type="checkbox"/> # Parking Spaces					
<input checked="" type="checkbox"/> Other	75' BUFFER	15' BUFFER	75'	15'	
Name of Project/Subdivision: AUBURN SDA			Present Zoning: C-2		
Property Address/Location:			Tax Parcel ID:		
Briefly describe variance request: Revise 75' buffer on northern property line.					
Owner Name: Georgia-Cumberland Association of Seventh-day Adventists, Inc.					
Address: PO Box 12000 Calhoun, GA 30703					
Phone: 706-629-7951			Email: ntoledo@gccsda.com		
Applicant Name (if different from above):					
Address:					
Phone:			Email:		
<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>					
Owner/Applicant Signature: <i>Nick Toledo</i>			Date: <i>3/25/2024</i> <i>Association Secretary</i>		
Sworn to and subscribed before me this <i>25th</i> day of <i>MARCH</i> , 20 <i>24</i> .					
Notary Public: <i>Dawn E Burch</i>			Date: <i>3/25/2024</i>		
Application Received by:			Case Number:		
Application Fee: <input type="checkbox"/> \$450					
ZBOA Public Hearing Date:					

Updated: 05/08/2020



City of Auburn Community Development Department
1369 4th Ave Auburn, GA 30011
770-963-4002 www.cityofauburn-ga.org



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]

Signature of Applicant

X [Signature]

Signature of Owner

3/5/2024

Date

Date

Appeared before me personally this

5th day of April 2024

Appeared before me personally this

5th day of April 2024

[Signature]

Notary Public

[Signature]

Notary Public

My Commission Expires: _____

My Commission Expires: 12/31/2024

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: S. KURT ALLEN

Name and position of government official(s):

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

[Signature]

Signature of Applicant

Signature of Applicant's Attorney/Representative

Date: 3/5/2024

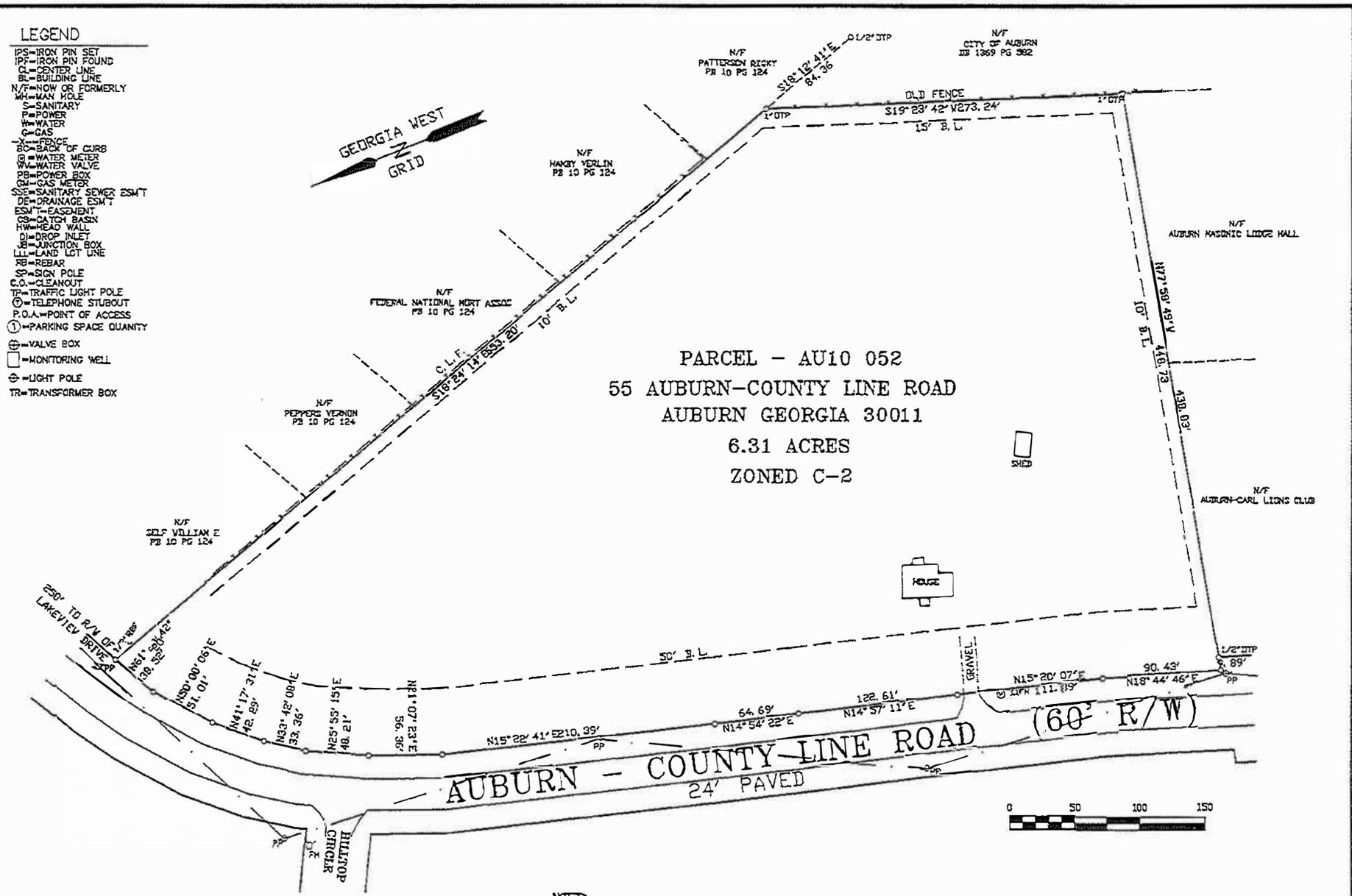
Date: _____

LEGEND

- IPS=IRON PIN SET
- IPF=IRON PIN FOUND
- CL=CENTER LINE
- BL=BUILDING LINE
- N/F=NOW OR FORMERLY
- WM=MAN HOLE
- S=SANITARY
- P=POWER
- W=WATER
- G=GAS
- X=—FENCE
- BO=BACK OF CURB
- WM= WATER METER
- WV= WATER VALVE
- PB=POWER BOX
- GM=GAS METER
- SS=SANITARY SEWER ESMT
- DE= DRAINAGE ESMT
- ESMT=EASEMENT
- CB=CATCH BASIN
- HM=HEAD WALL
- DI=DROP INLET
- JB=JUNCTION BOX
- LL=LAND LOT LINE
- RB=REBAR
- SP=SIGN POLE
- C.C.=CLEANOUT
- TP=TRAFFIC LIGHT POLE
- ⊙=TELEPHONE STUBOUT
- P.O.A.=POINT OF ACCESS
- ⊕=PARKING SPACE QUANTITY
- ⊕=VALVE BOX
- ⊕=MONITORING WELL
- ⊕=LIGHT POLE
- TR=TRANSFORMER BOX



PARCEL - AU10 052
55 AUBURN-COUNTY LINE ROAD
AUBURN GEORGIA 30011
6.31 ACRES
ZONED C-2



- NOTES**
1. ALL IRON PINS SET ARE 1/2" REBAR UNLESS STATED OTHERWISE.
 2. SURVEY AND BEARING DATA ESTABLISHED WITH GPS USING A NETWORK ADJUSTED REAL TIME KINEMATIC ROVER.
 3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS RELATIVE POSITIONAL ACCURACY OF +/-0.03 FEET.
 4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 102,844 FEET.
 5. EQUIPMENT USED IN THIS SURVEY WAS A CARLSON SURVEYOR + NETWORK GPS ROVER USING THE LEICA GRN NETWORK AND A TOPCON OPT300S TOTAL STATION.
 6. FIELD WORK COMPLETED ON OCTOBER 26, 2011.

FLOOD NOTE:
 NO PORTION OF THIS PROPERTY LIES WITHIN A FEDERALLY DESIGNATED 100 YEAR FLOOD ZONE PER FEMA PANEL 13013C0040C EFFECTIVE DATE 12/18/2009.

GARMON
 LAND SURVEYING
 1920 Railroad Street Stadium Ga 30666
 678-724-7582
 garmonsurveying@gmail.com

SURVEY FOR:	
COMMUNITY AND SOUTHERN BANK	
G.M.D. 1740	
CITY OF AUBURN - BARROW COUNTY, GEORGIA	
DATE : OCTOBER 27, 2011	JOB NAME : 55 COUNTY LINE RD
SCALE : 1"=50'	FILE NAME : 55 COUNTY LINE RD.DWG

Principled Engineering

-Engineering with principles of Integrity

1157 Evans Cook Road
Canton, GA 30115
770-815-2622

3-22-24

Richard Edwards
CPL

Re: Seven Day Adventist Church
Auburn, GA

Dear Richard,

We are requesting a variance from the city regarding the 75' buffer adjacent to the north property line. The proposed church project needs the area in question for church member parking. Parking in the area referenced allows us to put a deceleration lane on County line Road as well as to have a soccer field and septic field in our desired location. We hope the city will grant this variance so our project can go on as planned.

Feel free to reach out to me or John Kohl if you have any questions. Thank you for helping on this matter.

Sincerely,



David A. Foster, P.E.



MAYOR
Linda M. Blechinger

CITY ADMINISTRATOR
Michael E. Parks

CITY COUNCIL
Peggy J. Langley
Robert L. Vogel III
Taylor J. Sisks
Jamie L. Bradley

November 20, 2023

Mr. David A. Foster, P.E.
Principled Engineering
1157 Evans Cook Road
Canton, GA 30015

Re: Water Availability Letter – Parcel AU10-052

To Whom It May Concern:

The referenced Parcel Number AU10-052 at 55 County Line Road in Barrow County Georgia has access to public water along its frontage of the road. A 12-inch water line is located on the right side of the right-of-way of County-Line Road, and a 2-inch water line is also located on the left side of right-of-way. Water is provided by the City of Auburn, Georgia.

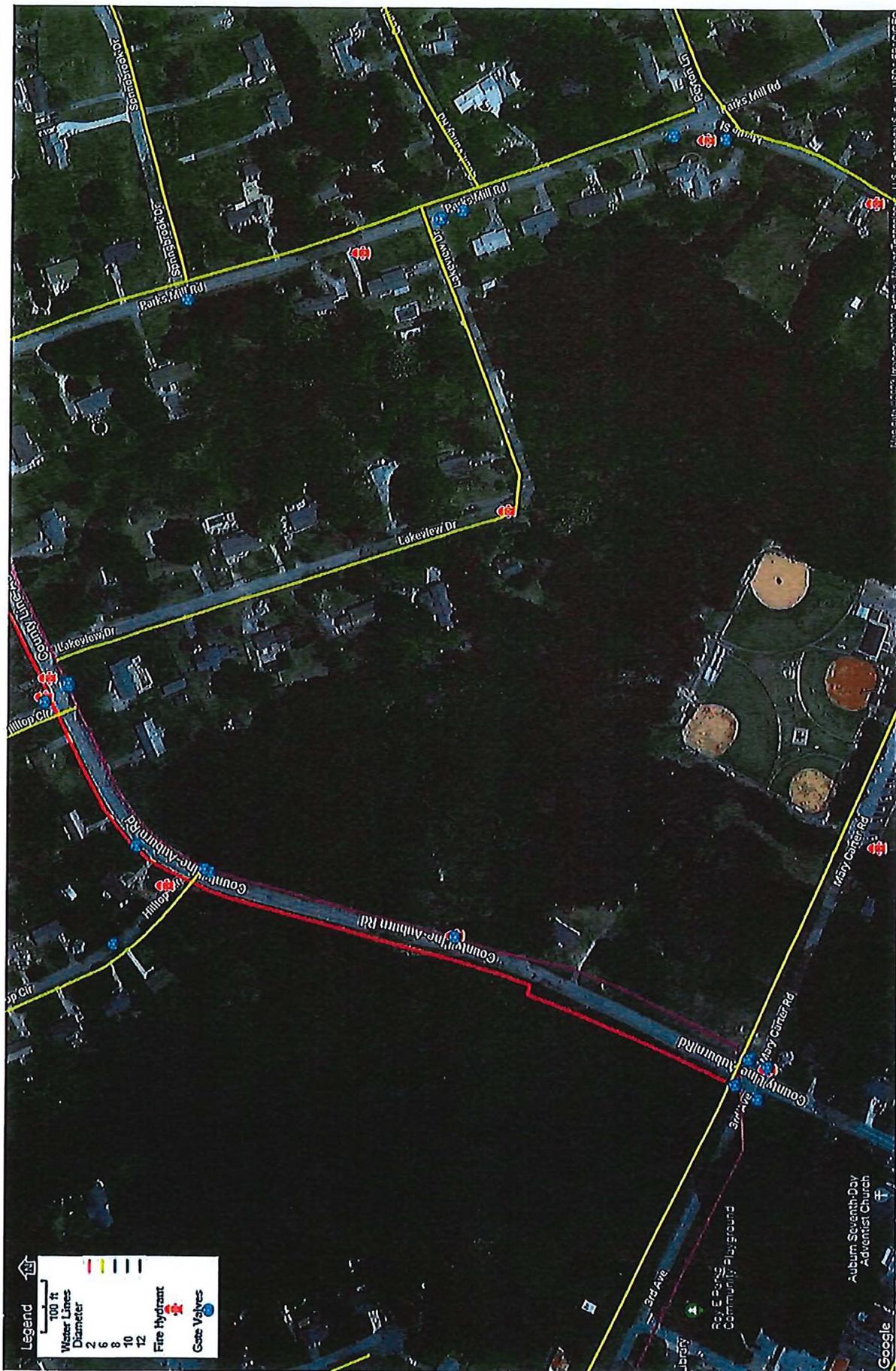
This letter shall not imply any guarantee of water capacity provided by the City and shall be used solely for zoning application purposes. The City is a municipal corporation of the State of Georgia and is an independent public authority separate and apart from the Barrow County Government. Any applications or permits submitted to or issued by the Barrow County Government shall have no bearing or effect on the City.

This letter shall not be considered an approval by the City of any Project or design concept. Project approval will consider the amount of water required and the current water capacity available at the time of development. The city makes no representation regarding the existing water/sewer facility's ability to meet the developer/owner's project-specific requirements. Easements and deeded lands may be required for water facilities, of which procurement will remain the responsibility of the developer/owner. Fire flow and static pressure are the developer's responsibility to obtain and evaluate.

If you have any questions or need any additional information, please contact Iris E. Akridge at (770) 963-4002, Ext.207.

Sincerely yours,

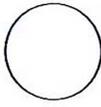
Iris E. Akridge
Public Works Director
City of Auburn



12" Water line



332 Azalea Drive
Panama City Beach
Florida 32413
www.kevincgoins.com Email
kevin@kevincgoins.com Website



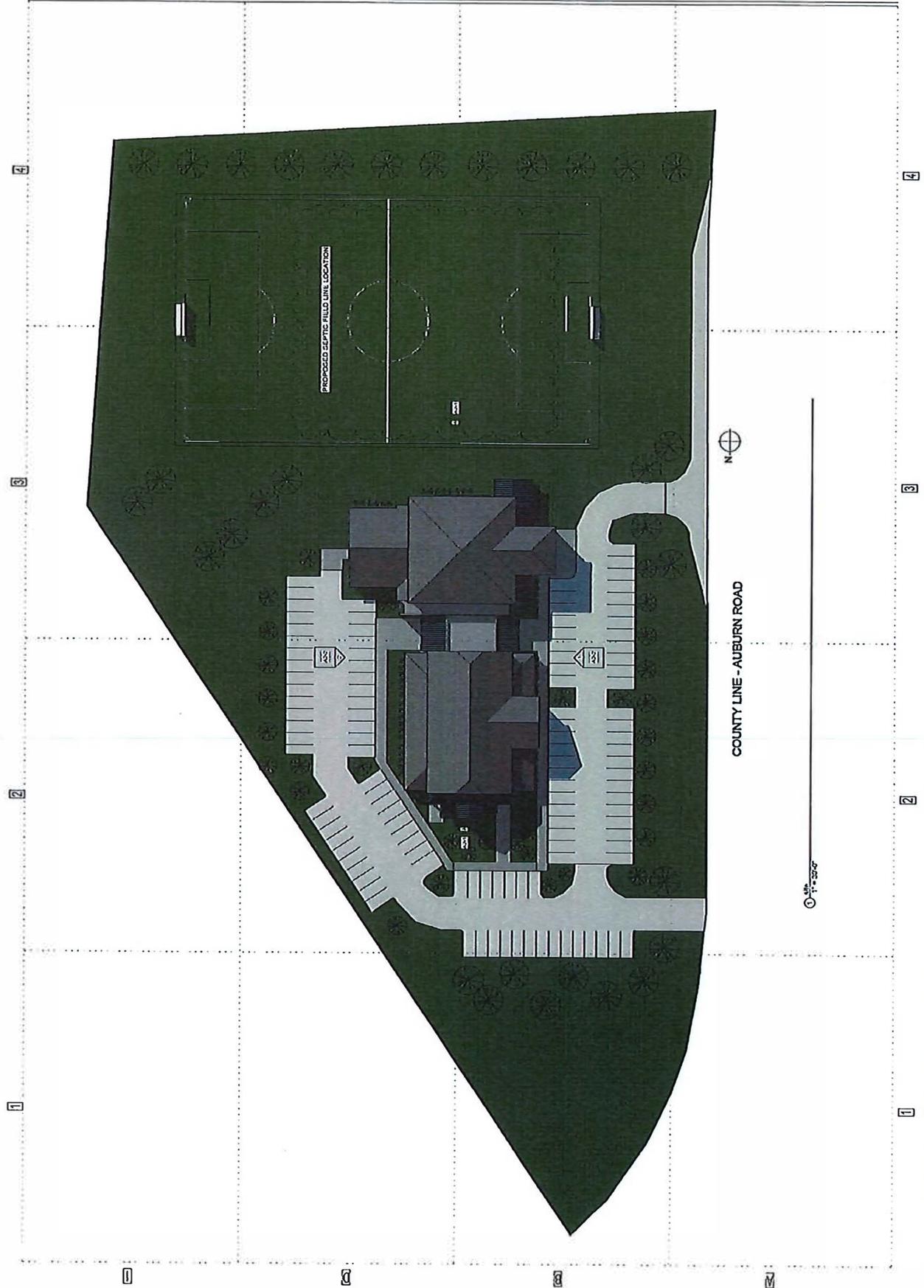
Kevin C. Goins
ARCHITECT, AIA

AUBURN SDA
55 COUNTY LINE ROAD
AUBURN, GA 30011

REVISION:	Draw 1
REVISION:	Draw 1
DATE:	03/17/2024

DRAWN BY:	Author
CHECKED BY:	Chadler
JOB #:	3332
DWT TITLE:	Site Plan

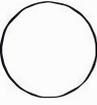
A1-0



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379 Amelia Drive
 Panama City Beach
 Florida 32413
 423.503.1891
 www.kevinfoins.com Email
 kevin@kevinfoins.com WebSite



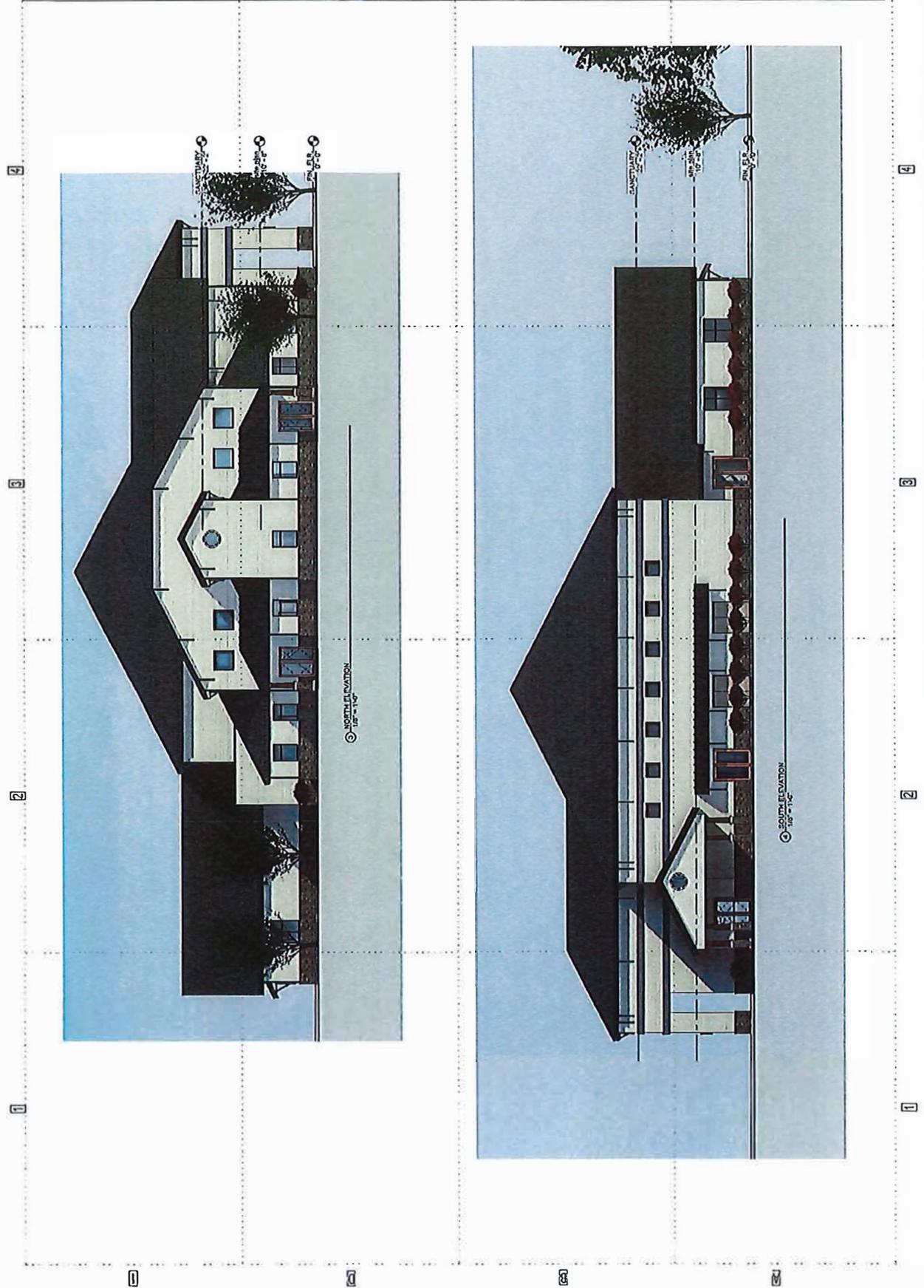
Kevin C. Goins
 ARCHITECT, AIA

AUBURN SDA
 55 COUNTY LINE ROAD
 AUBURN, GA 30011

REVISION:	
REVISION:	03/01/2024
DATE:	

DRAWN BY:	Alpher
CHECKED BY:	Chadler
JOB #:	2024
SHEET TITLE:	Exterior

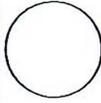
A2-1



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332 Azules Drive
Panama City Beach
Florida 32413
Kevin@kcgarchitect.com Email
620.500.1681 T. Phone
www.kcgarchitect.com Website



Kevin C. Goins
ARCHITECT, AIA

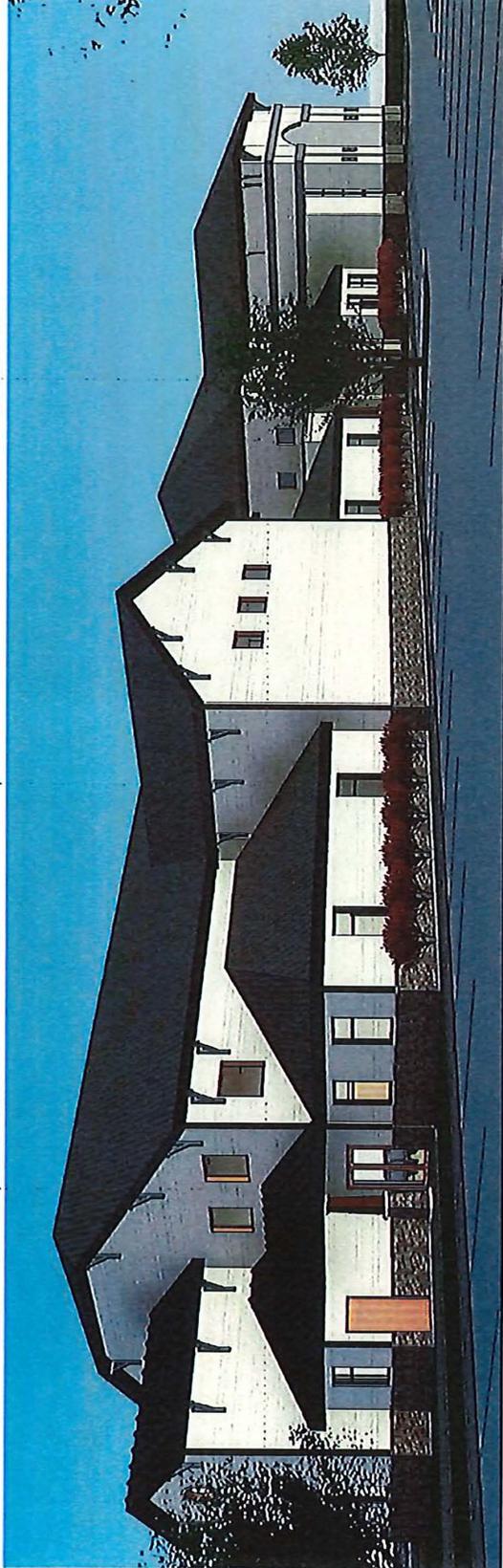
AUBURN SDA
55 COUNTY LINE ROAD
AUBURN, GA 30011

REVISION:	
REVISION:	DATE:
DATE:	BY:

A3-1



① - Elevation View of Main Side

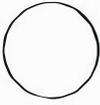


② - Elevation View of Right Side

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332 Avenida Divo
Panama City Beach
Florida 32413
423.509.1881 T
www.kevincgoins.com W

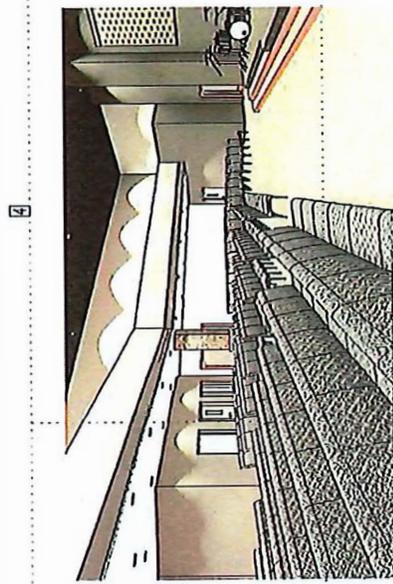


Kevin C. Goins
ARCHITECT, AIA

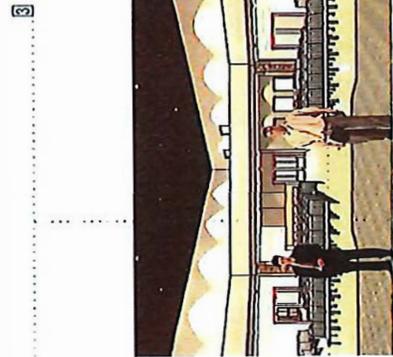
AUBURN SDA
55 COUNTY LINE ROAD
AUBURN, GA 30011

REVISION:	
REVISION:	
DATE:	08/1/2024
DRAWN BY:	AJWH
CHECKED BY:	CHADW
JOB #:	2024
SHEET TITLE:	Interior

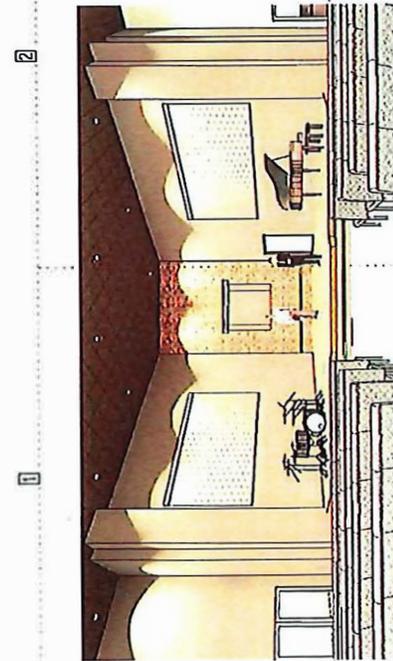
A3-3



1



2

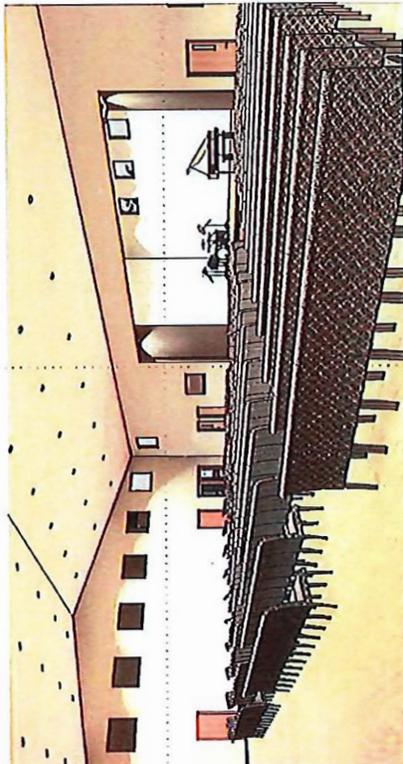
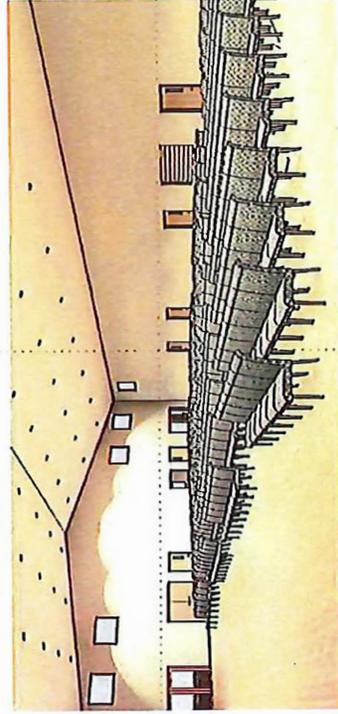


3

4 View of Entrance from Walkway

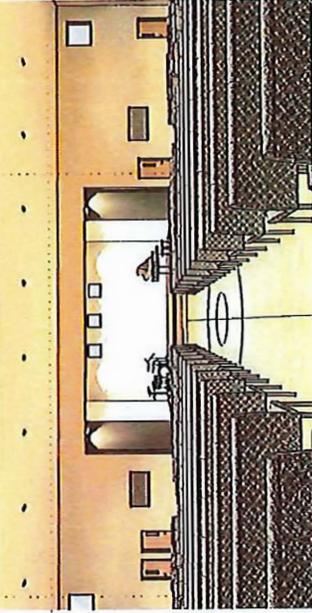
5 Main Dining Room at Walkway

6 View of Entrance from Walkway

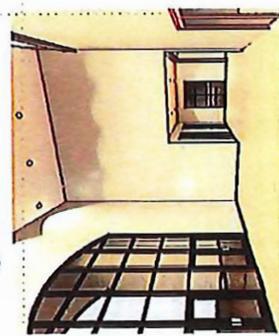


7

8 Side View of Walkway in Multi-Purpose



9 Walkway View of Walkway in Multi-Purpose



10

11 View of Entrance to Multi-Purpose

12 View of Entrance to Walkway

13

14

15

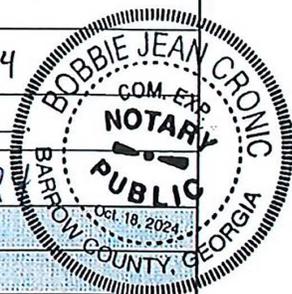
16

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Zoning/Special
Exception

VARIANCE APPLICATION

Type of Request:	<input type="checkbox"/> Zoning/Special Exception	<input type="checkbox"/> Administrative	<input type="checkbox"/> Sign	<input type="checkbox"/> Stream Buffer	<input checked="" type="checkbox"/> Other
Applicable Zoning/Sign Code Section: <u>Variance from Sec. 17.91.050(2)(b)(i)</u>					
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	<u>75% Windows</u>	<u>Not applicable</u>	<u>—</u>	<u>—</u>	
Name of Project/Subdivision: <u>2.02AC tract on 6th St.</u>			Present Zoning: <u>Downtown/Overlay</u>		
Property Address/Location: <u>2.02AC tract on 6th St.</u>			Tax Parcel ID: <u>AU11 121</u>		
Briefly describe variance request: <u>This code section is geared towards commercial developments and this particular portion of this overall tract will be residential. See the letter of intent.</u>					
Owner Name: <u>HBC Investments LLC (Amber Halper)</u>					
Address: <u>5615 Golf Club Drive, Braselton GA 30517</u>					
Phone: <u>267-971-5662</u>			Email:		
Applicant Name (if different from above): <u>Sullins Engineering LLC</u>					
Address: <u>302 W. May St, Winder GA 30680</u>					
Phone: <u>706-773-3849</u>			Email: <u>JAKE SULLINS@GMAIL.COM</u>		
<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>					
Owner/Applicant Signature: <u>[Signature]</u>			Date: <u>3-8-24</u>		
Sworn to and subscribed before me this <u>8</u> day of <u>MARCH</u> , 20 <u>24</u>					
Notary Public: <u>[Signature]</u>			Date: <u>3-8-24</u>		
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, the certifications below must be completed. If the owner is filing the application, only the owner's certification must be completed.

AGENT'S CERTIFICATION

The undersigned below, or as attached, is hereby authorized to make this application by the property owner for the property listed below and located at

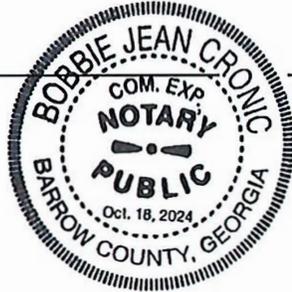
Parcel AU11 121
as shown in the records of Barrow or Gwinnett County, GA.

[Handwritten Signature]
Signature

3-8-24
Date

Appeared before me personally this 8th day of MARCH, 2024.

[Handwritten Signature]
Signature of Notary Public



3-8-2024
Date



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.

Amber Halper

Signature of Applicant

3/4/24

Date

Amber Halper

Signature of Owner

3/4/24

Date

Appeared before me personally this

4th day of MARCH

Robbie Jean Cronin
Notary Public

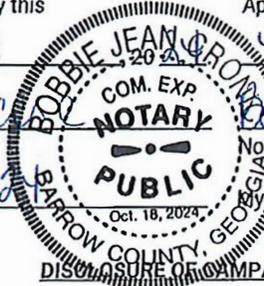
My Commission Expires: 10-24

Appeared before me personally this

4th day of MARCH

Robbie Jean Cronin
Notary Public

My Commission Expires: 10-24



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: Amber Halper

Name and position of government official(s): N/A

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

Amber Halper

Signature of Applicant

Date: 3/4/24

J. Sullins (Sullins Engineering LLC)

Signature of Applicant's Attorney/Representative

Date: 3/4/24



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

6th Street Parcel A111 121

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

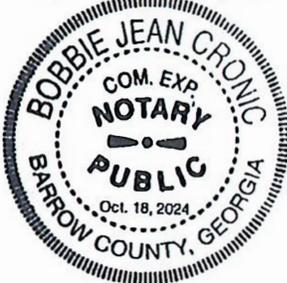
[Handwritten Signature]
Signature

3/4/24
Date

Appeared before me personally this 4th day of March, 2024

[Handwritten Signature: Bobbie Jean Cronin]
Signature of Notary Public

3-4-24
Date





302 West May Street, Winder, GA 30680 * matt@sullinsengineering.com * 706-773-3849

March 8, 2024

RE: Application for a Variance for Parcel AU11 121 in City of Auburn

Letter of Intent

I am writing on behalf of HBC Investments LLC, the owner, to formally request applications for a variance for the above-referenced property, seeking relief from Sec. 17.91.050(2)(b)(i). This property, spanning 2.02 acres, is situated within the Auburn Downtown Overlay District and boasts road frontage along 6th Ave, 6th Street, and Atlanta Highway. Our proposed development divides this parcel into two tracts: tract one (0.59 acres) accommodating six fee-simple townhome units, and tract two (1.36 acres) designated for a commercial drive-through restaurant, as supported by the Auburn Downtown Overlay District.

Sec. 17.91.050(2)(b)(i) stipulates that a minimum of seventy-five percent of the street-facing building facade, between three feet and eight feet in height, must comprise clear windows allowing views of indoor space or product display areas.

It is evident that this code section is primarily directed towards commercial retail or restaurant developments. No private residential house typically has such extensive visibility to the interior, and there is usually a maximum window coverage limit significantly lower than seventy-five percent. For instance, the city of Window mandates window coverage on residential structures to range between a minimum of ten percent and a maximum of fifty percent. While townhomes are a supported use in the Auburn

Downtown Overlay District, they would be unable to conform to this window subsection in a typical manner.

We believe our application meets the criteria outlined in Auburn's Zoning Board of Appeals Sec. 17.150.060(A)(3), specifically as follows:

(a), Our property's location within the Auburn Downtown Overlay District introduces unique challenges due to the district's purpose of promoting new infill residential and nonresidential development in a planned format. The requirements imposed by the overlay district, coupled with the irregular shape and topography of our property, make strict adherence to the window requirement impractical and hinder the development of residential units.

(b), Strict application of the zoning code's window requirement would impose undue hardship on our development plans, hindering the feasibility of the townhome units.

(c), The unique characteristics of our property, including its location within the Auburn Downtown Overlay District and its size, contribute to the specific challenges we face in meeting the window requirement.

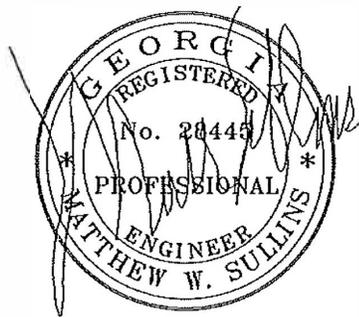
(d), The conditions leading to the hardship are inherent to the property and not the result of any actions taken by HBC Investments LLC.

(e), Granting relief from the window requirement would not detract from the overall objectives of the zoning regulations or negatively impact public welfare.

Thank you for considering our request. We are prepared to provide any additional information or clarification required.

Sincerely,

Matthew Sullins



GA Registration No. 28445



April 15, 2024

Subject: Townhomes, 6th St, Auburn, GA – Parcel AU11 121
AMT, P.C Project No. 23201

To Whom it may concern:

I have reviewed the elevations that I have drawn for the proposed townhomes that will be located at 6th Street, Auburn, GA 30011. As an architect for over 40 years, I contend that the proposed exterior of these townhomes clearly represents a Craftsman style of architecture. The use of board & batten siding with cedar shake accents exterior and some heavy timber gable accents all fit what is commonly thought of as Craftsman style. Also, the use of double hung windows with the top sash having 2/2 lites in conjunction with closed board and batten shutters is classic Craftsman detailing. I have also proposed a classic “carriage house” garage door which carries through the theme of Craftsman architecture. Finally, the use of gabled and shed roof porches with simple square columns and a standing seam metal roof further reinforces the traditional Craftsman style that your community guidelines require.

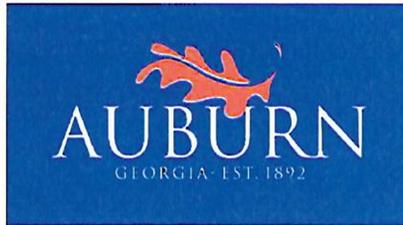
I would be most happy to have a meeting to further discuss this matter and to understand any other features that might be interpreted by your city guidelines that I could possibly incorporate on the front elevations of these townhomes.

Most sincerely,
Armentrout Matheny Thurmond, P.C.

David Matheny, AIA
Principal Architect

PLANS FOR ADMINISTRATIVE REVIEW "AUBURN DOWNTOWN OVERLAY DISTRICT"

DATE	REVISION
3/26/24	PER'S MAY REVISION



TOTAL AREA PROJECT: 1.95 ACRES
TRACT 1 - 0.59 AC.
TRACT 2 - 1.36 AC.

OWNER / DEVELOPER:

*HBC INVESTMENTS, LLC
5615 GOLF CLUB DRIVE
BRASELTON, GA 30517
CHRIS AND AMBER HALPER
#267-971-5662*

SHEET INDEX:

1. COVER SHEET
2. SITE PLAN
3. ARCHITECTURAL - A100
4. ARCHITECTURAL - A200
5. ARCHITECTURAL - A201
6. LANDSCAPE PLAN
7. TREE INVENTORY & ANALYSIS

FUNDING: PRIVATE



DESIGNED BY:

Sullins Engineering, LLC
302 WEST MAY STREET
WINDER, GA 30680
PHONE: (678) 687-6219
CONTACT: MATTHEW SULLINS
CIVIL ENGINEERS ~ LAND PLANNERS

NARRATIVE:
 Tract 1 and Tract 2 to be set off and recorded. Once completed, Tract 1 will have the shown proposed townhome development. Each townhome to be 1 1/2" open porch approximately 20'x90' with the remaining as open space. HDs to be created to maintain storm water and water quality/quantity assessment.

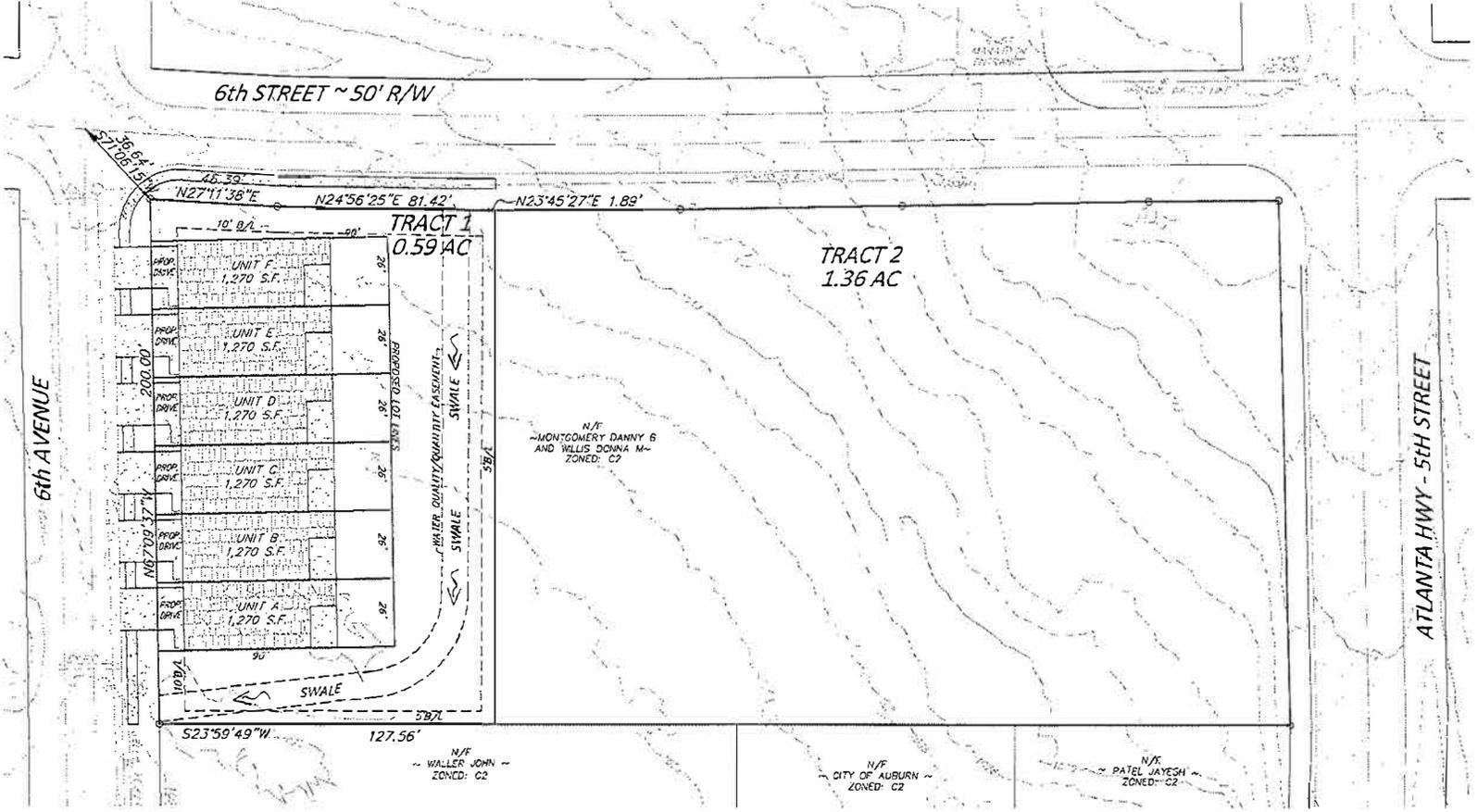
- NOTES:**
- 1.) PROJECT SITE IS PART OF THE AUBURN DOWNTOWN OVERLAY DISTRICT.
 - 2.) THIS REVIEW IS ONLY FOR TRACT 1 (0.59AC)
 - 3.) 6 TOTAL TOWNHOMES (DENSITY 10.17 UNITS/AC)
 - 4.) WATER PROVIDED BY THE CITY OF AUBURN
 - 5.) SEWER PROVIDED BY THE CITY OF AUBURN
 - 6.) TOWNHOMES SHALL COMPLY WITH THE DEVELOPMENT REQUIREMENTS OF SECTION 11.3.0.10 - DEVELOPMENT STANDARDS
 - 7.) TOWNHOMES SHALL COMPLY WITH THE OVERLAY COLOR PALETTE

BUILDING SETBACKS C2:
 FRONT: 10' FROM R/W OF ROADS
 SIDE: 5' FROM PROPERTY LINES
 REAR: 5' FROM PROPERTY LINES

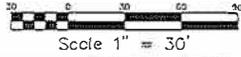
REFERENCE:

- 1.) SURVEY FOR CD-4 L.L.C. BY R.T. DURAND & ASSOC. DATED: 12/16/22
- 2.) NOAA TOPO

TOTAL AREA 1.95 ACRES



~ LEGEND ~
 IMC = IMBERT
 C = CENTERLINE
 L.P.M. = LIGHT POLE
 ELEV. = ELEVATION
 L.P. = LIGHT POLE
 W. = WATER LINE
 P. = PROPERTY LINE
 R/W = RIGHT OF WAY
 UPS = IRON PIN SET (1/2" OPEN 180°)
 IFF = IRON PIN FOUND (1/2" REBAR)



OWNER / DEVELOPER:
 MONTGOMERY DANNY B
 WILLIS DONNA M AND
 FLYNN WAYNE BRENDAN
 13225 101ST ST LOT 164
 LARGO, FL 33773



DATE:	12/16/22
SHEET:	1

THIS PLAN IS THE PROPERTY OF SULLINS ENGINEERING, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SULLINS ENGINEERING, LLC.

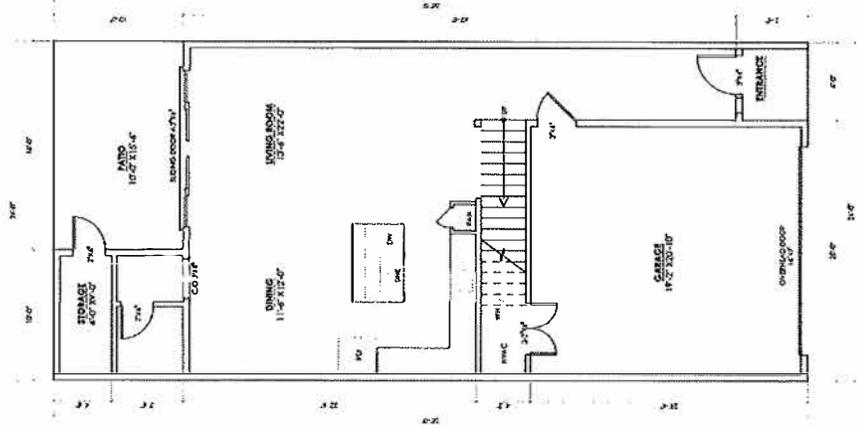
302 WEST MAIN STREET
 SUITE 200
 AUBURN, GA 30007
 PHONE: (678) 491-0419
Sullins Engineering, LLC
 CIVIL ENGINEERS & LAND SURVEYORS

SITE PLAN FOR
1335 6th STREET TOWNHOMES
 LOCATED AT:
 PARCEL 101170 000 277
 1335 6th Street
 BASSDA COUNTY, GEORGIA

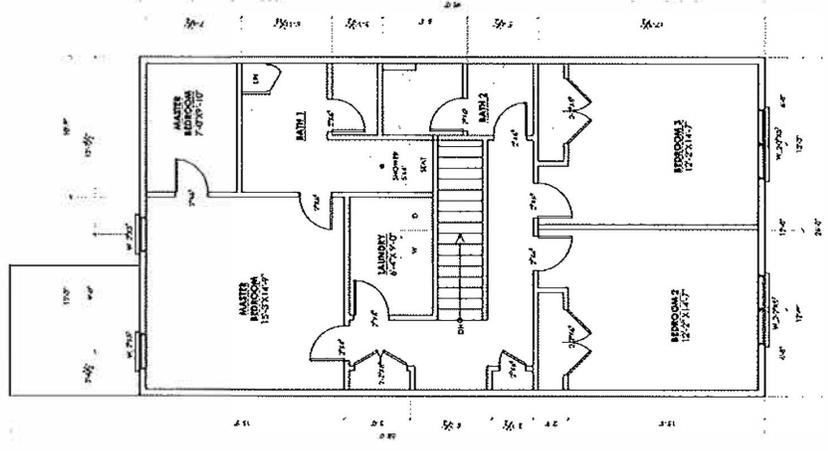


DATE:	12/16/22
SHEET:	1

REVISIONS NO. DATE BY DESCRIPTION 1 00/00/00 [Name] [Description] 2 00/00/00 [Name] [Description]	CHECKED: TWA DRAWN: [Name] PROJECT: [Name] DATE: 00/00/00	00-0000	amt ENGINEERS ARCHITECTS Amenroui • Moheeny • Thurmond	TOWNHOUSE 1335 68th STREET AUBURN, GA 30011	ROOM PLAN A100
					FIRST FLOOR PLAN SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

REVISION
 A200

TOWNHOUSE
 1335 6TH STREET
 AUBURN, GA 30011

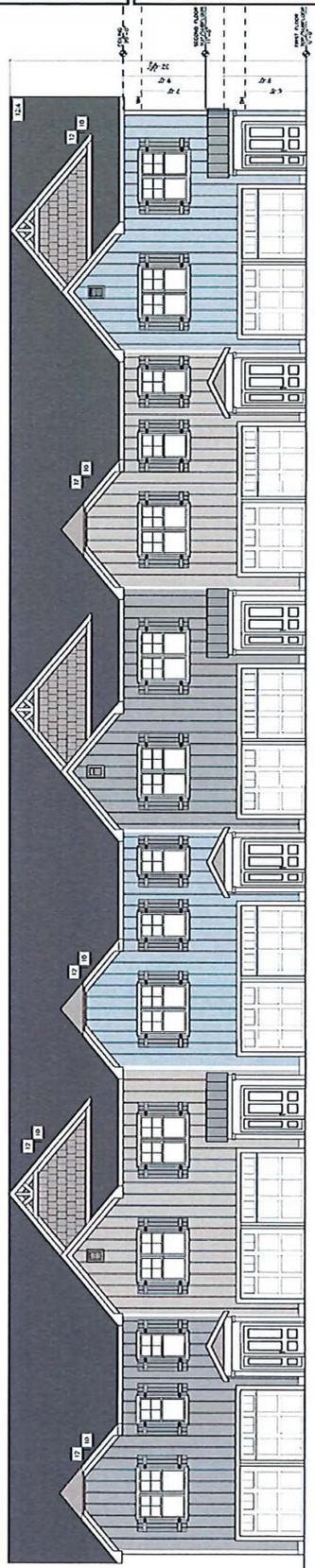
amt
 ENGINEERS
 ARCHITECTS
 PLANNERS
 Amenitoui • Molhony • Thurmond

05/16/2011

DESIGNED: TMM
 CHECKED: CMM/MBT
 APPROVED: CMM/MBT

NO.	DATE	REVISIONS

FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



NOTE: THIS DRAWING IS COPYRIGHT PROTECTED. ANY ALTERATIONS OR REPRODUCTIONS MUST BE AUTHORIZED IN WRITING BY AMETROPOL MATHEMATICS ENGINEERING.

21301
ELEVATION
A201

TOWNHOUSE
1335 6TH STREET
AUBURN, GA 30011

amt
ENGINEERS
ARCHITECTS
PLANNERS
Amentout • Moloney • Thurmond

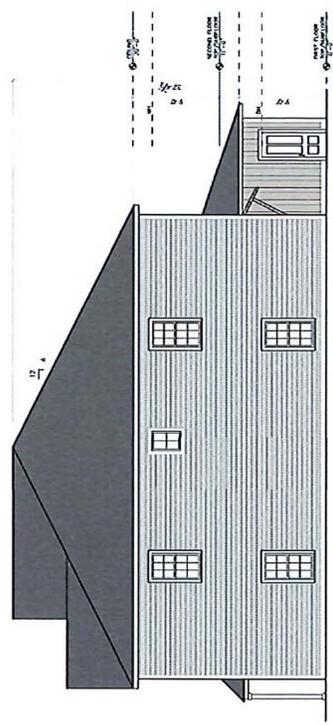
PROJECT NO. 21301
DATE: 05/11/2011
DRAWN BY: J. KENCKE
CHECKED BY: J. KENCKE
SCALE: AS SHOWN
PROJECT: TOWNHOUSE
SHEET: 5

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	05/11/2011
2	ISSUED FOR CONSTRUCTION	
3	ISSUED FOR OCCUPANCY	
4	ISSUED FOR ARCHIVE	
5	ISSUED FOR RECORDS	

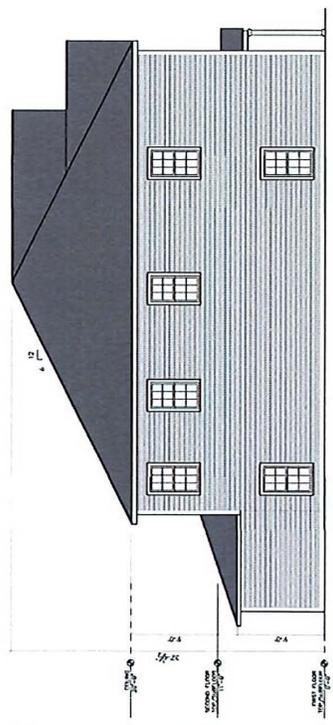
REAR ELEVATION 3
SCALE: 1/4" = 1'-0"



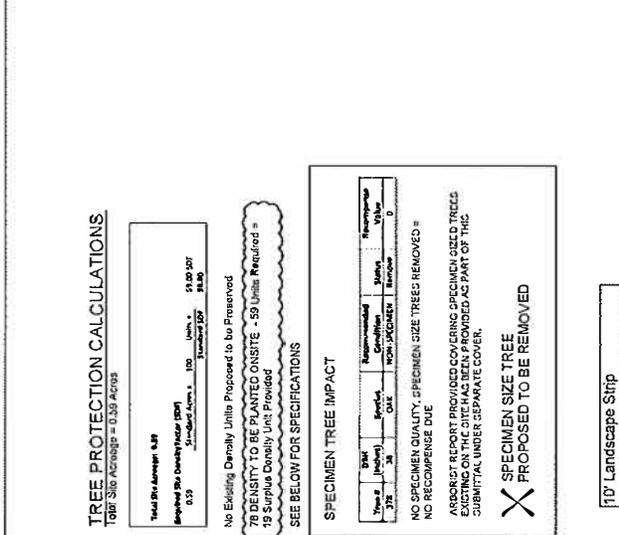
RIGHT SIDE ELEVATION 1
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION 2
SCALE: 1/4" = 1'-0"



NOT: THIS DRAWING IS COPYRIGHT PROTECTED. ANY REPRODUCTION OR REPRODUCTION MUST BE APPROVED IN WRITING BY AMT ENGINEERS ARCHITECTS PLANNERS.



TREE PROTECTION CALCULATIONS

TOTL SITE AREA = 0.39 ACROSS
 Total Site Area: 0.39
 Required Site Density (DST): 19 Surplus Density Unit Provided
 Standard Area: 1.05
 Units: 19.00 DST
 Standard DST: 0.35

No Existing Density Units Proposed to be Protected
 78 DENSITY TO BE PLANTED ONSITE - 59 Units Required =
 19 Surplus Density Unit Provided

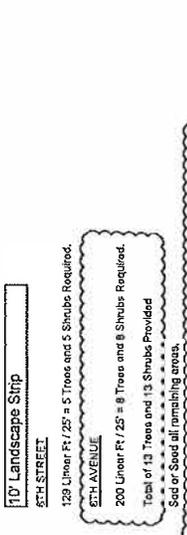
SEE BELOW FOR SPECIFICATIONS

SPECIMEN TREE IMPACT

Tree #	DBH (inches)	Species	Caliper	Height (feet)	Health	Value	Remarks
1	12"	Red Maple	1.5"	18'	Good	100	Specimen Tree to be Removed
2	10"	Red Maple	1.2"	15'	Good	80	Specimen Tree to be Removed

NO SPECIMEN QUALITY. SPECIMEN SIZE TREES REMOVED = NO RECOMPENSE DUE
 ADJUST REPORT REQUIRED CONCERNING SPECIMEN SIZED TREES EXISTING ON THE SITE HAS BEEN PROVIDED AS PART OF THIS SUBMITTAL UNDER SEPARATE COVER.

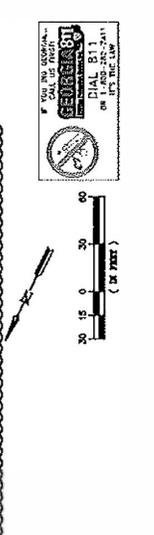
X SPECIMEN SIZE TREE PROPOSED TO BE REMOVED



PLANT SCHEDULE

Plant Name	Quantity	Notes
5' Tree	5	Required along 6th Street
5' Shrub	5	Required along 6th Street
8' Tree	8	Required along 6th Avenue
9' Shrub	9	Required along 6th Avenue

Root barriers. Installation of root barriers, in accordance with manufacturer's specifications, when trees are planted within ten feet of a sidewalk, curb, pavement, utility corridor, or other structure. Root barriers shall be installed between a sidewalk and curb and utility corridor root barrier along both the sidewalk and the curb. Street trees installed between an underground utility corridor and a sidewalk shall require root barriers along both the utility corridor and the sidewalk. The length of the root barrier shall be no less than 30 feet. The width of the root barrier shall be no less than 18 inches. The root barrier shall be installed parallel to the sidewalk. Root barrier measure less than the total length, parallel to the improvement to be protected.



OVERLAY LANDSCAPE PLAN

THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT

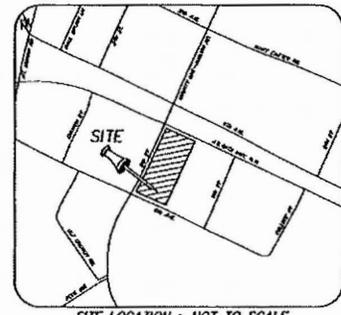
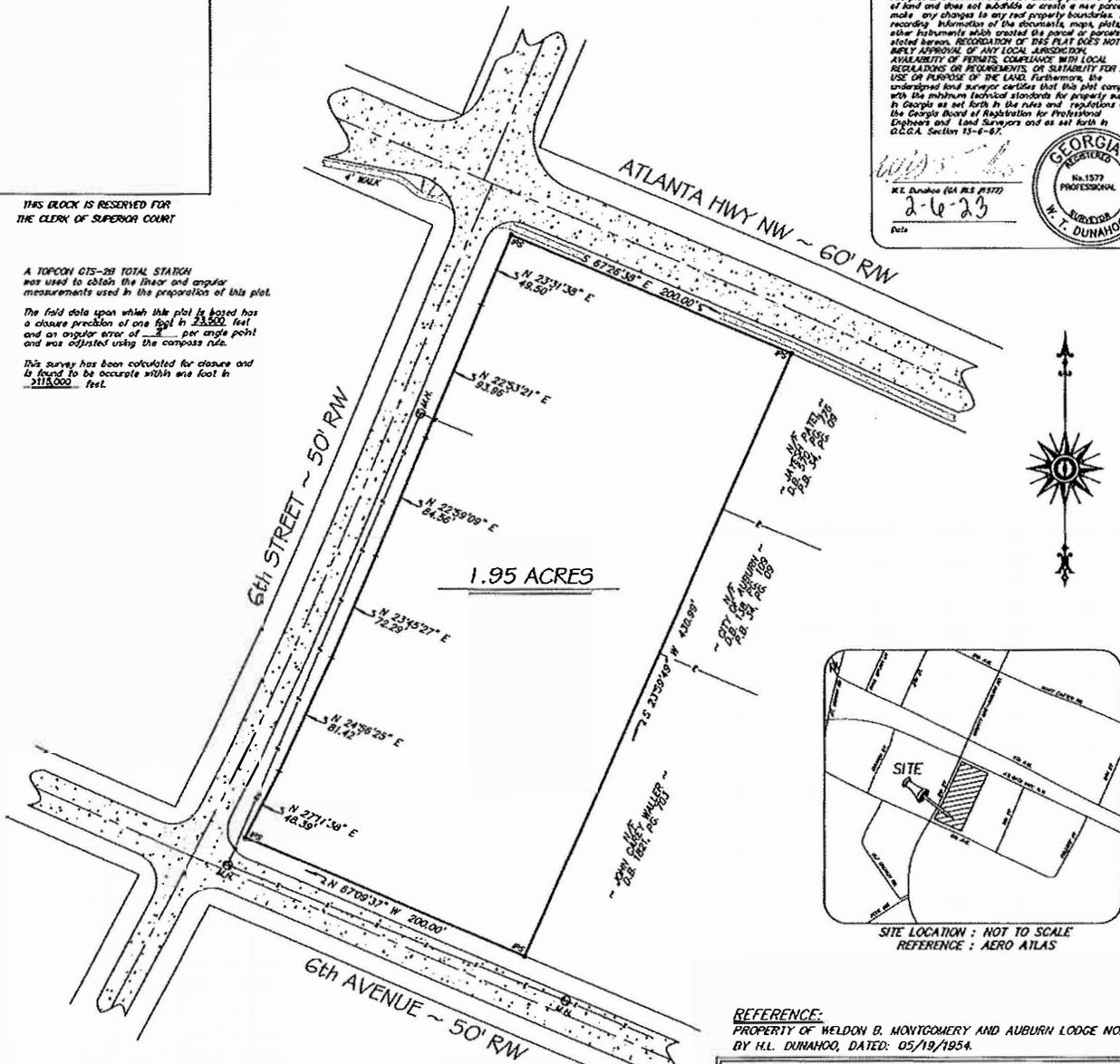
A TOPCON GTS-28 TOTAL STATION was used to obtain the linear and angular measurements used in the preparation of this plot.

The field data upon which this plot is based has a closure precision of one foot in 23,550 feet and an angular error of 1" per angle point and was adjusted using the compass rule.

This survey has been calculated for closure and is found to be accurate within one foot in 2115,000 feet.

SURVEYORS CERTIFICATION: (1)
 This plot is a re-division 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 herein. 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 plot 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 13-6-67.

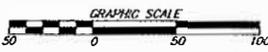
W. T. DUNAHOO
 No. 1577
 PROFESSIONAL
 2-6-23
 W. T. DUNAHOO



SITE LOCATION : NOT TO SCALE
 REFERENCE : AERO ATLAS

- ~ LEGEND ~
 R/W = RIGHT OF WAY
 RPS = IRON PIN SET (1/2" OPEN TOP)
 R/F = REBAR FOUND
 -E- = PROPERTY LINE
 CON F = CONDUIT FOUND
 M.H. = MANHOLE
 -S- = SEWER LINE

FLOOD NOTE:
 NO FLOOD HAZARD ZONE EXISTS ON SITE AS PER F.I.R.M. COMMUNITY PANEL No. 13013C00400, DATED 12/01/2022.



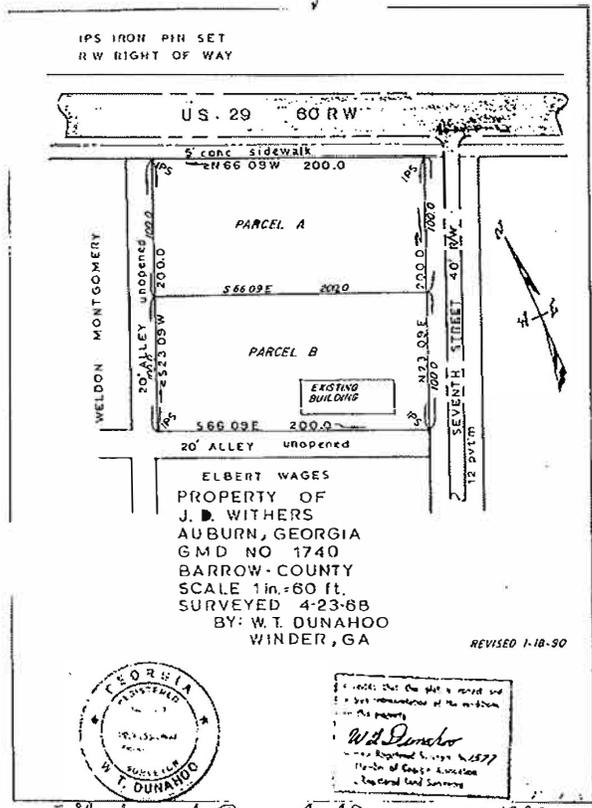
REFERENCE:
 PROPERTY OF WELDON B. MONTGOMERY AND AUBURN LODGE NO. 230 BY H.L. DUNAHOO, DATED: 05/19/1954.

SURVEY FOR		STATE OF GEORGIA		
CB-4 L.L.C.				
CITY	GRID	COUNTY	SCALE	DATE
AUBURN	1740	BARROW	1"=50'	12/19/2022
W. T. DUNAHOO AND ASSOCIATES, L.L.C.				
P.L.S. BOX 183 200 W. 84TH ST.		6700 MAZ-3011		BRIDGE, GEORGIA

All that tract or parcel of land lying and being in GMD 1740, City of Auburn, Barrow County, Georgia, containing 1.95 acres, and more particularly described on that Survey For "CB-4 L.L.C." dated December 19, 2022, prepared by W.T. Dunahoo, Georgia Registered Surveyor Number 1577, and more particularly described as follows:

To find the true point of beginning, begin at an iron pin set at the intersection on the northern right of way of 6th Avenue (50' right of way) with the eastern right of way of 6th Street (50' right of way), this being the true point of beginning.

From the point of beginning thus established, and going along the right of way of 6th Street north 27 degrees 11 minutes 38 seconds east a distance of 48.39 feet to a point; thence north 24 degrees 56 minutes 25 seconds east a distance of 81.42 feet to a point; thence north 23 degrees 45 minutes 27 seconds east a distance of 72.29 feet to a point; thence north 22 degrees 59 minutes 09 seconds east a distance of 84.56 feet to a point; thence north 22 degrees 53 minutes 21 seconds east a distance of 93.96 feet to a point; thence north 23 degrees 31 minutes 38 seconds east a distance of 49.50 feet to an iron pin set on the southern right of way of Atlanta Hwy NW (60' right of way); thence along the right of way of Atlanta Hwy NW south 67 degrees 26 minutes 38 seconds east a distance of 200.00 feet to an iron pin set; thence leaving the right of way of Atlanta Hwy NW and going south 23 degrees 59 minutes 49 seconds west a distance of 430.99 feet to an iron pin set on the northern right of way of 6th Avenue; thence along the right of way of 6th Avenue north 67 degrees 09 minutes 37 seconds west a distance of 200.00 feet to an iron pin set and the true point of beginning.



I certify that the plat is correct and
is a true representation of the conditions
on the property.

W. T. Dunahoo
Registered Professional Land Surveyor
No. 1577
Member of Georgia Association
of Professional Land Surveyors

Filed and Recorded January 24, 1990