

**ORDINANCE 25-009**

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP  
TO REZONE 13.394± ACRES CONSISTING OF TAX PARCELS AU05 018 and  
AU 05 019 LOCATED AT 21 APALACHEE RD. FROM AG, AGRICULTURAL  
TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT, IN THE CITY OF  
AUBURN**

WHEREAS, the owner's agent has submitted an application to rezone said property from AG to PUD; and

WHEREAS the City has reviewed the application and determined that the requested zoning complies with other adopted City policies and initiatives; and

WHEREAS, the Planning and Zoning Commission held a public hearing on August 20, 2025, and submitted a favorable recommendation to the City Council, and;

WHEREAS, the City Council conducted a public hearing on September 11, 2025, on the proposed rezoning in accordance with Georgia Law; and

WHEREAS it is in the best interest of the health, safety and welfare of the citizens of the City to zone the property described herein;


NOW THEREFORE THE COUNCIL OF THE CITY OF AUBURN HEREBY ORDAINS as follows:

The property is rezoned to PUD with the following conditions of zoning:

1. The site shall be developed in conformance with the submitted concept plan and development standards adopted as part of this rezoning action. However, alterations necessary to accommodate other conditions specified herein are permitted without additional approval, provided they align with the spirit and context of the approval as determined by the Community Development Director.
2. A continuous landscaped strip, no less than ten (10) feet in depth, shall be established parallel to the entirety of the McCully Drive frontage.
3. Prior to the issuance of a Land Disturbance Permit (LDP) for the construction of any street not ending in a cul-de-sac, formal waivers shall be obtained to allow for the construction of dead-end "stub" streets and driveways from dead-end street segments, pursuant to Title 16, Sec. 16.28.030.C, and Title 16, Sec. 16.28.060.B.
4. The approval of this rezoning request shall not constitute automatic approval of the construction of any street that does not end in a cul-de-sac, nor the installation of any access provisions or driveways from a dead-end segment of any street.
5. The final plat submitted for recordation of the subject development shall bear a statement notifying land purchasers that the property described therein is proximate to a preexisting telecommunications tower, and that a structural failure of the tower might adversely impact one or more of the subdivided lots.

6. The Developer shall use a variety of techniques to avoid the monotonous appearance of identical houses. Such techniques may employ among others the use of differing front elevations, architectural styles, building exteriors, colors, setbacks or other similar techniques to provide a more aesthetically pleasing appearance to the subdivision. There shall be no vinyl siding permitted. No two (2) adjacent houses shall have front elevations which are visually the same; this distinction can be accomplished through a combination of color, materials, architectural features, and/or building massing.
7. A mandatory Homeowners Association (HOA) shall be established and shall be responsible for maintenance of all common facilities, open spaces, recreation areas, and street frontage landscaping. Landscaping along the frontages of Apalachee Church Road and McCully Drive shall be landscaped by the developer and maintained by the HOA and shall include decorative masonry entrance features. Landscape plans, entrance features, and fencing shall be subject to the review and approval of the Community Development Director. Said HOA shall be incorporated which provides for building and grounds maintenance, repair, insurance, and working capital. Said association must also include declarations, by-laws, and rules which shall at a minimum regulate and control the following:
  - a. All grounds, including recreation areas and common areas.
  - b. Stormwater detention infrastructure maintenance.
  - c. Fence, wall, and sign maintenance.
8. Natural vegetation shall remain on the property until the issuance of a development permit.
9. Underground utilities shall be provided throughout the development, except for the existing telecommunications tower and directly related infrastructure.
10. The developer shall construct a emergency access entrance to McCully Drive at the point where the proposed internal street currently terminates in a dead end, as shown on the submitted site plan. The emergency entrance shall be subject to the review and approval of Barrow County as part of the permitting process.


SO ORDAINED this 11<sup>th</sup> day of September, 2025.

  
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Richard E. Roquemore, Mayor

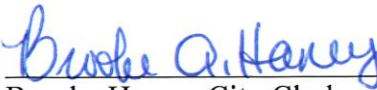
  
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Taylor J. Sisk Council Member

  
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Joshua Rowan, Council Member

  
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Robert Vogel, Council Member

  
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Jamie L. Bradley, Council Member

ATTEST:

  
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Brooke Haney, City Clerk

