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Alex W. Mitchem

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

AGENDA
PLANNING AND ZONING COMMISSION
February 20, 2019
6:00 P.M.

The following contains general information concerning all items that will be heard by the Planning and Zoning Commission on Wednesday, February 20, 2019 in the City Council Chamber, 1361 Fourth Avenue, Auburn, GA at 7:00 p.m.

CALL TO ORDER

OLD BUSINESS

1. Approval of April 18, 2019 minutes.

NEW BUSINESS

1. RZ19-001: Rezoning application for City of Auburn Tax Parcel AU05 022 consisting of 56.82 acres from AG- Agricultural District to PSV- Planned Suburban Village District. Owner(s): William Daniel Etheridge and Robert Kirkland Etheridge. Applicant(s): Rocklyn Homes c/o Mitch Peevy. All Auburn Planning Commission and City Council Public Hearings are held at the following location: Auburn City Council Chamber, 1361 Fourth Avenue, Auburn, Georgia 30011.

CITIZEN COMMENTS

ANNOUNCEMENTS

ADJOURNMENT



City of Auburn
 Planning & Development Department
 1369 Fourth Avenue
 P.O. Box 1059
 Auburn, Georgia 30011
 Phone: 770-963-4002 Fax: 770-513-9255
www.cityofauburn-ga.org

DATE RECEIVED _____

CASE FILE #: RZ 19-001

REZONING APPLICATION

APPLICATION TO AMEND THE OFFICIAL ZONING MAP, CITY OF AUBURN, GEORGIA

I. GENERAL INFORMATION

Applicant:
ROCKLYN HUNES
C/O MITCH PEVY
4480 COMMERCIAL DR.
BUFORD GA 30518
 Phone Number: 770-614-6511
 Filing Date: _____

Property Owner:
WILLIAM DANIEL ETHERIDGE
ROBERT KIRKLAND ETHERIDGE
2431 SCENIC HILLS DR
PENSACOLA FL 32514
 Phone Number: _____

Requested Action: Rezoning from AG to PSU
 Location: ATLANTA Highway N.W
 Proposed Use: MIXED USE WITH COMMERCIAL
AND TOWN HOMES
 Tax Parcel Number: A405 022
 Size (Acres): 56.82
 Existing Use(s) and Structures: VACANT

I hereby certify that the information contained herein and all attached information is true and correct to the best of my knowledge:

Signature [Signature]

Personally appeared before me this 11 day of January 20 19

Notary: [Signature]

Note:
 By signing this application the property owner, applicants and/or his/her agent has attest to that they complied with the Official Code of Georgia, Section 36-6-170 et seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.



LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Auburn District, G.M. Barrow County, Georgia, and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Atlanta Highway - US 29 (80' R/W) and the easterly right of way of Apalachee Church Rd (80' R/W) thence easterly along the southerly right of way of Atlanta Highway – US 29 (80' R/W) a distance of 658.26' to a 3/4" open top pipe found, said point being THE TRUE POINT OF BEGINNING,

thence in an easterly direction, along the southerly right of Atlanta Highway – US 29 (80' R/W) following a curve to the right with a radius of 5679.58 feet, a distance of 645.47 feet, being subtended by a line **North 80 degrees 54 minutes 27 seconds East , 645.12 feet**, to a *point*;
thence **North 84 degrees 18 minutes 36 seconds East** a distance of **451.90** feet to an iron pin set;

thence **South 04 degrees 42 minutes 48 seconds East** a distance of **2212.95** feet to an iron pin set;

thence **South 45 degrees 41 minutes 30 seconds West** a distance of **657.08** feet to a 1" rod found;

thence **North 37 degrees 47 minutes 11 seconds West** a distance of **575.83** feet to a 1" rod found;

thence **North 38 degrees 09 minutes 30 seconds West** a distance of **1114.46** feet to an iron pin set;

thence **North 51 degrees 08 minutes 25 seconds East** a distance of **782.53** feet to a 1 1/2" rebar found;

thence **North 27 degrees 46 minutes 45 seconds West** a distance of **785.92** feet to a 3/4" open top pipe found;

said point being THE TRUE POINT OF BEGINNING.

Containing 56.82 acres as shown on a survey for Rocklyn Homes by Keystone Land Surveying Inc, dated January 12, 2019



City of Auburn
P.O. Box 1059
Auburn, GA 30011
www.cityofauburn-ga.org

Date Received: _____

File #: 2219-001

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, Title 36, Chapter 67A, Official Code of Georgia Annotated. The following questions must be answered.

Have you, within the last four-years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Auburn City Council, a member of the Planning and Zoning Commission or a member of the Zoning Board of Appeals, a member of the Planning Department, or any other government officials who will consider the application?

_____ YES X _____ NO

If yes, please complete the following section:

Name and Official Position of Government Official(s):

Please list the Date and Amount of the Contribution(s) (list all which aggregated \$250.00 or more):

Tim Jenkins
Signature of Applicant

1/9/19
Date

Tim Jenkins
Print Name

1/9/19
Date

[Signature]
Signature of Applicant's Attorney or Representative

Mitch Peery
Print Name



City of Auburn
P.O. Box 1059
Auburn, GA 30011
www.cityofauburn-ga.org

Date Received:

File #: 2219-011

CONFLICT OF INTEREST CERTIFICATIONS

The undersigned below, making application for rezoning, Special Exemption, 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 forms provided.

Tim Jenkins 1/9/19
Signature of Applicant Date

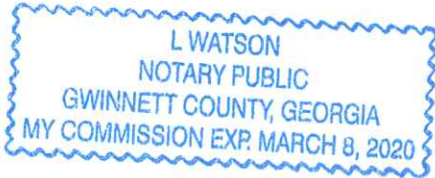
Signature of Owner Date

Tim Jenkins, V.P. 1/9/19
Type or Print Name and Title Date

Type or Print Name and Title Date

[Signature] 01/09/19
Signature of Notary Public Date

Notary Seal





Date Received:

City of Auburn
P.O. Box 1059
Auburn, GA 30011
www.cityofauburn-ga.org

File #: PC19-001

CERTIFICATIONS

In the event an owner's agent or contract purchaser is filing this application, both of the certifications below 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, which at AUG-022 ATLANTA Hwy NW Hwy 2918 as shown in the records of BARTOW county, GA.

William Daniel Etheridge 10/10/2019
Signature of Owner Date

William Daniel Etheridge-Owner
Type or Print Name and Title Date

[Signature] 10/10/19
Signature of Notary Public Date



AGENT'S CERTIFICATION

The undersigned below, or as attached, is hereby authorized to make this application by the property owner for the property listed above, which is the subject of this application.

Name of Agent

William Daniel Etheridge
Signature of Owner

Appeared before me personally this 10 day of January, 2019

Agent's Address

[Signature]
Signature of Notary Public

Phone



E-mail



Date Received: _____

City of Auburn
P.O. Box 1059
Auburn, GA 30011
www.cityofauburn-ga.org

File #: 22 19-001

CONFLICT OF INTEREST CERTIFICATIONS

The undersigned below, making application for rezoning, Special Exemption, 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 forms provided.

Signature of Applicant Date

William Daniel Etheridge JAN 10 2019
Signature of Owner Date

William Daniel Etheridge-Owner
Type or Print Name and Title Date

Type or Print Name and Title Date

[Signature] 1/10/19
Signature of Notary Public Date



As a minimum, the following items are required with the submittal of this application. **INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.**

1. Payment of \$1,000.00 application fee. Make checks payable to the "City of Auburn".
2. A written legal description or recent survey (within 1 year) of the property proposed for rezoning. (original or copy, **NO FAXED COPIES**;
3. Sixteen (16) stapled or bond copies of the Rezoning application and all supporting documents in addition to one (1) unbound application with original-sized site plan bearing original seal and signature. **All documents must be folded to 8 1/2 x 11"**;
4. Sixteen (16) copies of the site plan at original scale, showing north arrow, land lot and district, dimensions, current zoning, acreage, vicinity map, current zoning classification of all adjacent parcels, the proposed location of the structures, driveways, parking and loading areas, and the location and extent of required buffer areas; prepared by registered architect, engineer, or landscape architect. The Planning Director strongly encourages the applicant to provide architectural building renderings indicating building elevation and construction materials that the facades and roofs will consist of. **All documents must be folded to 8 1/2 x 11"**.
5. One (1) copy of the site plan reduced to fit an 8 1/2 x 11 sheet;
6. Letter of intent describing what is proposed. (16 copies)
7. Impact Analysis using the form provided or on a separate sheet.
8. Applicant's and/or Owner's Certification;
9. Conflict of Interest Certification and Disclosure of Campaign Contributions;

Complete applications must be received in the City Planner's Office on or before the 15th of the month prior to the Planning and Zoning Commission public hearing (see Planning and Zoning Commission Calendar).

II. PROPOSAL DETAILS

Details of Proposed Use: Commercial/Retail AND
Townhomes

Public Utilities: GA Power, City of Auburn Water
Barrow County Sewer

Access, Traffic, and Parking: Access to Highway 29

Special Physical Characteristics: Wooded

Attachments:

- Review Submitted
- Location Map
- Site Plan
- Plat
- Other _____

Surrounding Uses and Zoning:

North Light MFG DIST. M-1 (ACROSS Highway)
 South AG
 East C-3 AND M-1
 West UNINCORPORATED BARROW COUNTY AND C-1

III. STANDARD GOVERNING EXERCISE OF THE ZONING POWER

PURSUANT TO SECTION 17.17.20 OF THE City OF AUBURN ZONING ORDINANCE, THE AUBURN CITY COUNCIL SHALL CONSIDER FACTORS RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALS OR GENERAL WELFARE AGAINST THE RIGHT OF THE INDIVIDUAL TO THE UNRESTRICTED USE OF PROPERTY AND SHALL SPECIFICALLY CONSIDER THE FOLLOWING STANDARDS GOVERNING EXERCISE OF ZONING POWER.

IV. IMPACT ANALYSIS

Describe the effect of the proposed rezoning in regards to the following criteria. Please, provide detailed responses, simple yes or no answers are not acceptable:

a. Whether the proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property:

Yes, the property is surrounded by different uses and the proposed PSU will enhance the area.

b. Whether the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property:

No Due to the variety of uses on the adjacent properties.

c. Whether the property to be affected by the proposed rezoning has reasonable economic use as currently zoned;

NO IT DOES NOT AS AG. THIS PROPERTY
WILL NEVER BE USED AS A FARM.

d. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools;

NO, the
PROPERTY HAS ACCESS TO A STATE HWY, WATER & SEWER
CAPACITY IS AVAILABLE AND TOWNHOMES GENERALLY
HAVE FEWER CHILDREN THAN SINGLE FAMILY HOMES DO.

e. Whether the proposed rezoning is in conformity with the policy and intent of the land use plan; and

NO, the LAND USE
PLAN CALLS FOR COMMERCIAL USES BUT THERE
IS NO DEMAND FOR 50+ ACRES OF ADDITIONAL
COMMERCIAL IN THIS AREA.

f. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning.

SEE LETTER OF INTENT

REZONING APPLICANT'S LETTER OF INTENT

The Applicant, Rocklyn Homes, requests a rezoning from AG to Planned Suburban Village (PSV). The property is located on US Highway 29 just east of the intersection with Highway 324. The project is proposed to have 2 access points to Highway 29 with no connection allowed to Apalachee Church Road. The proposal is to build 3 commercial buildings, totaling about 26,000 square feet, along the frontage of Highway 29 on 4.4 acres. These buildings may be restaurants or general retail that meet the requirements of the PSV zoning conditions. The buildings will be constructed with brick, stone, glass and stucco and will meet the goals of the PSV building materials requirements. The residential portion of the property is proposed to be developed with a mixture of single-car garage townhomes and double-car garage townhomes totaling 398 units or a net density of 7.32 units per acre which is well below the maximum density allowed with the PSV. The single car units will have a minimum heated area of 1,450 square feet and will have a starting price of \$200,000 and will go up from there depending on the options selected by the buyer. The two car units will have a minimum heated area of 1,750 square feet and their starting price will be \$230,000 and will go up from there again depending on the options selected by the buyer. The maximum height of the units will be 35 feet or two stories. The building materials will be a mixture of brick, stone and concrete siding on the front façade with the remaining three sides the same or of concrete siding. The attached elevations do not totally comply with the architectural requirements as they have concrete siding instead of stucco on the front facades. The request is to allow the use of brick, stone or concrete siding on the front facades instead of any stucco with the sides and rear meeting the requirements. The mandatory Home Owners Association (HOA) will also maintain all the yards and common areas as well as the exterior of every building. This way there is no single unit or building that is not kept up to the highest standard at all times. The applicant is also proposing to provide a 6-foot-tall solid wood privacy fence along the eastern property line where the townhomes, units 1 to 32, abut the commercial property next door. That area will also have a double row of mixed evergreens a minimum of 6 foot high planted at the same. Finally, the open space required is 20% or in this case 11.23 acres of the property. Rocklyn Homes is proposing to provide 30% of the property or 16.85 acres as

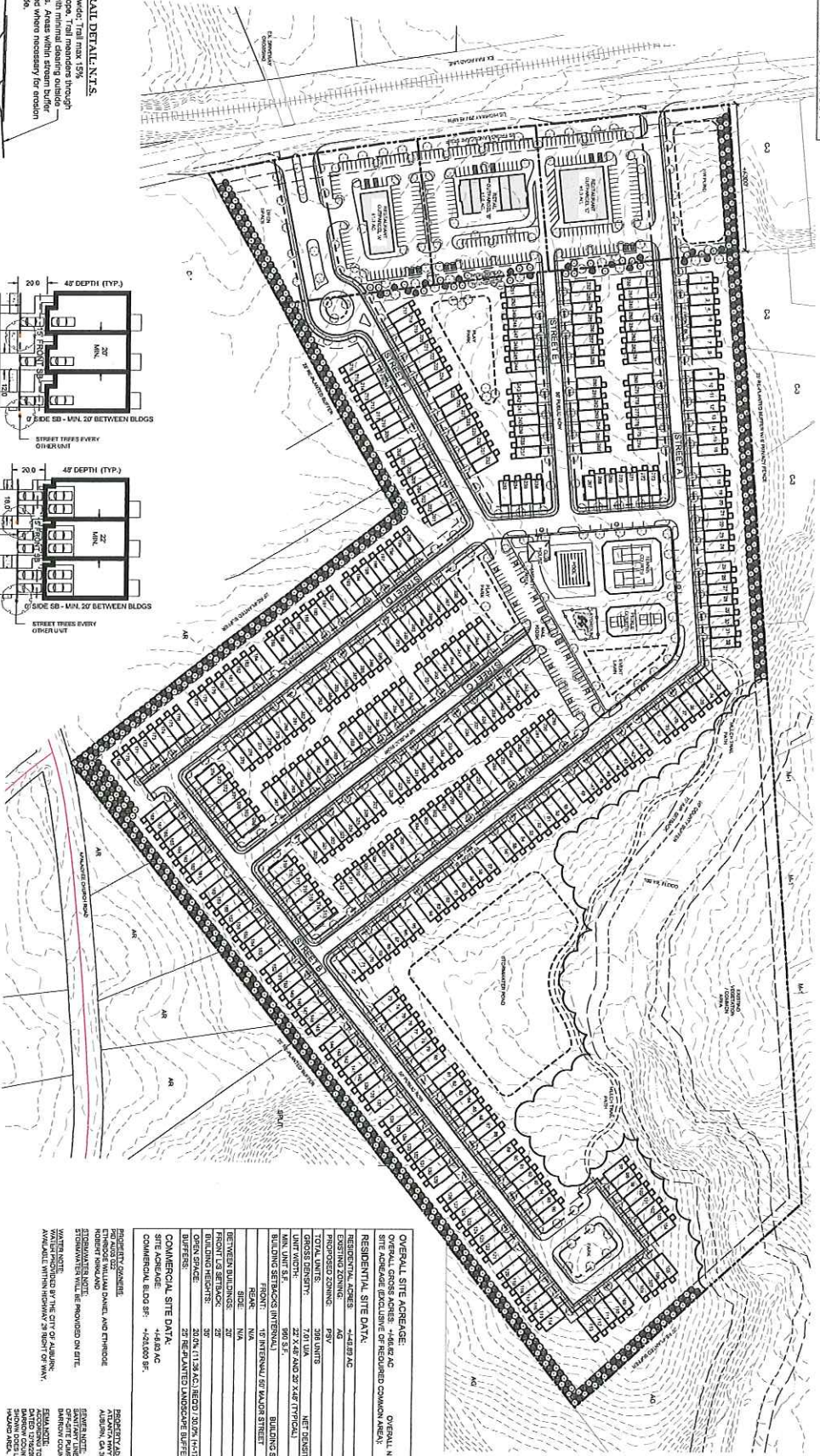
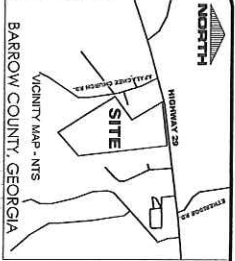
REZONING APPLICANT'S LETTER OF INTENT

open space for the residents to be able to use and that will be owned and maintained by the HOA. The applicant is also proposing to provide an active recreation area consisting of a club house, swimming pool, tot lot playground, 2 tennis courts as well as 2 pickle ball courts. Sidewalks will be provided along the internal roads as well as along the frontage of Highway 29. A mulch walkway along the creek at the rear of the property is planned as well as other pocket parks in the community. A mail kiosk will be provide for all the residents at the main recreation area. The applicant looks forward to meeting with the City to discuss any concerns that anyone has.

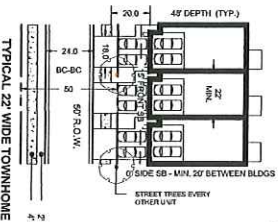
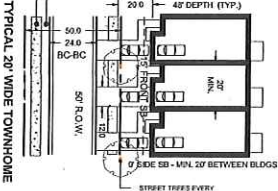
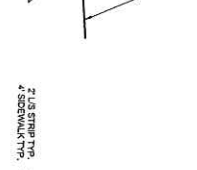
US Highway 29 Tract

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

OWNER / APPLICANT



MULCH TRAIL DETAIL N.T.S.
Trail max 4' wide, Trail max 15% longitudinal slope, Trail meanders through stream buffers. Areas within stream buffer will be mulched where necessary for erosion control at grade.



OVERALL SITE AVERAGE:		OVERALL NET ACRES: +45,016 AC
OVERALL GROSS ACRES: +46,842 AC		SITE AVERAGE EXCLUSIVE OF REDUCED COMMON AREAS: +44,539 AC
RESIDENTIAL SITE DATA:		
RESIDENTIAL UNITS	40	
EXISTING ZONING	R-1	
TOTAL UNITS	391 UNITS	
GROSS GENSERV.	729 UNITS	
UNIT WIDTH	22' X 48' AND 20' X 48' (TYPICAL)	
UNIT UNIT SF	901 SF	
BUILDING SETBACKS (INTERNAL)		
FRONT	10 FT.	
REAR	10 FT.	
SIDE	10 FT.	
BUILDING SETBACKS (EXTERNAL)		
FRONT	20 FT.	
REAR	20 FT.	
SIDE	20 FT.	
COMMERCIAL SITE DATA:		
COMMERCIAL BLDG SF:	+24,000 SF.	

Scale: 1" = 10'

APP ALLIANCE
ENGINEERING + PLANNING
LANDSCAPE ARCHITECTURE

CIVIL ENGINEERING + LAND PLANNING + LANDSCAPE ARCHITECTURE
6645 Shohn Road East #33 | Alpharetta, GA 30005
Phone: 770.225.4150 | info@allianceapp.com

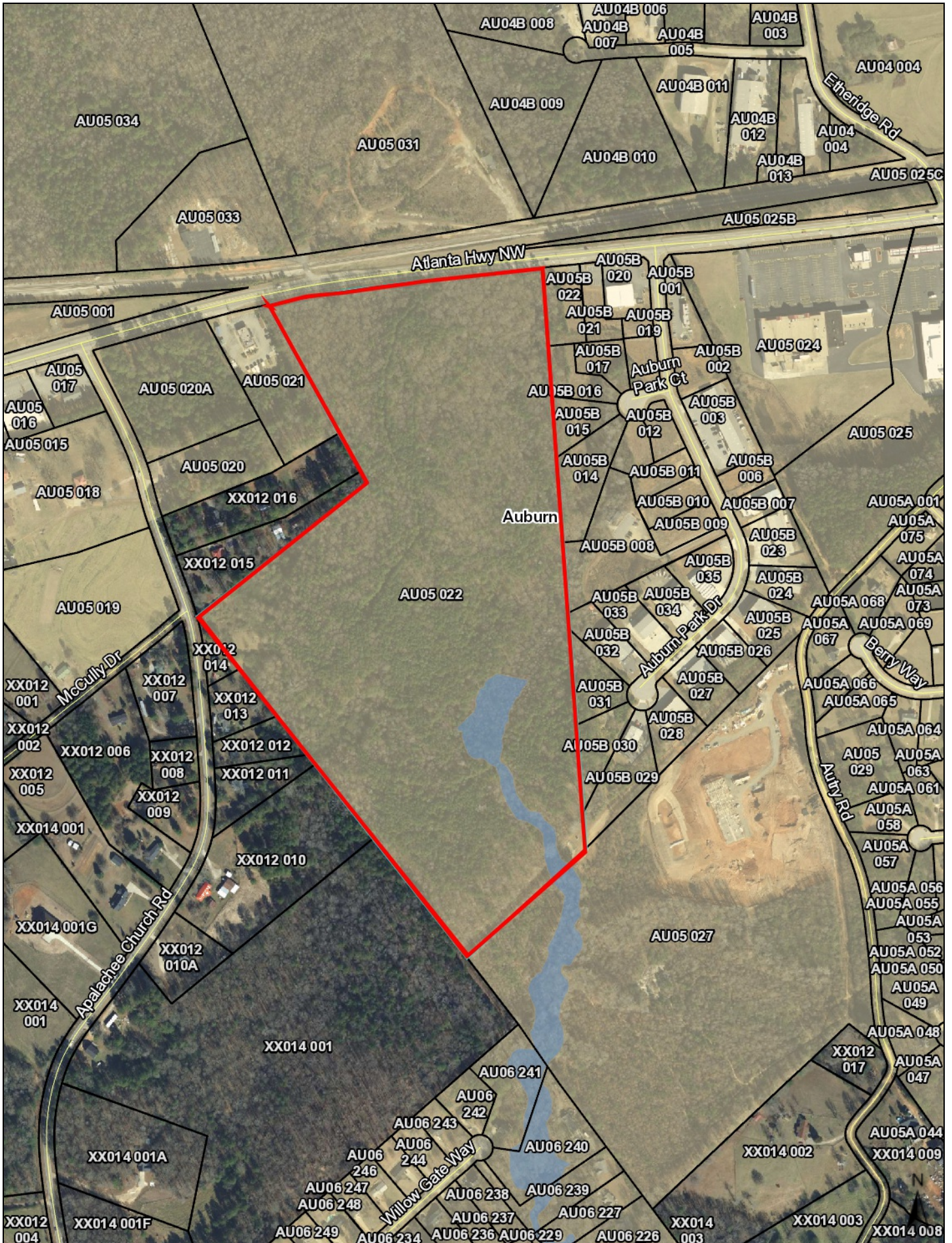
PROPERTY ADDRESS:
10000 WILLOW DAWN AND CHERRYDLE
ALPHARETTA, GA 30011

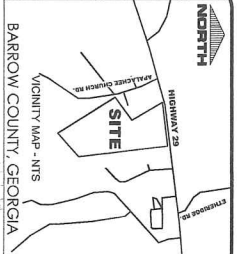
PERMITTING:
APPLICANT TO CONTACT AN EXISTING
PERMITTING AGENCY TO VERIFY
SUBMITTALS TO THE CITY OF ALPHARETTA
AND/OR BARROW COUNTY DEPARTMENT OF
PERMITTING AND PLANNING SERVICES
FOR REVIEW AND APPROVAL.

DESIGN NOTE:
APPLICANT TO VERIFY ALL UTILITIES
AND/OR TO CONTACT THE CITY OF ALPHARETTA
AND/OR BARROW COUNTY DEPARTMENT OF
PERMITTING AND PLANNING SERVICES
FOR REVIEW AND APPROVAL.

WATER NOTE:
WATER MAINS SHALL BE PROVIDED ON SITE.
STORMWATER SHALL BE PROVIDED ON SITE.

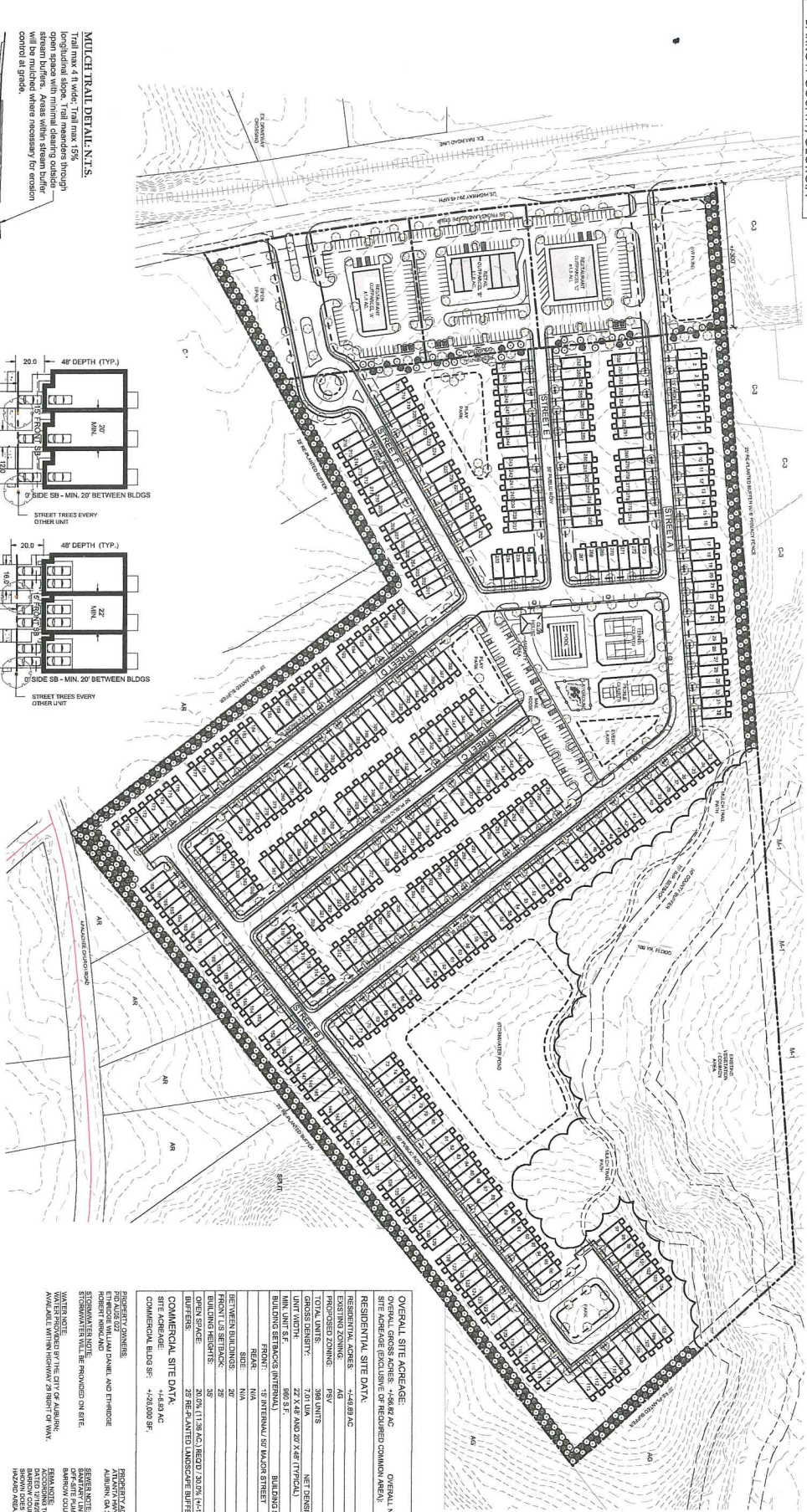
NOTES:
1. THIS SITE PLAN IS A PRELIMINARY DESIGN.
2. ALL UTILITIES SHALL BE PROVIDED ON SITE.
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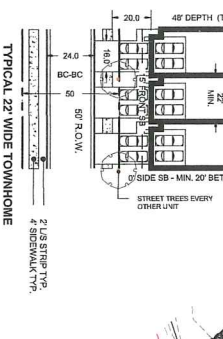
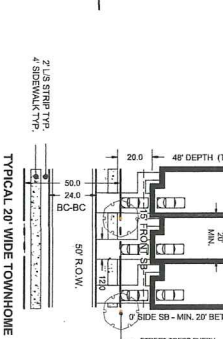


US Highway 29 Tract

ROCKLYN HOMES
The Most Impressive Home You'll Build Is Yours



MULCH TRAIL DETAIL, N.T.S.
Trail max 4 ft wide. Trail max 15% longitudinal slope. Trail meanders through open space with minimal clearing outside of mulch area. Mulch area will be maintained where necessary for erosion control at grade.



OVERALL SITE AVERAGE:	Overall Net Acres: 44.62 AC
Site Acreage (Exclusion of Required Common Area):	44.62 AC
RESIDENTIAL SITE DATA:	
Existing Zoning:	AG
Proposed Zoning:	RSV
Total Units:	380 Units
Gross Density:	7.01 U/A (and 29.748 (Typical))
Net Density:	7.23 U/A
Unit Mix (S):	88% S
Building Setbacks (Internal):	Front: 25'
Front: 15' Internal Setback Street	Front: 25'
Between Buildings:	Front: 25'
Front Lot Setback:	Front: 25'
Building Heights:	35'
Open Space:	20.0% (11.38 AC) (Req'd 20.0% (14.17 AC) Provided)
Buffers:	25' Re-planted Landscape Buffer
COMMERCIAL SITE DATA:	
Site Acreage:	44.62 AC
Commercial Bldg SF:	44,620 SF
PROPERTY OWNERS:	
PRELIMINARY:	DAVID L. OWENS AND FIRMING
PERMITS:	DAVID L. OWENS AND FIRMING
CONTRACTOR:	ROBERT WINDHAM
STIPULATIONS:	
STIPULATIONS WILL BE PROVIDED ON SITE.	
WRITER'S NOTE:	
DESIGNED BY THE CITY OF ALABAMA, BARROW COUNTY.	
REMARKS:	
1. SEE PLANS FOR ALL DIMENSIONS AND NOTES.	
2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.	
3. SHOWN TO BE WITHIN A 10' BUFFER FROM THE PROPERTY BOUNDARY.	
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99. SHOWN TO BE WITHIN A 10' BUFFER FROM THE PROPERTY BOUNDARY.	
100. SHOWN TO BE WITHIN A 10' BUFFER FROM THE PROPERTY BOUNDARY.	

Scale: 1" = 100'

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