



COMMUNITY DEVELOPMENT DEPARTMENT

CITY OF AUBURN
1369 FOURTH AVENUE
AUBURN, GA 30011
PHONE: 770-963-4002
www.cityofauburn-ga.org

CASE NUMBER: **RZ19-001**
ZONING CHANGE: AG (AGRICULTURAL) TO PSV (PLANNED SUBURBAN VILLAGE DISTRICT)
LOCATION: 1500 BLOCK OF ATLANTA HWY NW
PARCEL NUMBER: AU05 022
ACREAGE: 56.82 ACRES
SQUARE FEET: N/A
PROPOSED DEVELOPMENT: TOWNHOMES AND COMMERCIAL USES

FUTURE DEVELOPMENT MAP: C-2 COMMERCIAL

APPLICANT: ROCKLYN HOMES
C/O MITCH PEEVY
4480 COMMERCE DR.
BUFORD, GA 30518

CONTACT: MITCH PEEVY PHONE: 770-614-6511

OWNER: WILLIAM D. ETHERIDGE
ROBERT K. ETHERIDGE
8931 SCENIC HILLS DR
PENSACOLA, FL 32514

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

Rocklyn Homes requests rezoning of a 56.82-acre tract from AG to PSV (Planned Suburban Village) for the construction of 398 townhome units and 3 commercial outparcels. The subject parcel is a densely wooded, vacant tract of land located along Atlanta Highway located in between the highway intersections of Apalachee Church Rd. and Auburn Park Drive.

The proposed 398-unit residential development would result in a net density of 7.32 units/acre. The PSV district allows 32 units/acre max. The site plan indicates that the lots will measure 22 to 24 feet in width and the applicant states that single car garage units will have a minimum heated area of 1,450

sq.ft. and two car garage units will have a minimum heated area of 1,750 sq.ft. All units are proposed to have front entry garages. The max height of the townhomes will be 35 feet and facades will consist of a mixture of brick, stone, and concrete siding with remaining three sides consisting of the same. The townhome development will be maintained by a HOA that will be responsible for all common areas and exterior maintenance of the buildings. Proposed amenities include a recreation area consisting of a clubhouse, swimming pool, playground, two tennis courts, and two pickle ball courts. Several pocket parks and a mulch pathway along the stream are incorporated into the project. Sidewalks are proposed on all interior streets as well as along Atlanta Highway.

Three commercial/retail outparcels are proposed along the Atlanta Highway road frontage. Site indicates that two drives will service the overall development with the commercial components having inter-parcel access. Roads within the townhome development are proposed to be private.

The site plan indicates the eastern and western sides of the property will be re-planted with a 25' buffer of mixed evergreens. A minimum of 20% open space is required in the PSV zoning district (excluding 100-year floodplain and wetland areas). The site plan indicates that 30% (16.85 ac.) is being provided. A 100-year flood plain and stream exist on the site and the site plan indicates that the area will not be disturbed. There are two proposed stormwater ponds proposed on the property, one along the front and one in the rear of the property.

ZONING HISTORY:

Earliest records indicate Agricultural zoning. The property is under Conservation Use.

GROUNDWATER RECHARGE AREA COMMENTS:

The subject property is not located within an identified Significant Groundwater Recharge Area.

WETLANDS INVENTORY COMMENTS:

The subject property contains areas, streams, and/or bodies of water. The applicant/developer shall obtain all required approvals from necessary agencies for construction or land disturbance activities which may impact floodplain or wetland areas.

DEVELOPMENT REVIEW COMMENTS:

Auburn Municipal Code Section 16.43.014 requires submittal of a Tree Survey, Tree Protection Plan, and Tree Replacement Plan prior to issuance of a development permit.

Project access, right-of-way requirements, and any other improvements along Atlanta Highway will be subject to review and approval from the Georgia Department of Transportation. No building or development permits shall be issued until the approval of the Georgia Department of Transportation has been obtained by the applicant on entrances and exits, curb radial, drainage and other matters that are the appropriate concern of the Georgia Department of Transportation. Submittal of a traffic study may be required.

Roads within the development, both exterior and interior, must meet the requirements of the City's consulting engineer.

Commercial outparcels shall conform to the City's commercial development ordinances and PSV district zoning restrictions.

STORMWATER COMMENTS:

All stormwater best management practices and conformance with the Georgia Stormwater Manual and City ordinances will be applicable upon development permit issuance. Development plans must be approved by the City's consulting engineer.

WATER AND UTILITY COMMENTS:

Available records show the subject development is in the vicinity of a 12-inch water main located along Highway 29. Demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet City standards and Barrow County fire flow demands. Any costs associated with such required improvements will be the responsibility of the developer. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

The development is proposed to be on sewer. There is sewer in the vicinity and there is a sewer lift station located on the subject property. Barrow County makes no guarantees that there is sewer capacity to serve this development. Sewer capacity certification must be obtained from Barrow County.

ENVIRONMENTAL HEALTH COMMENTS:

None. Development is proposed to be on sewer.

BARROW COUNTY FIRE COMMENTS:

See attachment

BARROW SCHOOLS COMMENTS:

See attachment

DEPARTMENT ANALYSIS:

The applicant is requesting rezoning on a 56.82-acre parcel of land from AG-Agricultural to PSV-Planned Suburban Village district for the construction of a 398-unit attached townhome development. The subject property is located along the right-of-way of Highway 29/Atlanta Highway. Although the property is in close proximity to Apalachee Church Rd., no direct access currently exists. The site currently consists of densely forested pines and hardwood trees. The Future Development map for the City of Auburn recommends commercial development. The requested net density of 7.32 units per acre is well below the allowable density of the PSV district. To the North, the property abuts Atlanta Highway and the railroad. To the east of the property is Auburn Business Park, consisting of heavy commercial and light industrial zoned properties. To the south and west are some smaller residential lots and large rural estate type lots. To the west are several vacant and/or undeveloped lots zoned C-1 Neighborhood Commercial. The parcel contains some floodplain and a stream which are proposed to be undisturbed according to the site plan. The requested density of the development is uncommon in Auburn but may be an appropriate transition due to its location adjacent to the highway and commercial/industrial development. Therefore, the Community Development Department recommends **APPROVAL WITH CONDITIONS** of this request.

**COMMUNITY DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS:**

Approval as PSV (Planned Suburban Village District), subject to the following conditions.

1. To restrict the use of the property as follows:

- a. Townhome units not to exceed 398 units for a max density of 7.32 units/acre.
- b. Townhome units shall be constructed of brick, stacked stone, or concrete/fiber cement siding or shake on all exposed sides. Rear and side facades shall be comprised of at least fifty percent (50%) brick or stone. Architectural elevations shall be submitted for review and approval by the Community Development Director.
- c. The minimum heated floor area per single car unit shall be 1,450 sq.ft. The minimum heated square feet for double car units shall be 1,750 sq.ft.
- d. The development shall include a clubhouse, community trails, community greenspace, pool, and playground as amenities. Open space shall be distributed throughout the development.
- e. Internal Roads shall be private and residential development shall be gated.
- f. A mandatory Homeowner's Association shall be incorporated which provides for building and grounds maintenance, repair, insurance and working capital. Said association must also include declarations and by-laws including rules and regulations which shall at minimum regulate and control the following:
 - i. Exterior home maintenance to include roofing and painting.
 - ii. All grounds and common area maintenance, including detention facilities.
 - iii. Fence/wall maintenance to include the requirement that any graffiti shall be repaired and repainted within 72 hours.
 - iv. Payment for street lighting.

2. To satisfy the following site development considerations:

- a. Provide 25 ft. planted buffer along property lines as shown on site plan. Buffer should include a mixture of evergreen and deciduous plants and provide sufficient screening. Supplemental plantings and re-plantings shall consist of evergreen trees, shrubs, or combination thereof, native or adaptable to the region. All trees planted shall be a minimum of six feet in height at time of planting and shall be a species which will achieve a height of at least twenty feet at maturity. All shrubs planted shall be a large growing species, shall be a minimum of three feet in height at time of planting and shall be a species which will achieve a height of at least ten feet at maturity.
- b. Provide sidewalk and landscape strip along Highway 29. The landscaped setback shall include decorative entrance monuments, decorative fences or walls, and landscaping. Design of these elements shall be subject to review and approval of Community Development Director prior to the issuance of a development permit.
- c. All grassed areas shall be sodded.
- d. All utilities shall be placed underground.
- e. Natural vegetation shall remain on the property until the issuance of a development permit.
- f. Compliance with the site plan received by the Community Development Department on January 15, 2019, and whereby the exact layout of the project may contain minor deviations approved by the Community Development Director provided the deviations

remain consistent with the purpose and intent of the Council's approval of the petition. Notwithstanding the contents of the site plan, the project must meet or exceed the requirements of the Zoning Ordinance, all other applicable city ordinances and these conditions. The site plan may be revised with the approval of the Community Development Director in order to comply with city codes and zoning conditions. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy

3. To abide by the following requirements, dedications and improvements:

- a. Make all traffic improvements if required prior to first C/O.

COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATIONS STANDARDS GOVERNING THE EXERCISE OF ZONING

SUITABILITY OF USE

The proposed townhome development may be a suitable use for this area due to its location providing access to Highway 29. The development may provide a transition between established non-residential and residential uses on adjacent lots.

ADVERSE IMPACTS

Proper buffering may help with any impacts on established residential lots on adjacent parcels.

REASONABLE ECONOMIC USE AS ZONED

The property has a reasonable economic use as currently zoned.

IMPACTS ON PUBLIC FACILITIES

An increase in utility demand, traffic, stormwater runoff, and number of school-aged children could be anticipated from this request.

CONFORMITY WITH POLICIES

The Future Land Use Map indicates the property as commercial development. Townhomes may be an appropriate use due to direct access to Atlanta Highway and commercial services in the vicinity.

CONDITIONS AFFECTING ZONING

The proposed development is located in between heavy commercial and light industry uses to the east and residential and commercial uses the west and south. A mixture of townhomes and commercial development may be an appropriate transitional use of the property.

Barrow County Emergency Services
222 Pleasant Hill Church Road NE.
Tel 770-307-2987 Fax 770-307-3781
Alan R. Shuman, Chief
www.barrowga.org



JANUARY 24, 2019

To: Jay Miller

From: Captain Glen A Cain / Fire Marshal

CC: Alex Mitchem

BCC: Chief Alan Shuman, Deputy Chief Heath Williams

Subject: Fire Marshals plan review comments for the town home development located at US Hwy 29 and Apalachee Church Rd.

RE: Rockland Homes Project Developer.

Good morning Sir,

After review the proposed set of drawing I have found several things we need to pay close attention to during the development of this project. They are listed below in bullet points:

- Available water for needed fire protection.
- Available water pressure.
- Water main size to service this development.
- Fire hydrant spacing.
- Road widths (26 feet Wide) from back of curb
- Hazard spacing between town home units
- 3 sided road access to the units for ladder truck and rescue operations
- Cul-de-sac turn around sizes and radiuses
- This development will be subject to true fire walls for hazard separation.
- 2 hour rated fire walls form side to side and 1 hour rated fire protection for bottom floor to top floor.
- 1 hour rated fire protected interior stairwell in all residential units

These are the items of importance that we have identified with the plans that we have now.

Thank you for your time and attention.
Captain Glen A Cain / Fire Marshal



Barrow County School System

Boldly Committed to Student Success

January 31, 2019

Chris McMichael, Ed. D.
Superintendent

Mr. Jay Miller
Community Development Director
City of Auburn
1369 4th Avenue
P.O. Box 1059
Auburn, GA 30011

BOARD MEMBERS

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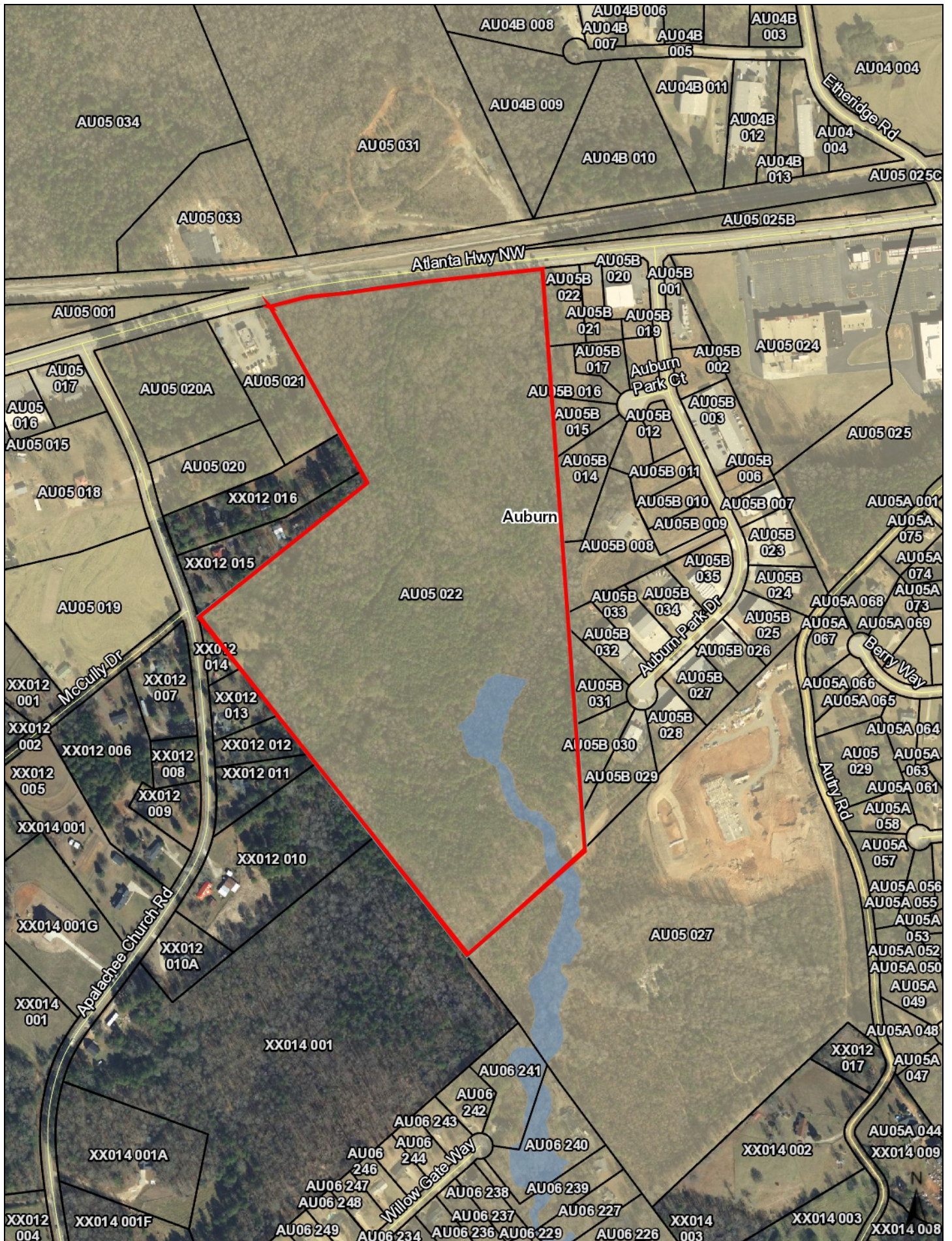
At your request we have reviewed the Rocklyn Homes Planned Suburban Village development application. It is concerning to see that this development does not align with the, "policy and intent of the land use plan" and we are not necessarily in agreement with the general statement in the impact analysis that, "townhomes generally have fewer children than single family homes." Based on US census data, we believe 400 is a reasonable estimate of the number of children that we might see as a result from this development, which is currently zoned to Auburn Elementary, Westside Middle and Apalachee High. We currently have mobile classroom units at both Auburn Elementary and Westside Middle, and Apalachee High School is at capacity. We do not expect a new elementary or middle school to be built in the Auburn area for some time. In addition to 16+ teachers, 16+ classrooms and lunchroom space, serving this development would require additional bus routes and increasing the number of buses and bus drivers. Simply put, any development of this density (over 7 residential units per acre with almost 400 units total) would place a severe strain on our facilities.

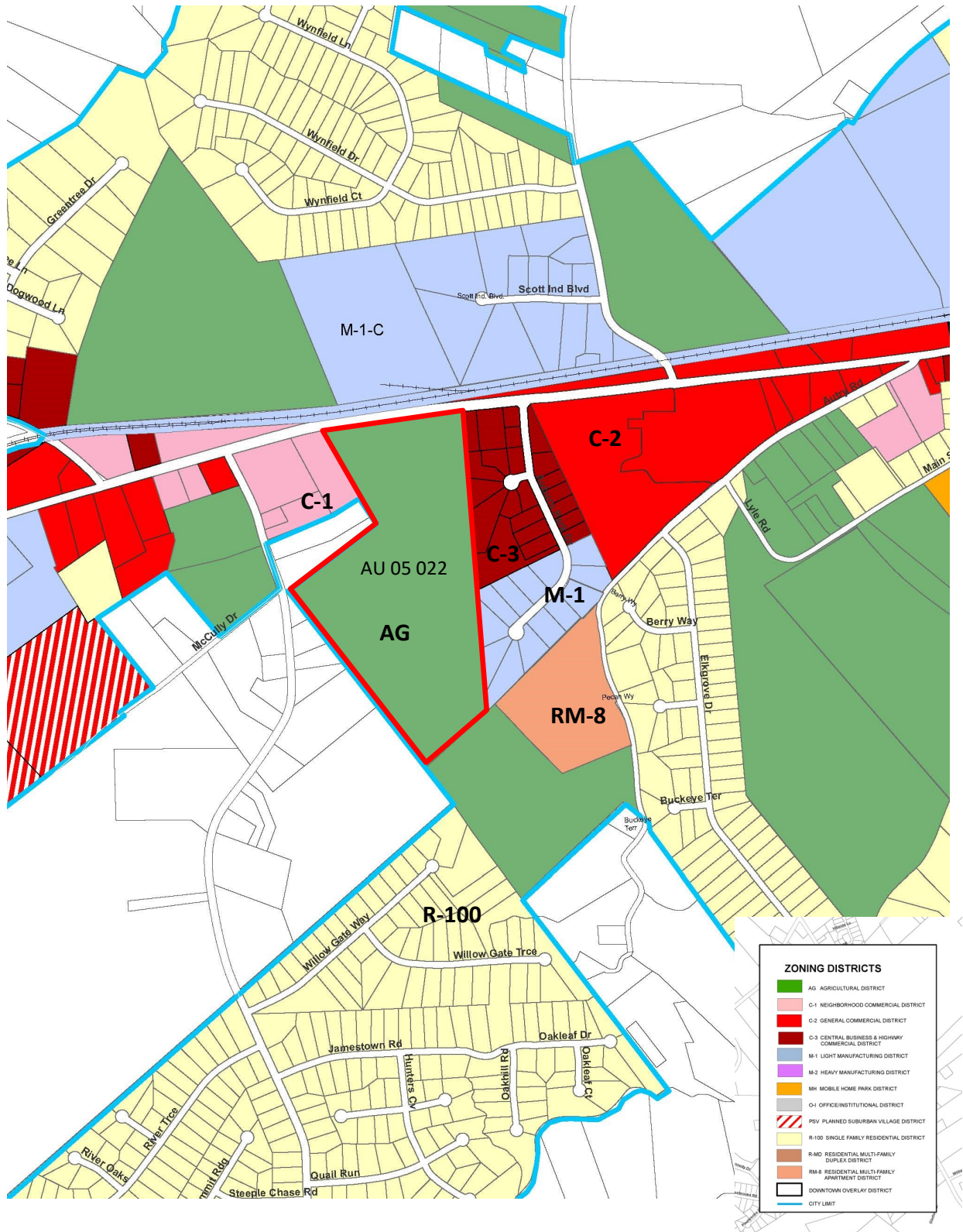
The per year expenditure to educate each child in this school system is approximately \$8,736 of which the local portion is \$2,678. Based on the current millage rate, the school system could expect to receive enough tax revenue to educate only half of the 400 children resulting in an overall tax burden to the school system of over \$500,000. We would only consider supporting this type of development if the owner/developer would be interested in donating land for a campus that would support the construction of a new elementary school and new middle school to serve this area.

We appreciate the fact that you have sought our input on important matters like this. It might be helpful for your staff and ours to sit down and talk through some of the challenges that we all face as a result of continued growth. If I can answer specific questions, please feel free to call.

Sincerely,

Dr. Chris McMichael
Superintendent, Barrow County Schools









LAWRENCEVILLE ATHENS HIGHWAY TRACT

