

**MAYOR**  
Linda M. Blechinger

**CITY CLERK**  
Joyce Brown

**CITY OF AUBURN**  
**CITY COUNCIL**  
**BUSINESS MEETING in Council Chambers**  
**FOR**  
September 2, 2021

**City Council**  
Peggy J. Langley  
Robert L. Vogel, III  
Bill Ackworth  
Jay L. Riemenschneider

Present: Mayor : Linda Blechinger  
Council Member: Peggy Langley  
Council Member: Bob Vogel  
Council Member: Bill Ackworth  
Council Member: Jay Riemenschneider

City Staff in Attendance: City Administrator Alex Mitchem, Chief Hodge, Joyce Brown, Jay Miller, Iris Akridge, Michelle Walker, Bel Outwater, Jack Wilson.

**Mayor Blechinger** called the meeting to order at 5:00 p.m.

**Alex Mitchem** gave the invocation.

**Alex Mitchem** led the pledge to the flag.

Item: **Public Hearing for 2021 Auburn-Gwinnett County Millage Rate**

**Mayor Blechinger** asked for a motion to open the Public Hearing for the 2021 Auburn-Gwinnett County Millage Rate.

Motion: Made by **Council Member Vogel** to open the Public Hearing for the 2021 Auburn-Gwinnett County Millage Rate.

Seconded: By **Council Member Langley**.

**Mayor Blechinger** asked for any discussion. There was none.

Vote was taken with all members present voting yes. Public Hearing opened.

**Joyce Brown** presented.

**Mayor Blechinger** asked for any comments in favor of approving the setting of the 2021 Millage Rate to 4.951 for the Gwinnett County portion of the City of Auburn.

None were given.

**Mayor Blechinger** asked for any comments opposing the setting of the 2021 Millage Rate to 4.951 for the Gwinnett County portion of the City of Auburn.

None were given.

**Mayor Blechinger** asked for a motion to close the Public Hearing for the 2021 Auburn-Gwinnett County Millage Rate.

Motion: Made by **Council Member Langley** to close the Public Hearing for the 2021 Auburn-Gwinnett County Millage Rate.

Seconded: By **Council Member Ackworth**.

**Mayor Blechinger** asked for any discussion. There was none.

Vote was taken with all members present voting yes. Public Hearing closed.

Item: **Public Hearing on Annexation of Carl-Cedar Hill Parcels XX049-011 and XX049-012**

**Mayor Blechinger** asked for a motion to open the Public Hearing on the Annexation of Carl-Cedar Hill Parcels XX049-011 and XX049-012.

Motion: Made by **Council Member Riemenschneider** to open the Public Hearing on the Annexation of Carl-Cedar Hill Parcels XX049-011 and XX049-012.

Seconded: By **Council Member Langley**.

**Mayor Blechinger** asked for any discussion. There was none.

Vote was taken with all members present voting yes. Public Hearing opened.

**Jay Miller** presented.

**Mayor Blechinger** asked for any comments in favor of the Annexation of Carl-Cedar Hill Parcels XX049-011 and XX049-012.

**Shane Lanham** at 1550 North Brown Rd., Ste. 125, Lawrenceville, GA 30043 who represents the applicant and is the Developer with Mahaffey Pickens Tucker, LLP dba Chafin Land Development spoke in favor of the annexation of Carl-Cedar Hill Parcels XX049-001 and XX049-012. Shane thanked the Mayor and Council for their consideration in this development during this long process. Also appreciative of neighboring property owners with their time discussing and addressing a lot of their concerns. Shane mentioned Jay Miller's comments on the addition of #17 and #18 on the staff conditions of the annexation protecting the agricultural practices and uses and the privacy fence. Stated that these conditions were important to the neighboring property owners, so they are important him and so they agreed to these conditions. Shane gave an overview: Approximately 100-acre property across Carl-Cedar Hill. Requesting to annex and rezone to single-family subdivision. All detached lots, private streets. Developer shall construct all improvements recommended by the traffic study including: install a deceleration lane into the development, install a left turn into the development. Developer shall submit a traffic impact study prior to the issuance of a land disturbance permit. Homes shall be a minimum of 1,800 square foot for one story homes, and 2,200 square feet for two-story homes. Will also provide a 40-foot undisturbed buffer adjacent to adjoining property lines. Respectfully asked the Mayor and Council for their approval of annexation and rezoning of Carl-Cedar Hill with the recommended staff conditions.

**Mayor Blechinger** asked for any comments opposing the Annexation of Carl-Cedar Hill Parcels XX049-011 and XX049-012.

None were given.

**Mayor Blechinger** asked for a motion to close the Public Hearing on the Annexation of Carl-Cedar Hill Parcels XX049-011 and XX049-012.

Motion: Made by **Council Member Langley** to close the Public Hearing on the Annexation of Carl-Cedar Hill Parcels XX049-011 and XX049-012.

Seconded: By **Council Member Ackworth**.

**Mayor Blechinger** asked for any discussion. There was none.

Vote was taken with all members present voting yes. Public Hearing closed.

Item: **Public Hearing on the Rezoning of Carl-Cedar Hill Parcels XX049-011 and XX049-012**

**Mayor Blechinger** asked for a motion to open the Public Hearing on the Rezoning of Carl-Cedar Hill Parcels XX049-011 and XX049-012.

Motion: Made by **Council Member Vogel** to open the Public Hearing on the Rezoning of Carl-Cedar Hill Parcels XX049-011 and XX049-012.

Seconded: By **Council Member Langley**.

**Mayor Blechinger** asked for any discussion. There was none.

Vote was taken with all members present voting yes. Public Hearing opened.

**Jay Miller** presented.

**Mayor Blechinger** asked for any comments in favor of the Rezoning of Carl-Cedar Hill Parcels XX049-011 and XX049-012.

**Shane Lanham** 1550 North Brown Rd., Ste. 125, Lawrenceville, GA 30043 who represents the applicant and is the Developer with Mahaffey Pickens Tucker, LLP dba Chafin Land Development spoke in favor of the Rezoning of Carl-Cedar Hill Parcels XX049-001 and XX049-012. Same comments as above.

**Mayor Blechinger** asked for any comments opposing the Rezoning of Carl-Cedar Hill Parcels XX049-011 and XX049-012.

None were given.

**Mayor Blechinger** asked for a motion to close the Public Hearing on the Rezoning of Carl-Cedar Hill Parcels XX049-011 and XX049-012.

Motion: Made by **Council Member Riemenschneider** to close the Public Hearing on the Rezoning of Carl-Cedar Hill Parcels XX049-011 and XX049-012.

Seconded: By **Council Member Ackworth**.

**Mayor Blechinger** asked for any discussion. There was none.

Vote was taken with all members present voting yes. Public Hearing closed.

### **Council Reports and Announcements**

**Mayor Blechinger** announced that the City is moving forward with the plans for having the AuburnFest Event. The event is outdoors with plenty of mask stations and hand sanitizers in place. The AuburnFest Event is scheduled for Saturday, October 23<sup>rd</sup> from 11am to 6pm. If something changes or there is a need to cancel the event, the City will let everyone know.

Item: **Citizen Comments on Agenda Items**

**Mayor Blechinger** asked for any Citizens comments for items on tonight's agenda.

None were given.

Item: **Consent Agenda**

**Mayor Blechinger** asked if any of the consent agenda items needed to be removed for further discussion.

None were given.

**Mayor Blechinger** asked for a motion to approve the Consent Agenda:

- a. August 5, 2021 – Council Business Meeting Minutes
- b. August 17, 2021 – Council Special Called FY2022 Budget Public Hearing Meeting Minutes
- c. August 19, 2021 – Council Workshop Meeting Minutes
- d. Library Card Sign Up Month Proclamation
- e. 2021 Auburn-Gwinnett Millage Rate
- f. Parks & Leisure Department Position
- g. FY2022 Budget

Motion: Made by **Council Member Langley** to approve the Consent Agenda.

Seconded: By **Council Member Riemenschneider**.

**Mayor Blechinger** asked for any discussion. There was none.

Vote was taken with all members present voting yes.

Item: **Annexation of Carl-Cedar Hill Parcels XX049-011 and XX049-012**

**Mayor Blechinger** asked for a motion to approve or deny the Annexation of Carl-Cedar Hill Parcels XX049-011 and XX049-012.

Motion: Made by **Council Member Riemenschneider** to approve the Annexation of Carl-Cedar Hill Parcels XX049-011 and XX049-012.

Seconded: By **Council Member Vogel**.

**Mayor Blechinger** asked for any discussion. There was none.

Vote was taken with all members present voting yes.

Item: **Rezoning of Carl-Cedar Hill Parcels XX049-011 and XX049-012 (Staff Revised Conditions Attached)**

**Mayor Blechinger** asked for a motion to approve or deny the Rezoning of Carl-Cedar Hill Parcels XX049-011 and XX049-012 from AG to PSV with staff revised conditions of zoning.

Motion: Made by **Council Member Riemenschneider** to approve the Rezoning of Carl-Cedar Hill Parcels XX049-011 and XX049-012 from AG to PSV with staff revised conditions of zoning.

Seconded: By **Council Member Vogel**.

**Mayor Blechinger** asked for any discussion. There was none.

Vote was taken with all members present voting yes.

**Citizen Comments:** **Mayor Blechinger** asked for any Citizens Comments.

None were given.

Item: **Executive Session - Personnel - Tabled**

**Mayor Blechinger** stated that there would not be an executive session.

**ADJOURN:** **Mayor Blechinger** asked for a motion to adjourn.

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

Seconded: By **Council Member Langley**.

**Mayor Blechinger** asked for any discussion. There was none.

Vote was taken with all members present voting yes. Meeting adjourned.

Respectfully submitted,

Read and approved this \_\_\_\_\_ Day of October 2021

Attest:

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Mayor M. Blechinger

**STAFF/PLANNING COMMISSION RECOMMENDED CONDITIONS: ANNEXATION  
AND REZONING OF CARL-CEDAR HILL RD TRACT**

1. Proposed development shall be constructed in general conformance with site plan titled "Carl Cedar Hill Road – Concept Plan" dated May 6, 2021.
2. Development shall be limited to single-family detached dwellings and accessory uses.
3. Homes shall be constructed with front façades of primarily brick or stacked stone. The balance of the home may be the same, or of fiber-cement siding or shake with a minimum three-foot high brick or stacked stone water table.
4. Homes shall be a minimum of 1,800 heated square feet. Two-story homes shall be a minimum of 2,200 heated square feet.
5. All dwellings shall have at least a double-car garage.
6. No direct lot access shall be allowed to Carl-Cedar Hill Road.
7. All streets to be privately owned and maintained.
8. A mandatory Homeowners Association shall be established and shall be responsible for maintenance of all common areas/facilities. The Carl-Cedar Hill Road frontage shall be landscaped by the developer and maintained by the Homeowners Association and shall include decorative masonry entrance features. A decorative fence shall be required along the Carl-Cedar Hill Road frontage. Landscape plans, entrance features, and fencing shall be subject to the review and approval of the Community Development Director.
9. Natural vegetation shall remain on the property until the issuance of a development permit.
10. All grassed areas on dwelling lots shall be sodded.
11. Underground utilities shall be provided throughout the development.
12. Stormwater detention facilities shall be fenced with a black vinyl-coated chain link fence a minimum of four feet in height and shall be fully screened from view of adjacent residences with a double staggered row of evergreens.
13. Building lots and stormwater facilities shall not be located within any stream buffer.
14. Provide a 40-foot undisturbed buffer adjacent to adjoining property lines.
15. Developer shall submit a Traffic Impact Study prior to the issuance of a land disturbance permit.
16. Developer shall construct all project access\_improvements recommended by the traffic study including, but not limited to:
  - a. Install a deceleration lane into the development.
  - b. Install a left turn lane into the development.
17. The final plat shall include a disclosure which provides that "Purchasers are notified that the property described herein is contiguous to a farm operation and animals which may

produce sights, sounds, and smells commonly associated with agricultural practices and uses.”

18. Developer shall install and the Homeowners association shall maintain a six-foot tall wood privacy fence along the common boundary line of the subject property and the Hutchins property (bearing tax parcel numbers XX050 003 & XX050 004) and the common boundary line of the subject property and the Hardegree property (bearing tax parcel XX050 002).