

**MAYOR**

Richard E. Roquemore

CITY ADMINISTRATOR

Michael E. Parks

CITY COUNCIL

Robert L. Vogel III

Taylor J. Sisk

Jamie L. Bradley

Joshua Rowan

**CITY OF AUBURN
MAYOR and CITY COUNCIL**

August 28, 2025

6:00 PM

Council Chambers

1 Auburn Way

Auburn, GA 30011

COUNCIL REPORTS AND ANNOUNCEMENTS**PUBLIC HEARING**

1. Proposed FY 2026 Budget- Michael Parks

NEW BUSINESS

1. RZ25-0001 Cornerstone Home Builders rezoning of parcels AU05 018 and AU05019- Sarah McQuade
2. VWSE25-0002 Cornerstone Waiver from Sec. 16.28.030.C.1 and Sec. 16.28.060.B.1- Sarah McQuade
3. PL25-0009- HPC Investments, LLC Overlay Architectural Review- Sarah McQuade
4. RWSP Naming of Access Road- Michael Parks

CITIZEN COMMENTS ON AGENDA ITEMS**ADJOURN**

Agenda subject to change prior to meeting

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Public Hearing

August 28, 2025

6:00 PM

Council Chambers

1 Auburn Way

Auburn, GA 30011

PUBLIC HEARING ON FY 2026 BUDGET: A Public Hearing on the FY 2026 Budget has been advertised and scheduled for Thursday, August 28, 2025, at 6:00pm in the City Council Chambers located at 1 Auburn Way, Auburn, GA 30011. At this meeting the Mayor and Council will receive comments on the proposed budget.

1. Public Hearing

- Presentation - Michael Parks
- Public Comments

Agenda subject to change prior to meeting



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AGENDA ITEM: 1

TO: City of Auburn Mayor and City Council

FROM: Sarah McQuade
City Planner

DATE: August 21, 2025

PURPOSE: Rezone tax map parcels AU05 018 and AU05 019 from AG: Agricultural to PUD: Planned Unit Development to construct a 40-lot detached single-family residential subdivision.

BACKGROUND: The applicant is requesting to rezone a combined 13.39± acre tract, at the corner of Apalachee Church Rd and McCully Dr to PUD: Planned Unit Development. If approved, the site will be developed with 40 single-family houses at a density of 2.99 units per acre.

At their meeting on July 23, 2025, the Planning Commission tabled this item to the August 20 Planning Commission meeting where they recommended approval with modified staff conditions.

Planning Commission discussion took place in regard to the proposed dead end streets with Commissioners recommending a full connection to McCully Drive to provide two entrances for the development.

STAFF RECOMMENDATION: Approval, with conditions.

PLANNING COMMISSION RECOMMENDATION: Approval, with the following conditions:

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 second full-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.

FUNDING: N/A



COMMUNITY DEVELOPMENT DEPARTMENT

CITY OF AUBURN

1 AUBURN WAY

AUBURN, GA 30011

PHONE: 770-963-4002

www.cityofauburn-ga.org

CASE NUMBER: RZ25-0001
LOCATION: 21 Apalachee Church Rd, 1675 McCully Dr
PARCEL NUMBER: AU05 018, AU05 019
ACREAGE: 13.39±
CURRENT ZONING: AG: Agricultural district
REQUEST: Rezone to PUD: Planned Unit Development district
PROPOSED DEVELOPMENT: 40-unit detached single-family housing development
FUTURE DEVELOPMENT MAP: Agricultural
STAFF RECOMMENDATION: Approval with Conditions
APPLICANT: Cornerstone Home Builders, LLC c/o Mahaffey Pickens Tucker, LLP
1550 North Brown Rd, Ste 125
Lawrenceville, GA 30043
CONTACT: Julia Maxwell
jmaxwell@mptlawfirm.com

Note: This item was tabled by the Planning Commission at their Special Called Meeting held on July 23, 2025.

SUMMARY

The applicant is requesting to rezone a combined 13.39± acre tract from AG: Agricultural (Sec. 17.90.010) to PUD: Planned Unit Development (Sec. 17.90.140) to construct a 40-unit, single-family detached housing subdivision. The development site, comprised of parcels AU05 018 and AU05 019, is currently developed with four (4) single-family residences and several accessory buildings, the oldest of which was constructed in 1956 per property tax records. The proposed density of the subdivision is 2.99 dwelling units per acre.

The proposed development would contain exclusively single-family detached houses with minimum heated floor areas (HFA) of 2,000 square feet; two-story homes would have a minimum HFA of 2,400 square feet. The site is located at the northwestern corner of Apalachee Church Road and McCully Drive, and the developer proposes one access point from Apalachee Church Road. All residences would be served by a new, internal network of public roads and public utilities. The development would feature a residential amenity area and communal mail kiosk with on-street parking.

The submittal provides development standards which have been summarized in the table below:

Specification	Proposed Development Standard	Code Requirement
Minimum Heated Floor Area (HFA) (Sec. 17.90.140.G.4.a)	2,000 sq. ft. (1-story) 2,400 sq. ft. (2-story)	2,000 sq. ft. (1-story) 2,400 sq. ft. (2-story)
Minimum Lot Area (Sec. 17.90.140.G.7.a)	7,500 sq. ft.	7,500 sq. ft.
Minimum Front Building Setback (includes corner lots) (Sec. 17.90.140.G.6.a)	22 ft.	22 ft. (driveway length)
Minimum Side Building Setback	7.5 ft.	Not applicable
Minimum Rear Building Setback	15 ft.	Not applicable

In addition to the general provisions and regulations of the Zoning Ordinance and other codes, sites in the PUD: Planned Unit Development district are subject to additional district requirements. The letter of intent provides for building facades of "brick, stone, shake/siding, and/or board and batten" and the inclusion of two-car garages for each residence. The applicant has provided three (3) residential renderings, each of which show a two-story home with a two-car garage and varied front façade materials. The material descriptions and renderings of the houses seem to satisfy the exterior finish material requirements of Sec. 17.90.140.G.1, provided that each house will include masonry water tables at the side and rear façades. The application also provides sample floor plans, which all appear to meet the minimum 36 square foot porch/deck/patio requirement pursuant to Sec. 17.90.140.G.2. Garage doors on detached residential front façades must not exceed 45% of the total façade width (Sec. 17.90.140.G.5); it is unclear if the proposed houses meet this requirement.

Sec. 17.90.140.H.3 requires that Planned Unit Developments with 40 residences and an overall residential density of no less than 2.00 dwelling units per acre earn an amenity score of two (2) points. The development would provide residents with a 400 square foot gazebo (one point) and regulation-size pickleball courts (two points), exceeding the requirement. The amenities are conceptualized near the proposed mail kiosk.

The development would be served by three internal roadways, each to be publicly dedicated and maintained. Both sides of all internal roadways would feature five (5) foot wide sidewalks, compliant with Sec. 17.90.140.D.4. Along the Apalachee Church Road frontage, a sidewalk is proposed, which would connect directly to the internal network. Eight (8) on-street parallel parking spaces would serve the resident amenity area and mail kiosk. The road network would include two dead-end streets, and the dead-ended portion of each street would host at least one residential driveway. Dead-end streets are also referred to as "stub" streets.

Development Regulations Sec. 16.28.030.C.1 requires that streets not intended for extension provide a cul-de-sac ending rather than dead-end. The developer requests this requirement be formally waived to install permanently dead-ended streets. Sec. 16.28.060.B.1 disallows access to residential parcels from dead-end street segments. As a result, the developer requests this requirement be formally waived for driveway installation for proposed lots 8, 36, and 37. These waiver requests will be processed concurrently with the City Council decision meeting for the subject rezoning application, currently scheduled for August 14, 2025.

Within the development, 2.06 acres (approximately 15.4% of the gross development area) would be reserved for common open space and stormwater management. This space would contain the resident

amenities, a stormwater management pond, an existing telecommunications tower, and an associated access easement linking it to adjacent property. A landscaped strip, ten (10) feet in depth, would be provided along Apalachee Church Road. Street trees are shown to outnumber residential parcels in the development, and the landscaping requirements of Sec. 17.90.140.I will be satisfied.

LAND USE AND COMPREHENSIVE PLAN ANALYSIS

The submitted rezoning proposal represents an increase in site development intensity. Any present agricultural uses would be eliminated in place of higher density single-family residences. If the proposal is approved, the residential density of the site would increase from 0.29 du/acre to 2.99 du/acre.

The site is in a transitional zone between commercial development to the north along the Atlanta Highway (GA-8/US-29 Business) corridor, and single-family residential and agricultural sites to the south. The table below summarizes the nearby zoning districts and land uses:

Direction	Zoning	Current Land Use	Future Land Use
N	C-1: Neighborhood business district, C-3: Central business district	Gasoline station, retail, personal services, offices, fitness center	Corridor Commercial
S	Barrow County AR: Agricultural residential	Agriculture, single-family residential	Corridor Commercial, Barrow County Traditional Neighborhood
W	C-2: General business district, Barrow County AR: Agricultural residential	Agriculture, single-family residential, warehouse, day care	Barrow County Traditional Neighborhood
E	C-1: Neighborhood business district, Barrow County AR: Agricultural residential	Single-family residential, vacant land	Corridor Commercial, Barrow County Traditional Neighborhood

Pursuant to the **City of Auburn Comprehensive Plan, 2023-2028**, the development site is located within the Agricultural Character Area. This Area is intended for "agriculture and very low-density residential development. Ensures that open and/or sparsely developed areas of the city are protected with minimal community impacts."

The present land use, very low-density residential and agricultural, aligns with the intent of the subject Character Area. However, the proposed Planned Unit Development does not conform to the Character Area intent, due to the increased residential density and reduction in open space. The Agricultural future land use designation exists in isolation; all abutting incorporated parcels are in either the Corridor Commercial or Neighborhood Commercial Character Area.

The subject site partially abuts unincorporated Barrow County to the south, west, and east. The abutting parcels are designated by the County as Traditional Neighborhood, which is intended for "quality infill development" consisting of single-family, townhouse, duplex, and triplex residences at densities between 2 and 6 units per acre.

WETLANDS, STREAMS, AND FLOODPLAIN

The development site does not contain wetlands, streams, or floodplains.

DEVELOPMENT REVIEW

The development shall be subject to the regulations described in the **Auburn Municipal Code**, unless relief has been explicitly granted as part of this application, and apply to and provide guidance for the development of lands within the incorporated areas of the city.

Approval of an erosion control plan from the Georgia Soil and Water Conservation Commission is required prior to land disturbance activity.

Approval of site plans from Barrow County Fire Marshal required.

The submitted concept plan depicts a proposed monument sign. All signage is subject to review and permitting by the City pursuant to Title 17, Chapter 17.120 – Signs, and other applicable regulations. The approval of the subject rezoning request does not constitute permission or assurance that a sign may be installed as depicted in the concept plan.

TRANSPORTATION

The Georgia Department of Transportation (GDOT) does not maintain traffic counts for Apalachee Church Road or McCully Drive.

A traffic study has not been provided as part of this rezoning request. Staff has not requested a traffic study as the proposed unit count (40 dwellings) is not anticipated to cause significant traffic impacts.

ZONING ANALYSIS

(1) Sec. 17.90.140.D – Minimum Standards and Requirements.

All proposed PUD: Planned Unit Development district applications shall conform to the following specific requirements:

(Language in bold is from the City of Auburn Zoning Ordinance. Bulleted information that is not bolded are factors known to staff that may apply to the Ordinance criteria.)

1. **The maximum density shall not exceed three (3.0) dwelling units per gross acre.**
 - a. The residential density of the proposed development is 2.99 dwelling units per acre.
2. **The site shall abut public streets for a distance of at least one hundred (100) linear feet.**
 - a. The site abuts public streets for a distance of 1,361 linear feet (0.258 miles).
3. **A registered engineer, architect, land surveyor or landscape architect shall prepare the plans required for inclusion in an application. The plans shall have their official registration seal.**
 - a. The application includes a concept plan, but it's not stamped nor sealed by a required professional.
 - i. Professional stamped and/or sealed plans shall be required prior to development commencement.
4. **Sidewalks shall be required along both sides of all streets within a PUD. The construction standard of the required sidewalks are given in the city development regulations; however,**

the minimum width of all sidewalk along streets shall be five (5.0) feet.

- a. Sidewalks five (5) feet in width are proposed along both sides of all proposed internal streets.

5. The site proposed for a PUD classification shall have a contiguous area of not less than ten (10) acres.

- a. The subject assemblage measures 13.39 +/- acres.

(2) Sec. 17.170.130 – Standards governing exercise of the zoning power

The city council finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power:

(Language in bold is from the City of Auburn Zoning Ordinance. Bulleted information that is not bolded are factors known to staff that may apply to the Ordinance criteria.)

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

- a. The local area is characterized by single-family residential development of varying densities in addition to commercial development.
 - i. The proposed rezoning would permit detached, single-family residential development consistent with nearby properties.

B. Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property;

- a. Staff does not anticipate any adverse effects on nearby properties as a result of the rezoning proposal.
- b. An access easement to the existing telecommunications tower will be maintained as shown on the concept plan.

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

- a. As currently zoned (AG: Agricultural), the site is used agriculturally and residentially.

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;

- a. Staff does not anticipate burdensome use of local infrastructure or facilities as a result of the rezoning proposal.

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

- a. The proposed rezoning does not conform with the Comprehensive Plan's intent for the site.
 - i. The site is located in the Agricultural Character Area, intended for agricultural and very low-density residential development. This description fits the current site configuration.
 - ii. Developing the site as proposed would detract from the Agricultural intent as determined by the Comprehensive Plan, due to increased residential density and reduced open space.

- b. The Agricultural Character Area is not common in the subject locality; all abutting parcels in the City are designated for commercial future land use. The addition of single family detached residential units will support commercial development envisioned for the 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.

- a. Staff is not aware of any changing conditions which would inherently support approval or disapproval of the subject rezoning request.

COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION

Staff recommends **approval with conditions** of subject rezoning request RZ25-0001, as the proposal aligns with City regulations and local land use patterns. Staff recommends the following **conditions** be adopted as part of the approval:

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.

ANNEXATION & REZONING APPLICATION



CITY OF AUBURN
COMMUNITY DEVELOPMENT DEPARTMENT
1369 4TH AVE, AUBURN, GA 30011
(770) 963-4002
www.cityofauburn-ga.org

ANNEXATION & REZONING APPLICATION
AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP FOR THE CITY OF AUBURN, GA.

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION
NAME: Cornerstone Home Builders, LLC c/o Mahaffey Pickens Tucker, LLP		NAME: The Travis and Herman Brown Family Partnership
ADDRESS: 1550 North Brown Road, Suite 125		ADDRESS: P.O. Box 563
CITY: Lawrenceville		CITY: Buford
STATE: GA	ZIP: 30043	STATE: GA ZIP: 30515
PHONE: (770)232-0000		PHONE: (770)232-0000
EMAIL: slanham@mptlawfirm.com		EMAIL: slanham@mptlawfirm.com
CONTACT PERSON: Shane M. Lanham, Attorney for Applicant		PHONE: (770)232-0000
EMAIL: slanham@mptlawfirm.com		

APPLICANT IS: <input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER		
PRESENT ZONING DISTRICT(S): AG		REQUESTED ZONING DISTRICT: PUD
PARCEL NUMBER(S): AU05 018 & AU05 019		ACREAGE: +/- 13.394
ADDRESS OF PROPERTY: 21 Apalachee Church Road and 1675 McCully Drive		
PROPOSED DEVELOPMENT: Single-family detached residential neighborhood		

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
NO. OF LOTS/DWELLING UNITS: 40	NO. OF BUILDINGS/LOTS: N/A
DWELLING UNIT SIZE (SQ.FT.): 2,000 sf	TOTAL BUILDING SQ.FT.: N/A
GROSS DENSITY: 2.98 units per acre	DENSITY: N/A
NET DENSITY: 3.81 units per acre	

PLEASE ATTACHED A LETTER OF INTENT EXPLAINING PROPOSED DEVELOPMENT

[The Pre-Application meeting request for this application took place on April 3, 2025.](#)



David Belle Isle
Matthew P. Benson
Catherine W. Davidson
Gerald Davidson, Jr.*
Brian T. Easley
Rebecca B. Gober
John D. Hipes*
Christopher D. Holbrook
Jessica R. Kelly
Shane M. Lanham

Jeffrey R. Mahaffey
John N. Mahaffey
Julia A. Maxwell
Steven A. Pickens
Jack M. Ryan
Gabrielle H. Schaller
S. Tess Shaheen
Andrew D. Stancil
R. Lee Tucker, Jr.

*Of Counsel

**LETTER OF INTENT FOR REZONING APPLICATION OF
CORNERSTONE HOME BUILDERS, LLC**

Mahaffey Pickens Tucker, LLP submits the attached rezoning application (the "Application") on behalf of Cornerstone Home Builders, LLC (the "Applicant"), relating to a proposed development on approximately 13.394 acres of land (the "Property") located off Apalachee Church Road in the City of Auburn and further identified as parcel numbers AU05 018 and AU05 019. The Applicant respectfully requests to rezone the Property from the current AG (Agricultural District) to the PUD (Planned Unit Development District) pursuant to the City of Auburn Zoning Ordinance (the "Zoning Ordinance").

The proposed development would include forty (40) single-family detached homes as depicted on the site plan submitted with the Application. The Applicant proposes to develop the Property in compliance with the PUD zoning classification to allow for a more unique and creative community. As depicted on the site plan, the proposed development would consist of forty (40) single-family detached dwellings with community amenities such as a play area and community garden for residents to enjoy. The proposed development will include a 10-foot landscape strip along Apalachee Church Road and sidewalks will be provided for residents to use within the development. The development would have a gross density of 2.98 units per acre. The minimum lot size will be 7,500 square feet with a lot width of 60 feet. Each dwelling will have a minimum front setback of 22 feet, side setback of 7.5 feet, and rear setback of 15 feet. Water will be provided by the City of Auburn Public Works and sewer will be provided by Barrow County Water and Sewer Authority.

Sugarloaf Office || 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043

NorthPoint Office || 11175 Cicero Drive, Suite 100, Alpharetta, Georgia 30022

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The homes will be compatible with homes in the surrounding area and include attractive architectural elements which would meet or exceed the requirements of the Zoning Ordinance. All of the homes will be a minimum of 2,000 square feet and include a two-car garage. The proposed development will be accessed via a single entrance off Apalachee Church Road. The proposed development will be managed and maintained by a Homeowners' Association.

The proposed development is compatible with surrounding land uses and is in line with the policies and intent of the City of Auburn's 2018 Comprehensive Plan (the "Comprehensive Plan"). Single-family housing is currently in high demand and is projected to stay in high demand. The proposed development will increase the supply of housing in the area and help alleviate the shortage of single-family detached housing. Additionally, the intent and purpose of the PUD zoning district is to promote innovative development types that complement the existing developments in the City of Auburn. Further, PUD allows for more flexibility with the placement, arrangement, and orientation of dwellings while promoting the incorporation of active open spaces and resident-focused amenities.

The Applicant and its representatives welcome the opportunity to meet with staff of the City of Auburn Community Development Department to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

Respectfully submitted this 5th day of May, 2025.

MAHAFFEY PICKENS TUCKER, LLP



Julia A. Maxwell
Attorneys for Applicant

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

- (A) Yes. The proposed development is consistent and suitable with the existing use and development of adjacent and nearby properties. The proposed residential development is compatible with existing residential uses and will further diversify housing options in the surrounding area.
- (B) No. Approval of the proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby properties.
- (C) The Applicant submits that due to its size, location, layout, topography, and natural features, the Property does not have a reasonable economic use as currently zoned.
- (D) No. Approval of the proposed rezoning will not result in an excessive or burdensome use of the existing infrastructure systems. The Property has direct access to Apalachee Church Road and is in close proximity to Atlanta Highway.
- (E) Yes. The proposed development and rezoning is compatible with the policy and intent of the Comprehensive Plan and the Future Land Use Map. While the Property is identified as "Agricultural" on the Future Land Use Map, it is surrounded by the Single-Family Residential future land use area in the City of Auburn and Traditional Residential future land use character area in Barrow County.
- (F) Yes. The proposed development and rezoning achieves the goal of the Comprehensive Plan by proposing a development and site layout that serves to provide additional housing options to current and future residents of the City of Auburn.

**REZONING APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

PURSUANT TO REQUIREMENTS OF THE ZONING ORDINANCE, THE CITY COUNCIL FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

(1) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

[Please see attached.](#)

(2) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OF USABILITY OF ADJACENT OR NEARBY PROPERTY:

[Please see attached.](#)

(3) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

[Please see attached.](#)

(4) 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:

[Please see attached.](#)

(5) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

[Please see attached.](#)

(6) 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:

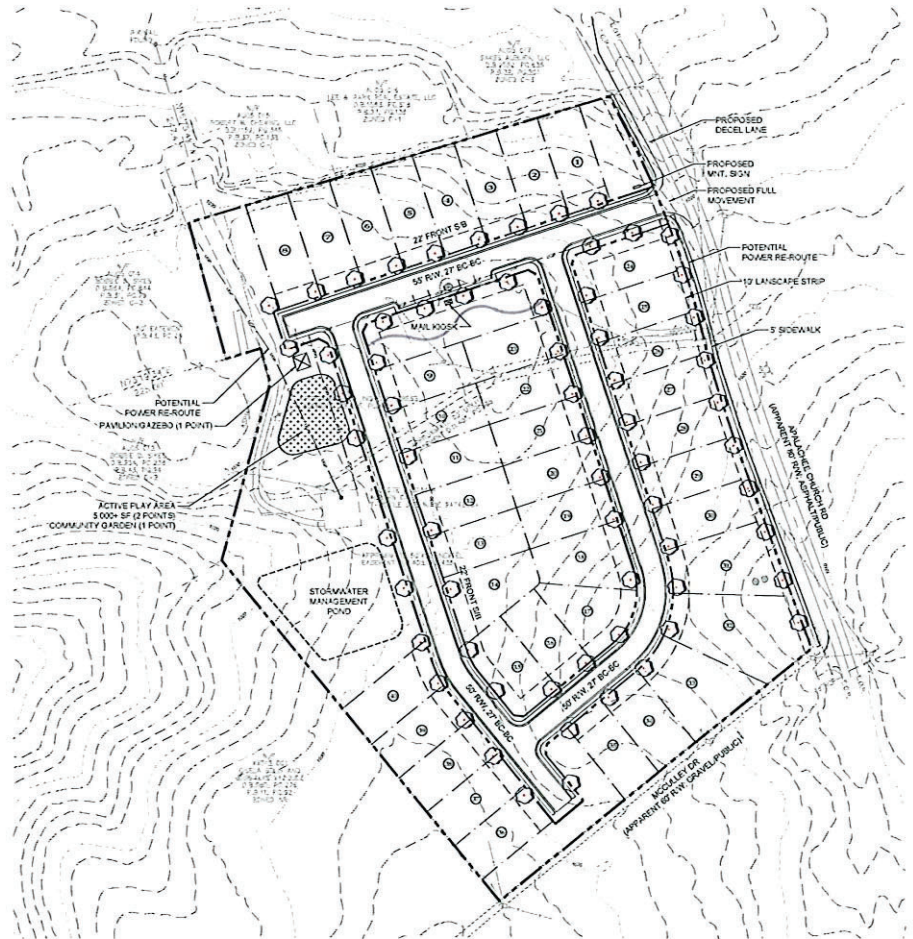
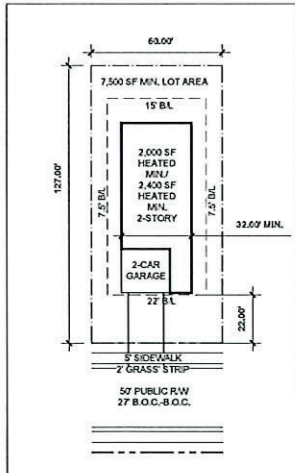
[Please see attached.](#)

SITE DATA

TOTAL LOTS 40 (50' X 120' TYP)
 TOTAL AC 13.394 ACRES
 GROSS DENSITY 2.58 U/A (3.0 U/A MAX)
 CURRENT ZONING AG
 PROPOSED ZONING PUD
 MIN LOT SIZE 7,500 SQFT
 SETBACKS
 FRONT 22'
 REAR 15'
 SIDE 7.5'
 SIDEWALKS 5' ALONG BOTH SIDES

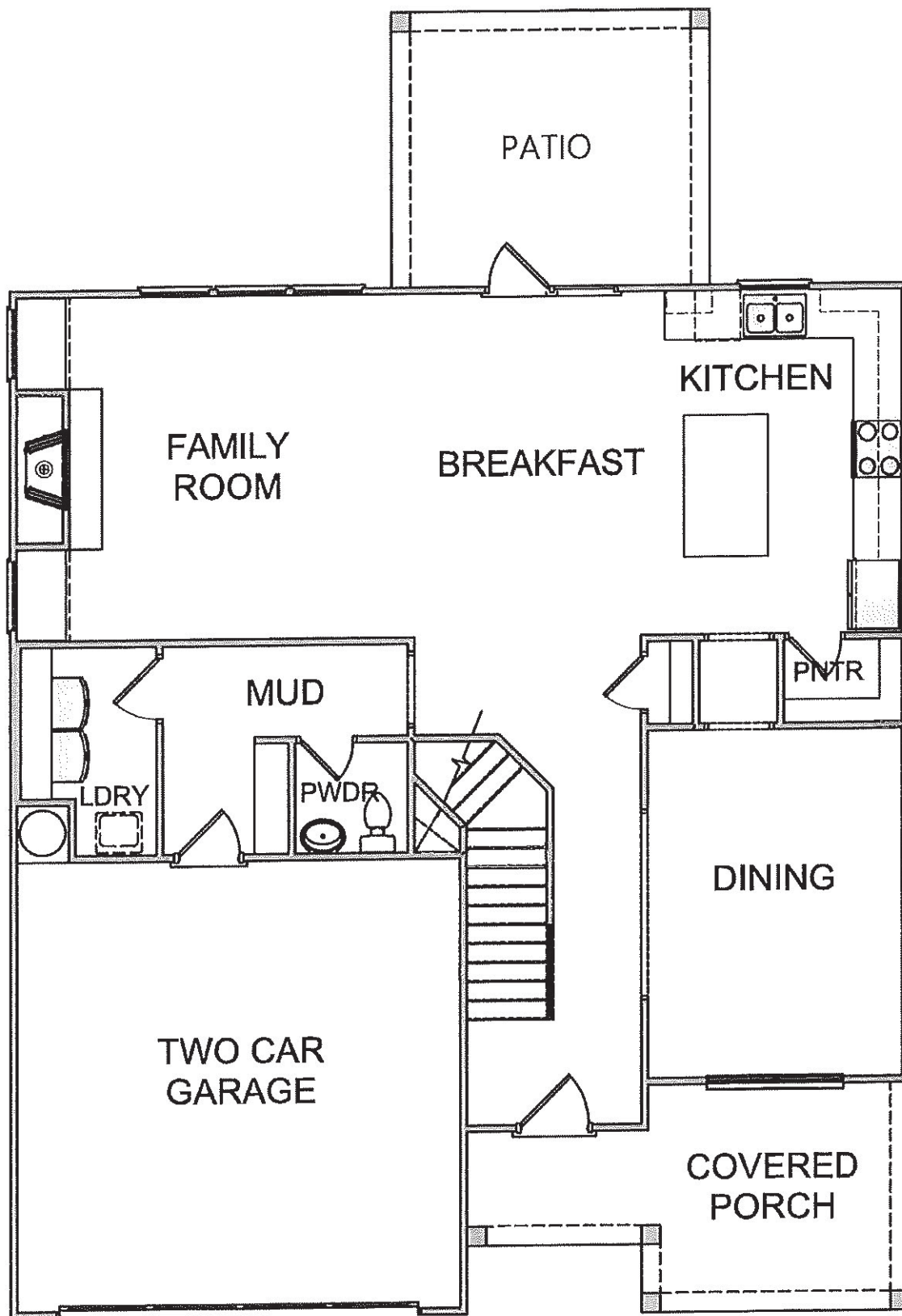
AMENITIES
 40 LOTS @ 2.58 U/A = 2 POINTS REQUIRED
 PROPOSED GAZEBO/PAVILION = 1 POINT
 PROPOSED PLAY AREA/COMMUNITY GARDEN = 2 POINTS
 TOTAL = 3 POINTS

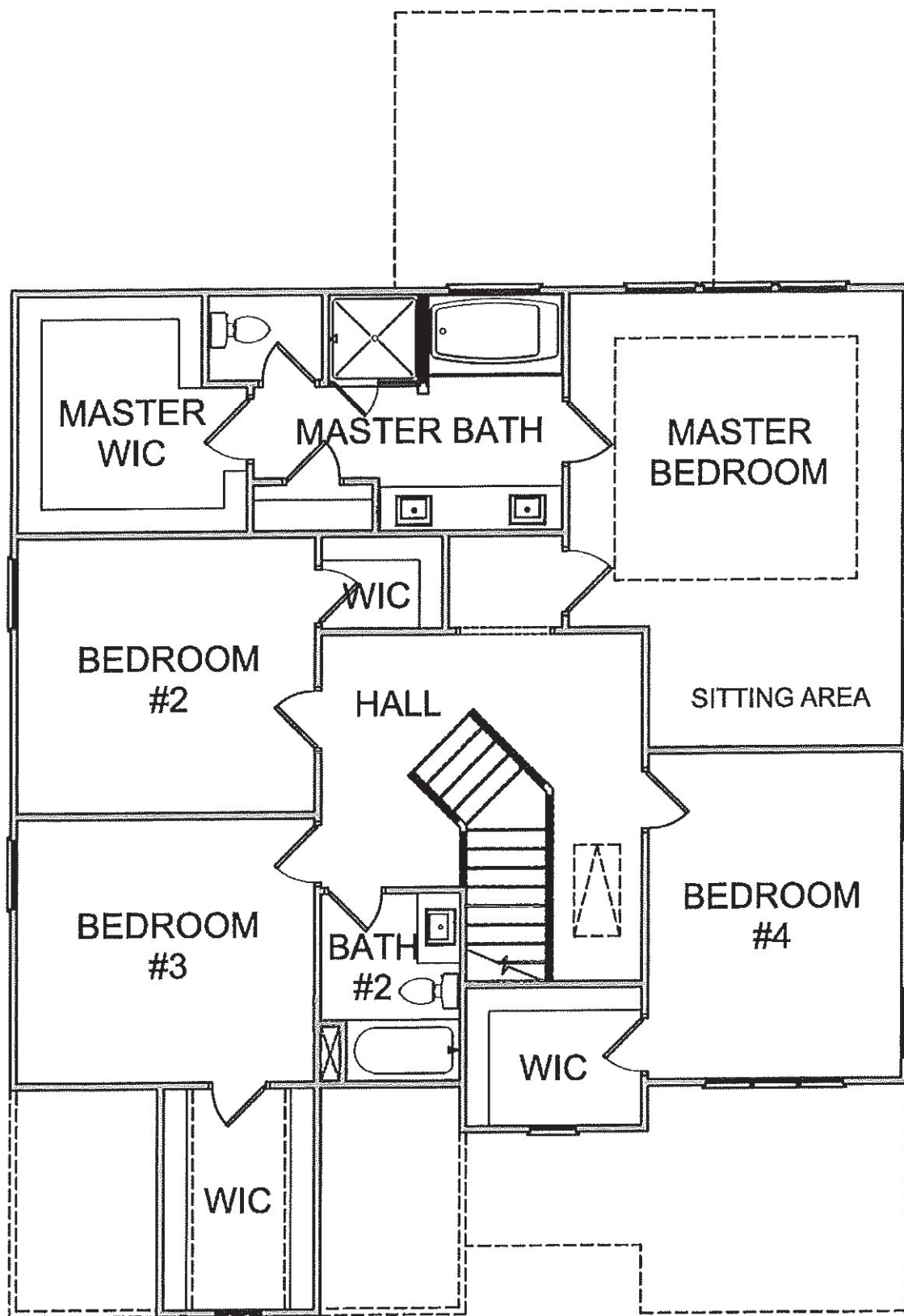
TYPICAL LOT LAYOUT
 SCALE 1" = 20'



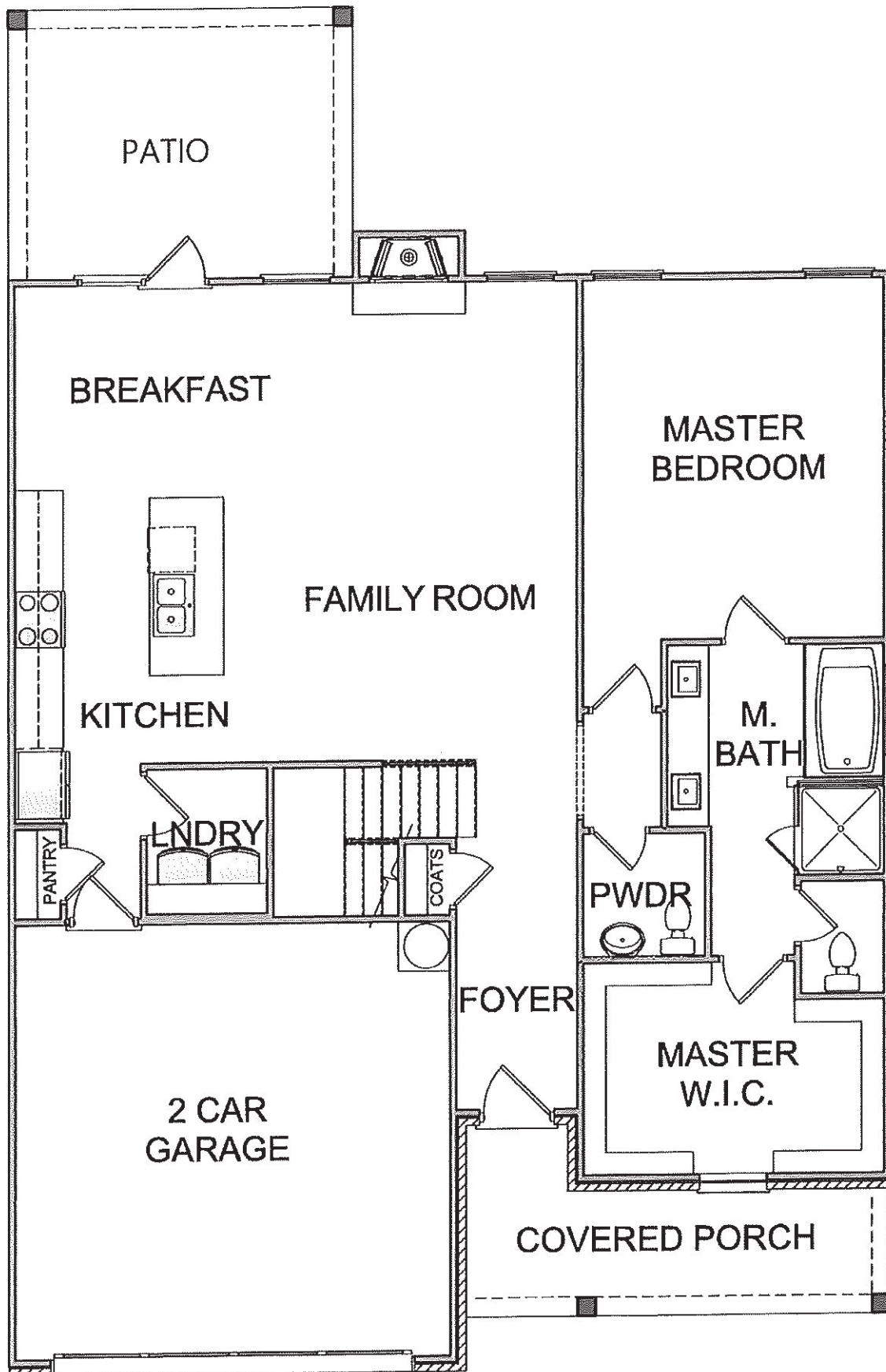
1	
2	
3	
4	NOT RELEASED FOR CONSTRUCTION
5	
6	LJA 200 S. MAIN STREET ALBUQUERQUE, NM 87102-4718
7	PREPARED FOR: ETHAN FRAZIER 879-855-0719
8	
9	CONCEPT PLAN FOR APACHE CHURCH SUBDIVISION 20 APACHE CHURCH, DR. PARCEL 4, ADD'L 5TH, ADD'L 6TH
10	 NORTH SCALE 1" = 20'
11	CONCEPT PLAN
12	04/17/25

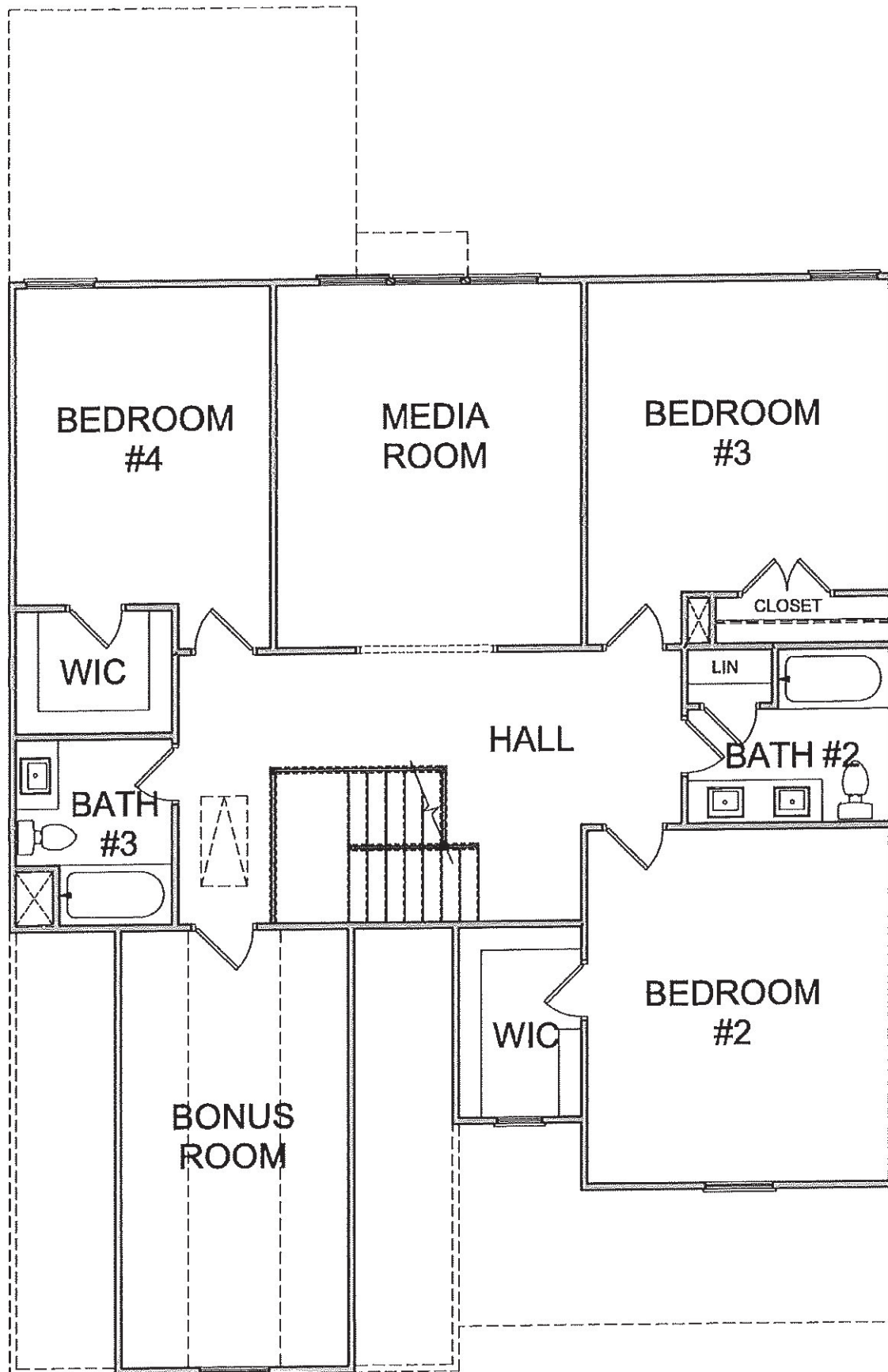




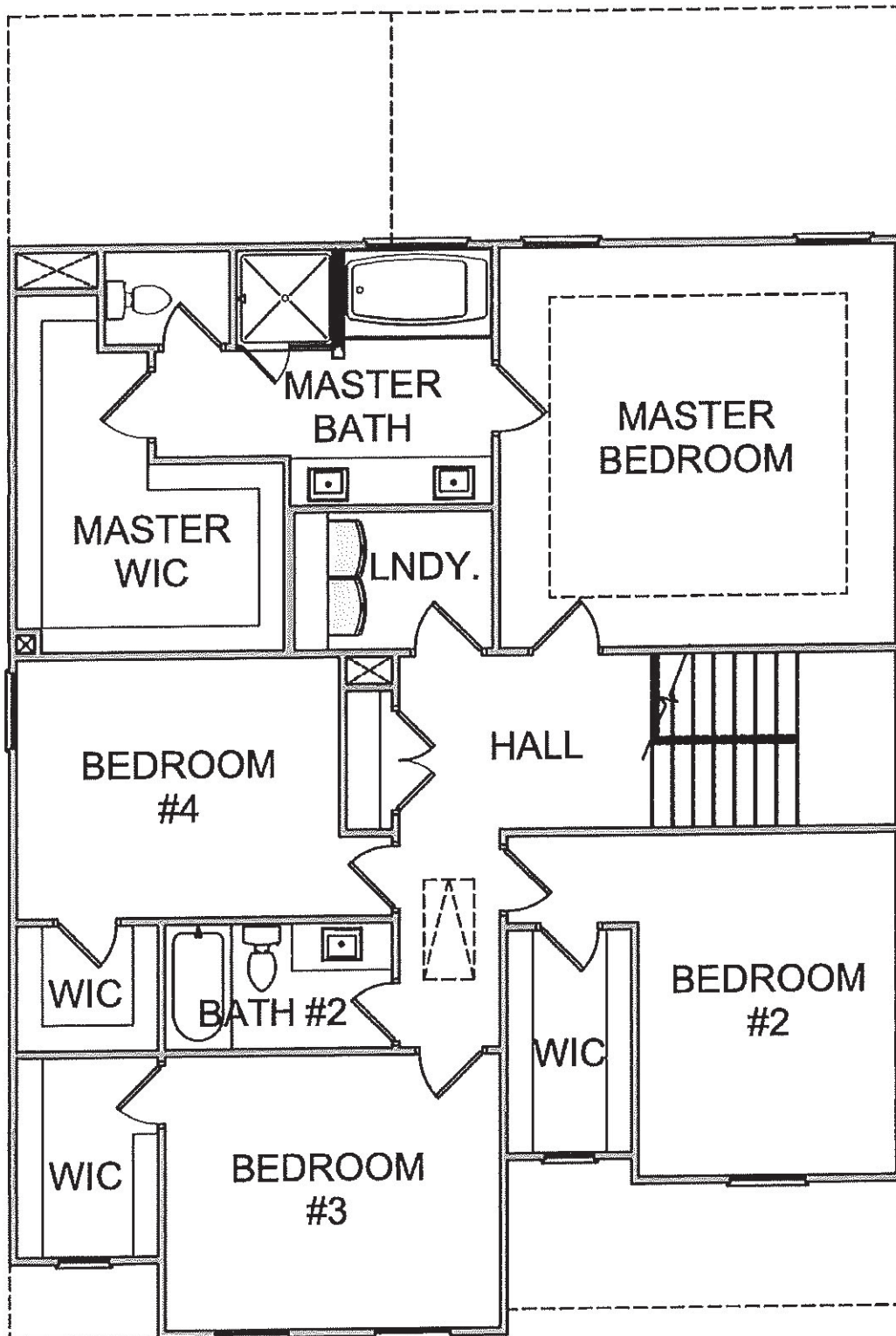


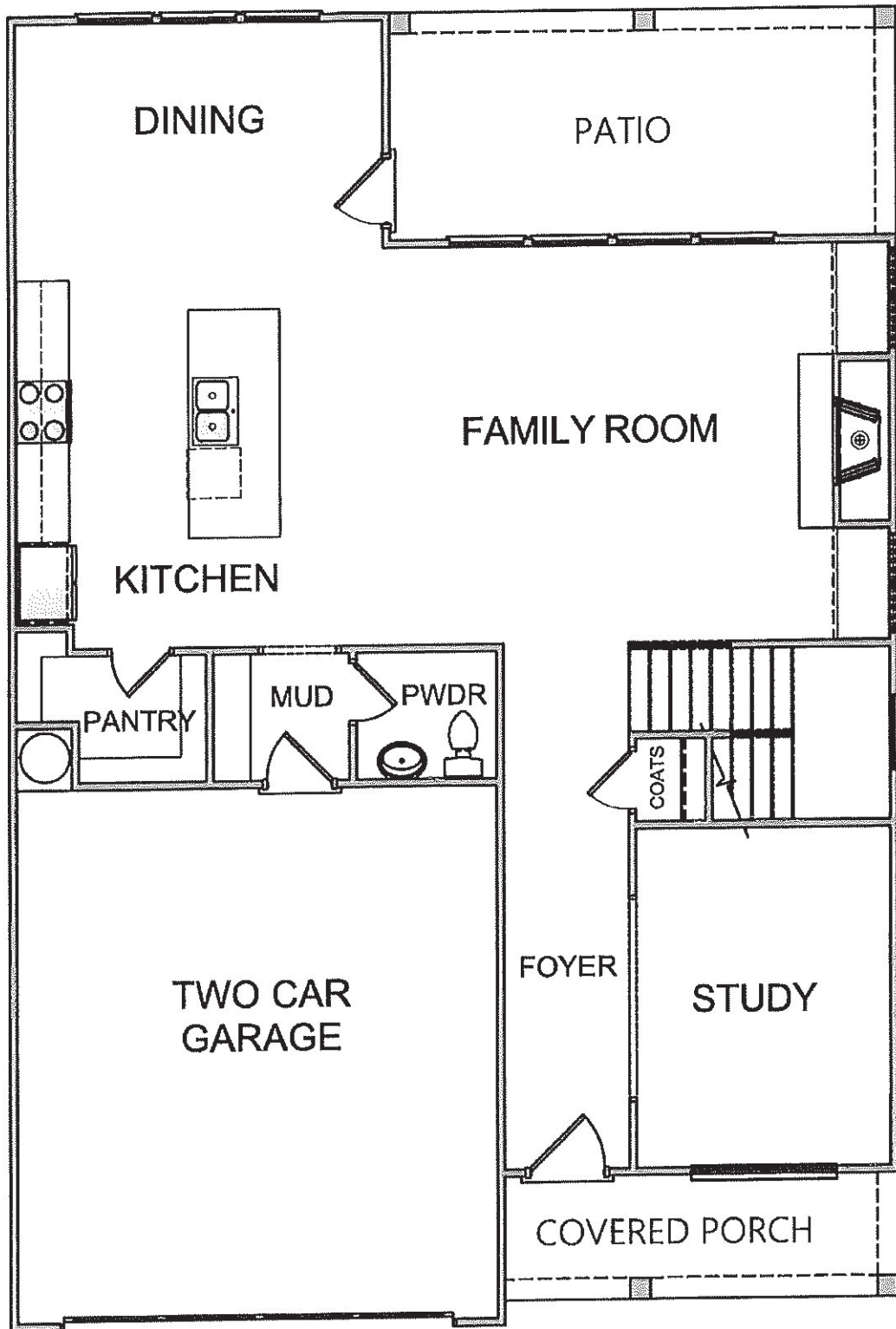


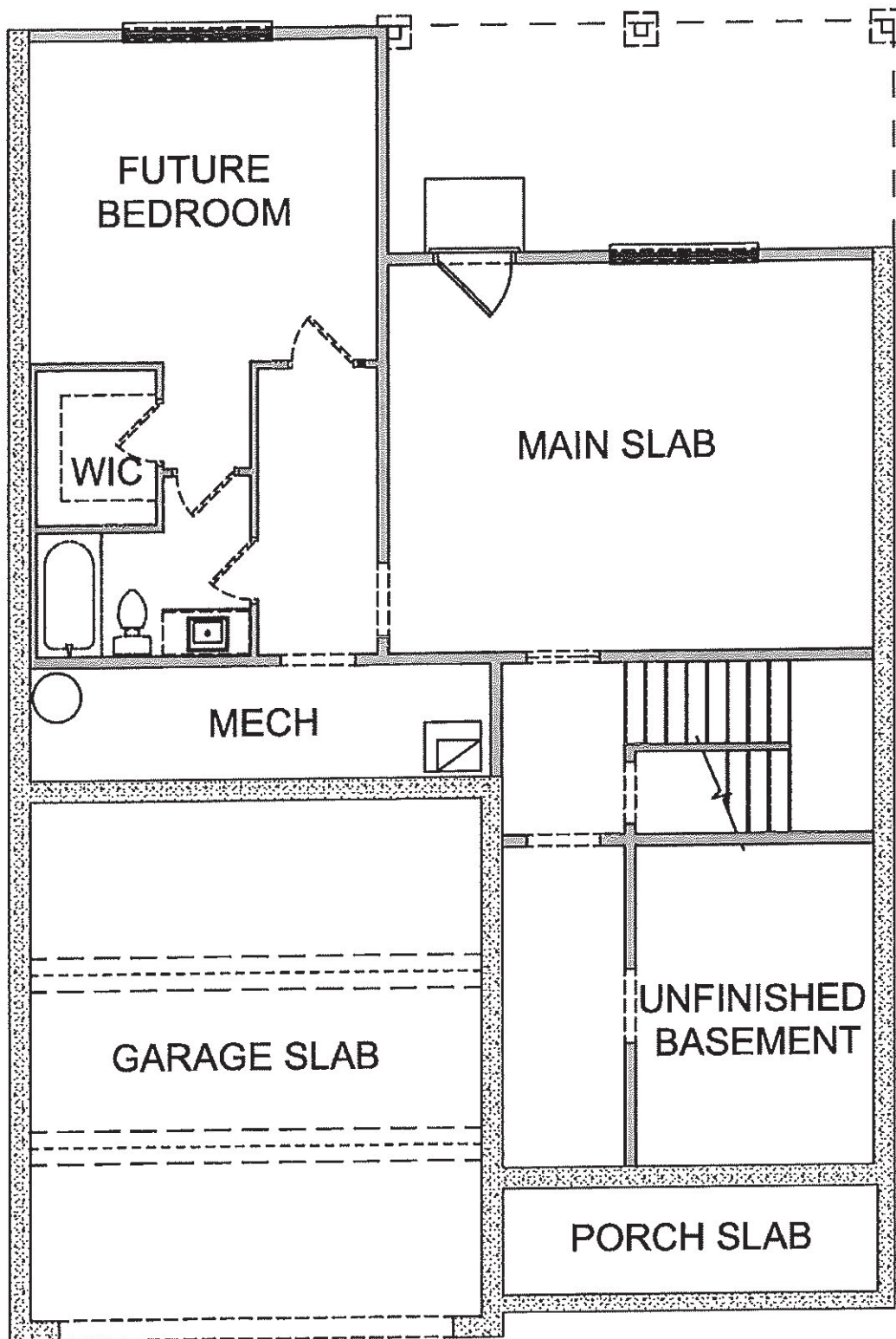












LAND DESCRIPTION
OVERALL

All that tract or parcel of land lying and being in Georgia Militia District #1740, City of Auburn, Barrow County and being more particularly described as follows:

To find the True Point of Beginning, begin at a point formed by the intersection of Apalachee Church Road (apparent 80' row) and McCully Drive (apparent 60' row), said point being the True Point of Beginning.

THENCE along the Right-of-Way of McCulley Drive South 51 degrees 07 minutes 38 seconds West for a distance of 551.95 feet to a point; THENCE North 39 degrees 15 minutes 22 seconds West for a distance of 604.00 feet to a 1/2 inch open top pipe found; THENCE North 15 degrees 29 minutes 09 seconds East for a distance of 252.28 feet to a 1/2 inch open top pipe found; THENCE North 15 degrees 18 minutes 16 seconds West for a distance of 50.00 feet to a 1/2 inch open top pipe found; THENCE South 73 degrees 22 minutes 54 seconds west for a distance of 50.04 feet to a 1/2 inch open top pipe found; THENCE North 15 degrees 17 minutes 33 seconds West for a distance of 193.70 feet to a point; THENCE North 73 degrees 19 minutes 12 seconds East for a distance of 212.65 feet to a 1/2 inch rebar with cap found; THENCE North 73 degrees 21 minutes 06 seconds East for a distance of 391.94 feet to a point on the westerly right-of-way of Apalachee Church Road; THENCE along said right-of-way South 27 degrees 06 minutes 25 seconds East for a distance of 48.17 feet to a point; THENCE along a curve to the right having a radius of 1253.36 feet an arc length of 331.27 feet being subtended by a chord bearing of South 19 degrees 55 minutes 10 seconds East for a chord length of 330.31 feet to a point; THENCE along a curve to the left having a radius of 2177.86 feet an arc length of 187.58 feet being subtended by a chord bearing of South 18 degrees 12 minutes 09 seconds East for a chord distance of 187.52 feet to a point; THENCE South 20 degrees 12 minutes 54 seconds East for a distance of 192.02 feet to a point; THENCE along a curve to the right having a radius of 919.60 feet being subtended by chord bearing of South 20 degrees 06 minutes 56 seconds East for a chord distance of 50.07 feet to a point, said being the True Point of Beginning.

Said property contains 13.394 acres.
Including all easements within.



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

File #:

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.

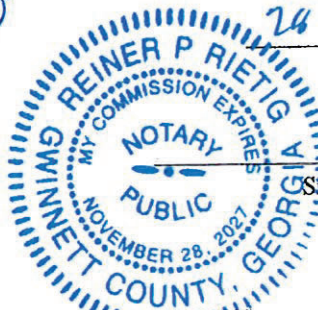
OWNER'S CERTIFICATION

The undersigned below, hereby declares that they are the owner(s) of the property, located at 21 Apalachee Church / 1675 McCully Dr as shown in the records of Barrow County, GA.
Auburn GA 30011

Sheila Brown Graft
Signature of Owner

Appeared before me personally this

26 day of April, 2025



[Signature]
Signature of Notary Public

Seal

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.

Dillon Lee
Name of Agent

Address 390 Brogdon Rd
Suwanee GA
30024

678-463-6279
Phone

Appeared before me personally this

26 day of April, 2025



[Signature]
Signature of Notary Public

Seal



City of Auburn
P.O. Box 1059
Auburn, GA 30011
770-963-4002
www.cityofauburn-ga.org

File #: _____

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 forms provided.



Signature of Applicant

4/29/25

Date

Sheila Brown Croft

Signature of Owner

Date

Dillon Lee

Print Name

Sheila Brown Croft

Print Name

member/manager

Title

Appeared before me personally this

29 day of April, 2025



Signature of Notary Public

Seal



REZONING APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE CITY COUNCIL UNLESS WAIVED BY THE CITY COUNCIL. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE CITY COUNCIL.




SIGNATURE OF APPLICANT

4/28/25

DATE

Dillon Lee


PRINT NAME AND TITLE



SIGNATURE OF NOTARY PUBLIC

4/28/25

DATE


NOTARY SEAL

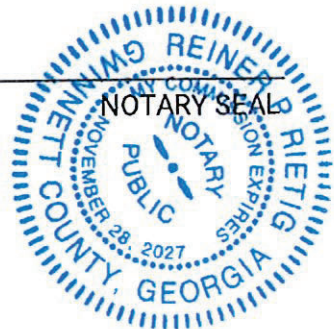
REZONING PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE CITY COUNCIL UNLESS WAIVED BY THE CITY COUNCIL. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE CITY COUNCIL.

Sheila Brown Croft 4/29/25
SIGNATURE OF PROPERTY OWNER DATE

Sheila Brown Croft
PRINT NAME AND TITLE

[Signature] 4/28/25
SIGNATURE OF NOTARY PUBLIC DATE



CONFLICT OF INTEREST CERTIFICATION FOR REZONING

THE UNDERSIGNED BELOW, MAKING APPLICATION FOR A REZONING, HAS COMPLIED WITH THE OFFICIAL CODE OF GEORGIA SECTION 36-67A-1, ET. SEQ, CONFLICT OF INTEREST IN ZONING ACTIONS, AND HAS SUBMITTED OR ATTACHED THE REQUIRED INFORMATION ON THE FORMS PROVIDED.

Sheila Brown Craft 4/29/25
SIGNATURE OF PROPERTY OWNER DATE

PRINT NAME AND TITLE

[Signature] 4/28/25
SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

HAVE YOU, WITHIN THE TWO YEARS IMMEDIATELY PRECEDING THE FILING OF THIS APPLICATION, MADE CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE TO A MEMBER OF THE CITY COUNCIL OR A MEMBER OF THE AUBURN PLANNING COMMISSION?

☐ YES ☒ NO

Sheila Brown Craft
YOUR NAME

IF THE ANSWER IF YES, PLEASE COMPLETE THE FOLLOWING SECTION:

NAME AND POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (LIST ALL WHICH AGGREGATE TO \$250 OR MORE)	DATE CONTRIBUTION WAS MADE (WITHIN LAST TWO YEARS)

ATTACHED ADDITIONAL SHEETS IF NECESSARY, TO DISCLOSE OR DESCRIBE ALL CONTRIBUTIONS.

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

THE UNDERSIGNED BELOW, MAKING APPLICATION FOR A REZONING, HAS COMPLIED WITH THE OFFICIAL CODE OF GEORGIA SECTION 36-67A-1, ET. SEQ, CONFLICT OF INTEREST IN ZONING ACTIONS, AND HAS SUBMITTED OR ATTACHED THE REQUIRED INFORMATION ON THE FORMS PROVIDED.



SIGNATURE OF PROPERTY OWNER

May 5, 2025

DATE

Julia Maxwell, Attorney for Applicant

PRINT NAME AND TITLE



SIGNATURE OF NOTARY PUBLIC

5-5-2025

DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

HAVE YOU, WITHIN THE TWO YEARS IMMEDIATELY PRECEDING THE FILING OF THIS APPLICATION, MADE CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE TO A MEMBER OF THE CITY COUNCIL OR A MEMBER OF THE AUBURN PLANNING COMMISSION?

☐ YES ☒ NO

Mahaffey Pickens Tucker, LLP

YOUR NAME

IF THE ANSWER IF YES, PLEASE COMPLETE THE FOLLOWING SECTION:

NAME AND POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (LIST ALL WHICH AGGREGATE TO \$250 OR MORE)	DATE CONTRIBUTION WAS MADE (WITHIN LAST TWO YEARS)

ATTACHED ADDITIONAL SHEETS IF NECESSARY, TO DISCLOSE OR DESCRIBE ALL CONTRIBUTIONS.

REZONING APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE CITY COUNCIL UNLESS WAIVED BY THE CITY COUNCIL. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE CITY COUNCIL.



SIGNATURE OF APPLICANT

May 5, 2025

DATE

Julia Maxwell, Attorney for Applicant

PRINT NAME AND TITLE



SIGNATURE OF NOTARY PUBLIC

5-5-2025

DATE



Abutting Property Owners List

Name	Address
SAKSS Auburn, LLC	970 Peachtree Industrial BLVD, Ste. 17 Suwanee, GA 30024
Lee & Park Real Estate, LLC	3321 Orwell Way Unit 4305 Cumming, GA 30041
Chewning Robert W, LLC	2448 Centerville Roasebud Rd Loganville, GA 30052
Bobbie D. Sikes c/o Rocking Horse Ranc	1670 Atlanta HWY NW Auburn, GA 30011
Bobbie D. Sikes	4120 Lakewood Ct Lula, GA 30554
Gisela Solis and Jose Luis Vazquez	1683 McCully Drive Auburn, GA 30011
Cynthia A. Berry and Charles Wilson Berry, Jr.	85 Apalachee Church Road Auburn, GA 30011
Jacquelyn D. Howington	51 Apalachee Church Road Auburn, GA 30011
James Darrell Walls	40 Apalachee Church Road Auburn, GA 30011
Martha W. Pate	34 Apalachee Church Road Auburn, GA 30011
Daniel Ajani and Mary Ajani	2727 Stonebridge Way Dacula, GA 30019
RSE Properties Seven, LLC	P.O. Box 210 Stephens, GA 30667

REZONING CHECKLIST

THE FOLLOWING IS A CHECKLIST OF INFORMATION REQUIRED FOR SUBMISSION OF A REZONING APPLICATION. THE COMMUNITY DEVELOPMENT DEPARTMENT RESERVES THE RIGHT TO REJECT ANY INCOMPLETE APPLICATION.

☒ COMPLETED APPLICATION FORMS AND CERTIFICATIONS

☒ LEGAL DESCRIPTION

☒ BOUNDARY SURVEY

☐ SITE PLAN - THREE (3) COPIES AND ONE (1) 8-1/2" X 11" REDUCTION

☒ A PDF, CD, OR USB THUMB DRIVE WITH DIGITAL COPIES OF THE PLANS

☒ LETTER OF INTENT

☐ \$1,000.00 APPLICATION FEE – MAKE CHECKS PAYABLE TO CITY OF AUBURN

ADDITIONAL EXHIBITS (IF REQUIRED):

☐ SITE PLAN, ARCHITECTURAL EXHIBITS, AND/OR NARRATIVE REQUIREMENTS.

☐ TRAFFIC STUDY

☐ REVIEW FORM FOR DEVELOPMENT OF REGIONAL IMPACT (DRI)

☐ BUILDING COMPLIANCE INSPECTION



UTILITIES DEPARTMENT

625 Hwy 211 NE Winder, Georgia 30680 Phone: (770) 307-3014

March 10, 2025

To: The Dale Brown Family

From: Dean Garrett, Utilities Manager
Barrow County Utilities

Re: Sewer Availability Letter, proposed development at Apalachee Church Road, Barrow County Tax Parcel #AU05 018 and McCully Drive, Barrow County Tax Parcel #AU05 019.

Barrow County Utilities Department is requested to provide a sewer availability letter for a proposed development at Apalachee Church Road, Barrow County Tax Parcel #AU05 018 and McCully Drive, Barrow County Tax Parcel #AU05 019. The proposed development will serve fifty residential units. According to the current Service Delivery Strategy (SDS), the proposed development is located in the Barrow County Sewer service territory.

Sewer Capacity designation will be dictated by the Barrow County Comprehensive Plan and final approval or rejection administered by the Barrow County Board of Commissioners.

In the event that you increase the density for this parcel beyond its approved use, it will be the responsibility of the owner/developer to bear the expense for upgrades to the sewer system.

Since gravity sewer is not located adjacent to the proposed project, it will be the responsibility of the owner/developer to bear the expense for connecting the proposed project to the nearest gravity sewer manhole, including but not limited to, obtaining all easements associated with the project.

While there is capacity available in the sewer system at this time, reservation of sewer treatment capacity will be determined upon submittal and approval of plans and issuance of capacity reservation agreement with final payment of all capacity fees.

Thank you,

A handwritten signature in blue ink, appearing to read "Dean Garrett", is written over the "Thank you," text.

Dean Garrett, Utilities Manager
Barrow County Utilities

This availability letter expires September 10, 2025.

PUBLIC NOTICE

AN APPLICATION HAS BEEN FILED WITH
THE CITY OF AUBURN IN REGARD TO LAND
USE REGULATIONS AS THEY APPLY TO THIS
PROPERTY

APPLICATION TYPE:

Re Zoning

ZONING:

AG - PAD

PUBLIC HEARINGS:

PLANNING COMMISSION

DATE: Aug 20 2025

TIME: 6 PM

1 AUBURN WAY

CITY COUNCIL BOARD
OF APPEALS

DATE: Aug 11 2025

TIME: 6 PM

1 AUBURN WAY

FOR MORE INFO: 770-963-4002

THIS SIGN IS NOT TO BE REMOVED WITHOUT
AUTHORIZATION OF THE CITY PLANNER



MAYOR
Richard E. Roquemore

CITY ADMINISTRATOR
Michael E. Parks

CITY COUNCIL
Robert L. Vogel III
Taylor J. Sisk
Jamie L. Bradley
Joshua Rowan

AGENDA ITEM: 2

TO: City of Auburn Mayor and City Council

FROM: Sarah McQuade
City Planner

DATE: August 21, 2025

PURPOSE: Waive the requirements of **(1)** Title 16, Sec. 16.28.030.C.1 and **(2)** Title 16, Sec. 16.28.060.B.1, to **(1)** allow for the construction of two permanently dead-ended streets and **(2)** permit access from residential parcels to those dead-end segments, respectively.

BACKGROUND: The applicant is requesting two waivers from the requirements of Title 16, concurrent with a request to rezone the site from AG to PUD for the construction of a 40 unit detached single-family residential subdivision on tax map parcels AU05 018 (21 Apalachee Church Rd) and AU05 019 (1675 McCully Dr).

On August 20, 2025 the rezoning request for this item was heard by the Planning Commission. During their discussion the proposed road network and the inclusion of the dead-end streets as part of the development.

Staff noted that the final site layout would be determined as part of the waiver request before City Council. With that understanding, the commission included in its motion a recommendation that the developer construct a second full-access entrance to McCully Drive at the point where the proposed internal street currently terminates in a dead end

STAFF RECOMMENDATION: Denial

FUNDING: N/A



MAYOR
Richard E. Roquemore

CITY ADMINISTRATOR
Michael E. Parks

CITY COUNCIL
Robert L. Vogel III
Taylor J. Sisk
Jamie L. Bradley
Joshua Rowan

AGENDA ITEM: 3

TO: City of Auburn Mayor and City Council

FROM: Sarah McQuade
City Planner

DATE: August 21, 2025

PURPOSE: Overlay Architectural Approval (OAR) request for the development of six (6) town houses in the ADOD: Auburn Downtown Overlay District.

BACKGROUND: The applicant is requesting approval to construct one, six-unit town house building in the ADOD in the Arts and Crafts (Craftsman) style at the northeastern corner of 6th St and 6th Ave.

During the August 14 City Council meeting the applicant requested to table the item. Mayor and Council tabled the item to the next round of meetings, with the work shop meeting being held on August 28, 2025 and the decision meeting on September 11, 2025.

STAFF RECOMMENDATION: Denial.

FUNDING: N/A



MAYOR
Rick E. Roquemore

CITY ADMINISTRATOR
Michael E. Parks

CITY COUNCIL
Robert L. Vogel III
Taylor J. Sisk
Jamie L. Bradley
Joshua Rowan

AGENDA ITEM: 4

TO: Mayor and Council

FM: Michael Parks
City Administrator

DATE: August 28, 2025

PURPOSE: The city has constructed a road going to the infrastructure for the Raw Water Storage Pond (RWSP) at the Old Martin Marietta Quarry. The road provides access to the construction site and the future facilities.

BACKGROUND: The infrastructure, Rock Creek intakes, pump stations, and pipelines connecting the RWSP are currently under construction. An all-weather road is needed to access the site. The 26 ft wide asphalt paved road provides construction, safety and fire service vehicle access to the site. The road will be gated to provide public safety and security for the site. The suggested name for the road is the “Auburn Pond Road”. Each infrastructure building can then have an address along the road. The road can be renamed in the future if the Council chooses.

RECOMMENDATION: Staff recommends that the access road to the Auburn raw water infrastructure facilities be named “**Auburn Pond Road**”.

FUNDING: The cost of the road is shared with Winder 66% and Auburn 34%. Auburn’s share will come from the recent ARPA grants.