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PLANNING COMMISSION
Kim Skriba
Sandy Wilson
Carolyn Wade
Kevin Camon
Bo Bland

**PLANNING COMMISSION
AGENDA
February 16, 2022
6:00 p.m.**

CALL TO ORDER

1. APPROVAL OF AGENDA
2. APPROVAL OF MINUTES – January 19, 2022.

NEW BUSINESS

3. **Application #PC 22-0001** an application for a Special Use Permit to install a Convenience Store with Fuel Sales, on property located facing Atlanta Highway, abounded by Auburn Gate Lane and Auburn Run Lane. Tax Parcel Nos. AU 05F 0012 (owner – Rocklyn Homes).

CITIZEN COMMENTS

ANNOUNCEMENTS

ADJOURNMENT



MAYOR
Linda Blechinger

CITY CLERK
Joyce Brown

CITY COUNCIL
Peggy J. Langley
Robert L. Vogel III
Bill Ackworth
Jay L. Riemenschneider

PLANNING COMMISSION
MINUTES
JANUARY 19, 2022

BOARD ATTENDEES:

Kim Skriba, Chairperson
Carolyn Wade
Sandy Wilson
Kevin Camon
Bo Bland
-

CITY OFFICIALS IN ATTENDANCE:

Alex Mitchem, Community Development
Kellie Littlefield, Community Development Director

CALL TO ORDER

Kim Skriba, Chairperson called the meeting to order

1. Approval of the Agenda, with the amendment to change the date, was made by Carolyn Wade, motion was seconded by Bo Bland. Motion approved
2. Approval of the minutes of December 15, 2021 was made by Sandy Wilson, motion was seconded by Carolyn Wade. Motion approved.

OLD BUSINESS

No Old Business was heard.

NEW BUSINESS

Item 3: Election of Officers

Chairman Skriba yielded the floor to Ms. Kellie Littlefield for the purpose of conducting the election of the Chairperson. Ms. Littlefield opened the floor for nomination of a chairperson. Kevin Camon nominated Mrs. Kim Skriba. No other nominations were heard.

A motion was made to close elections by Kevin Camon, motion was seconded by Sandy Wilson. Motion Approved.

Members voted to elect Kim Skriba as chairperson.

Ms. Littlefield yielded the floor to Chairperson Skiba for the election of a Vice Chairman.

Mrs. Skriba opened the floor for nominations of a vice chairman. Kevin Camon nominated Carolyn Wade. Carolyn Wade nominated Kevin Camon. Hearing no others, Mrs. Skriba closed the nominations. Mrs. Skriba opened the vote for Vice Chairman; 3 votes for Kevin Camon, 1 vote for Carolyn Wade. Mr. Camon was elected Vice Chairman.

Rules were read for the public hearing by Chairman Skriba.

Item 4: Application #RZ21-006 – An application to rezone 57.50 acres of property located at 100 Lyle Road, Auburn Tax parcel Nos. AU11 031B & AU 11 148 (owner – Donna Evans). Applicant request rezoning from AG – Agriculture district to R-100 Single Family residential district for a residential development.

Applicant – Rocklyn Homes
Owner: Donna Evans

Chairperson Skriba announced the item to the floor.
Community Development Director Kellie Littlefield presented the case, stating the recommendation of staff being approval with conditions.

Chairperson Skriba opened the public hearing.
Speaking in support of the application.
Mitch Peavy – Buford, Georgia
Time was reserved for rebuttal.

Speaking in opposition of the application.
David Ellison – Athens, Georgia
Stated he represented the Lyle family.
Gave legal opinions of the proposed rezoning, and impact for the City of Auburn to approve.

Charlie Sewell – Auburn, Georgia
Spoke on the inability of the road to sustain the development as proposed.

Rebuttal, in support, was heard by the applicant to address issues.

Discussion was heard by the board.
A Motion was made to approve the application by Kevin Camon. The motion was seconded by Sandy Wilson. The motion passed.

CITIZEN COMMENTS

No General Comments were heard

ANNOUNCEMENTS

No Announcements

ADJOURNMENT

A motion for adjournment was made by Carolyn Wade. The motion was seconded by B0 Bland. The motion passed.

STAFF REPORT
Atlanta Highway -Commercial Parcel in front of Townes of Auburn
SPECIAL USE PERMIT

CASE NO: SUP 21-001

APPLICANT: HARKELROAD & ASSOCIATES – DAVID HARKLEROAD, JR.

OWNER(s): ROCKLYN HOMES, INC.

CONTACT: DONLAD W. HARKLEROAD, JR., DONJR@HARKLEROAD.COM, 770-982-1996

PRESENT ZONING: CITY OF AUBURN PLANNED SUBURBAN VILLAGE (PSV)

TAX PARCELS: CITY OF AUBURN AU05D 001Z

ACREAGE: 2.82 Acres

PROPOSED DEVELOPMENT: Convenience Store with Fuel Sales

PROJECT DATA:

Applicant is requesting a Special Use Permit for the purpose of constructing a Convenience Store with Fuel Sales. The request is focused on the commercial parcel fronting Atlanta Highway in front of the Townes of Auburn complex, per the Planned Suburban Village (PSV) zoning. The proposed building is developed in conjunction as a service for the existing town home development. Development is proposed to be served by Barrow County sewer and City of Auburn water. Stormwater management area will be designed in accordance with the approval of the Land Disturbance Permit.

SURROUNDING ZONING:

North: Railroad – Parcel is zoned M-1 Light Manufacturing

South: Town of Auburn Townhomes – PSV Planned Suburban Village

East: PSV Planned Suburban Village

West: PSV Planned Suburban Village

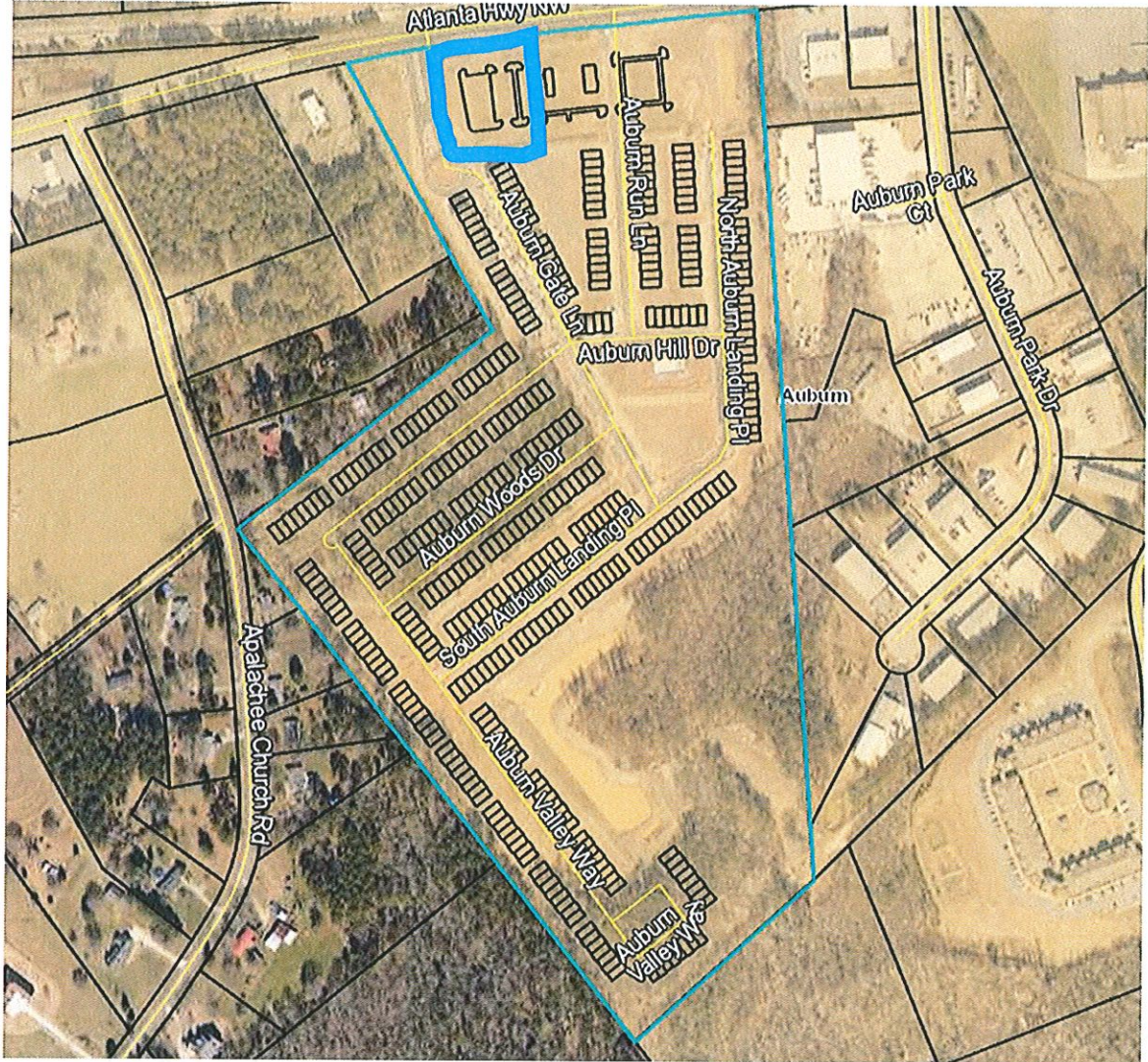


Figure 1 BOUNDARY SURVEY WITH AERIAL



DEVELOPMENT REVIEW:

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

Sewer is required to serve this development. Approval of plans Barrow County required.

Approval of site plans from Barrow County Fire Marshal required.

WETLANDS/STREAMS/FLOODPLAINS:

There are no streams/tributaries nor floodplains located on the site. According to the National Wetlands Mapper, there are no wetlands that exist on the site.

TRANSPORTATION:

Atlanta Highway is a major arterial roadway, and serviced by the state of Georgia Department of Transportation. A deceleration lane is proposed as part of the installation. Coordinate with the City Auburn for approval and locations of driveways.

STORMWATER REVIEW:

Stormwater facilities must comply with the current City of Auburn codes and ordinances and the latest edition of the Georgia Stormwater Management Manual.

WATER/UTILITIES:

Water records show that the properties are in City of Auburn’s water service area.

Water records show that the subject property is in the vicinity of an 8” water main located along Atlanta Highway. Any cost 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.

BARROW COUNTY FIRE: Barrow County Fire has approved the current design.

STANDARDS GOVERNING THE EXERCISE OF ZONING:

SUITABILITY OF USE

The proposed rezoning is a suitable use due to the character of the area, and the required feature of services to support the townhome development, and zoning.

ADVERSE IMPACTS

There are no adverse impacts anticipated on adjacent properties.

IMPACT ON PUBLIC FACILITIES

No significant increase in traffic, utilities usage, stormwater runoff and the number of school-aged children are anticipated from this request.

CONFORMITY WITH POLICIES

The development may be compatible with the Comprehensive Plan in providing a diversity of housing types.

CONDITIONS AFFECTING ZONING

Development may be appropriate with staff recommended conditions.

STAFF RECOMMENDATION

Staff Recommends approval with the following conditions.

1. The design of the store is compliant with the submitted site plan.
2. The façade incorporates natural stone, or brick as the primary architectural finish.
3. The columns of all fuel islands incorporate natural stone or brick to compliment the finish of the façade.
4. The signage of the building is approved separately, and does not exceed the building signage, a monument sign at the Auburn Gate Lane entrance, and the canopy signage of the fuel company.
5. Landscaping shall be installed on the road frontage.
6. Fuel islands shall not exceed 3 islands, with 6 pumps.
7. No parking or pumps shall be installed for commercial trucks, vehicles or overnight stay.
8. All accessory apertures shall be to the rear of the store.
9. No more than two uses shall be co-located with the Convenience store use. No more than one drive thru shall be permitted at the location.