



**Mayor**  
Richard E. Roquemore

**City Administrator**  
Michael E. Parks

**City Council**  
Robert L. Vogel III  
Taylor J. Sisk  
Jamie L. Bradley  
Joshua Rowan.

## **AGENDA**

**Planning Commission**  
February 21, 2024  
6:00 pm  
1351 Fourth Ave.,

Call to Order

Appointment of Officers for 2024

Old Business

Approval of the Minutes – December 20, 2023

Approval of the Agenda

New Business

1. OAR 24-001, Sullins Engineering, LLC has submitted an application for review in accordance with the provisions of the Auburn Downtown Overlay District Architectural Review (17.91.070) for approval of a site plan, landscaping & building design including elevations & architectural details of a proposed townhome development located on a portion of 0 6<sup>th</sup> Street (Tax Parcel AU11 121 pt).
2. OAR 24-002 David Ward (Evergreen Dental) has submitted an application for review in accordance with the provisions of the Auburn Downtown Overlay District Architectural Review (17.91.070) for a wall sign to be installed on 1383 Atlanta Highway NW (Tax Parcel AU11 003).
3. Planning & Zoning Training

Announcements

Adjournment

Planning Commission  
Minutes  
December 20, 2023  
6:00 P.M.

**CALL TO ORDER**

- I. Approval of Agenda: After a motion duly made and seconded, the Planning Commission voted unanimously to approve the agenda.

**NEW BUSINESS**

Case RZ23-00004 Applicant: Blue River Development (c/o Alliance Engineering & Planning)  
Address: 0 6th Street, AU11 066 & AU11 152 The applicant has submitted an application for a modification to the conceptual master development plan (17.90.206) for the Auburn Municipal Development (Ordinance 20-014). The applicant seeks modify the conceptual master plan to develop 169 unit attached & detached single family residential units on the subject parcels.

Staff presented the application: Sarah McQuade.

The Applicant's representative, Geoffrey Reid, spoke on behalf Blue River Development

1. Lot width changes - Based on the feedback for some master down floorplans, we widened the lots on the rear exterior front entry detached lots to accommodate a floor plan with single story living components. We lost some units when we made this change and added some additional townhome units around the amenity so that our unit count was similar to previously submitted. We are now at 170 lots up from our previous submittal of 169 lots.
  - a. Front entry detached lots changed from 34' wide lots to 40' lots; unit count changed from 51 to 43
  - b. Rear entry detached lots changed from 34' wide lots to 45' wide lots; unit count changed from 67 to 31
  - c. Rear entry attached lots remained the same at 20' wide; unit count changed from 51 to 96
2. Variance requests – As discussed, we left in the mention of possible needed variances but that they would be approved via separate process if and when needed.

Opposition: Silvia Barber, Sabrina Watson, Dwayne Elliott, Susan Long spoke in opposition of the Approval of the Concept Plan for Blue River.

3. Geoffrey Reid spoke again in Rebuttal explaining further about the design, traffic study, privacy fence on adjacent Carl Property & also Landscape buffer.

All Commission Members addressed the applicant, applicant responded back with the Concept Design is in keeping with the CCD guidelines.

Chairwoman Skriba read the code for the CCD so that everyone understood: 17.90.201 Intent and Purpose of the CCD and advised that at this time the vote is only for a concept design.

Chairwoman asked for recommendations: Less townhomes, high upscale homes, environmental study, restaurants, fence and owner ag buffer as well as documentation.

Chairwoman asked for a motion to approve with recommendations, Camon voted to approve, no second.

Motion to Deny by Bland based on existing conditions and plans, seconded by Wilson.

All in favor, motion to deny based on current plans.

City Attorney spoke to advise the City Council Hearing is January 24, 2024.

Motion to adjourn, motion, all in favor.



**COMMUNITY DEVELOPMENT DEPARTMENT**

CITY OF AUBURN

1 Auburn Way

AUBURN, GA 30011

PHONE: 770-963-4002

[www.cityofauburn-ga.org](http://www.cityofauburn-ga.org)

CASE NUMBER: OAR24-001  
ZONING: Downtown Overlay District (DOD)  
LOCATION: 0 6th Street  
PARCEL NUMBER: AU11 121  
ACREAGE: 1.95  
SQUARE FEET: 84,942  
PROPOSED DEVELOPMENT: Downtown Overlay District Review - Townhomes (6 units)  
FUTURE DEVELOPMENT MAP: General Commercial  
APPLICANT: Sullins Engineering, LLC  
302 West May Street  
Winder, Georgia 30680  
CONTACT: Same as applicant

**PROPERTY HISTORY:**

The subject property is 1.95-acre parcel, zoned Downtown Overlay District. The parcel is undeveloped, mostly wooded, and has road frontage on 6th Street, 6th Avenue, and 5th Avenue / Atlanta Highway.

This property contained an abandoned single-family home at the corner of 6th Street and Atlanta Highway. The abandoned structure was demolished in 2017 and the only portion of the lot that is not wooded is the area where the previous structure existed.

**PROJECT PROPOSAL:**

The applicant is proposing to develop 0.59-acres of the 1.95-acre parcel with six (6) single-family attached townhome units. The second lot is proposed to be 1.36-acres and the applicant did not provide any development plans for that proposed lot.

The proposed townhomes will be oriented towards 6th Avenue and are proposed to be 26 feet in width and approximately 60 feet in depth. The application materials state that the townhomes are proposed to be subdivided into six (6) fee-simple lots that will be 26 feet in width and 90 feet in depth (2,340 square feet / 0.054 acres). The townhomes will be front loaded with driveways accessing 6th Avenue.

The units are proposed to be two stories in height and contain three bedrooms and two and a half bathrooms, with the primary living space located on the first floor and the bedrooms located on the second floor. The application materials note that the townhomes will comply with the Downtown Overlay District Color palette.

Public Hearing Date: February 21, 2024 | OAR24-001

## DEVELOPMENT REVIEW COMMENTS:

Per the requirements of [17.91.070](#), the planning commission shall review each application for compliance with all requirements of the Auburn Downtown Overlay District. The commission and the city planner will evaluate whether the proposed improvements, additions, or modifications adhere to the Downtown Overlay District regulations and design requirements. Upon decision by the commission that said plans comply with the requirements of the Auburn Downtown Overlay District, the applicant shall then be able to apply for a building permit.

The site plan has been reviewed for compliance with the requirements of the Auburn Downtown Overlay District ([17.91](#)) and staff has identified the following deficiencies:

- Facade Design [17.91.050(2)]:
  - Front, side, and rear façade style shall be in accordance with one of the following architectural styles: Victorian, Arts and Crafts (Craftsman), or Art Deco. These styles contribute to the historic nature of the downtown area. [17.91.050(2)(a)]
    - The submitted architectural renderings are not in accordance with the above referenced styles.
  - A minimum of seventy-five percent of the street-facing building façade between three feet and eight feet in height must be comprised of clear windows that allow views of indoor space or product display areas. [17.91.050(2)(b)(i)]
    - The submitted architectural renderings do not appear to meet this requirement.
- Landscaping [17.91.050(7)]:
  - On every site involving new development or redevelopment, street trees shall be provided at twenty-five-foot increments.
    - This requirement is not being met on the 6th Avenue frontage but the frontage along 6th Street does meet this requirement.
- Setbacks [17.91.050(8)]:
  - The maximum front yard setback within the downtown overlay district shall be ten feet.
    - The application materials appear to show the townhomes located approximately 20 feet from the front property line.
- Sidewalks [16.28.090(A)(1)]:
  - Sidewalks shall be provided within all single family subdivisions.

## **STORMWATER COMMENTS:**

All stormwater best management practices must be incorporated into this development plan for this property. The submitted site plan shows a swale for water quality in the rear of the lot. If approved this will require further review and approval.

## **DEPARTMENT ANALYSIS:**

The proposed development plan is to subdivide the existing 1.95-acre vacant, wooded lot into two separate parcels. Tract one is proposed to be 0.59 acres and contain six (6) townhomes that would become six (6) fee simple lots. The second lot is proposed to be 1.36-acres and the applicant did not provide any development plans for that proposed lot.

The Downtown Overlay District does allow for the proposed single-family attached use. The Future Development Map and the Downtown Overlay District do encourage mixed-use development for the area of the proposed development.

As part of the required application materials, the applicant has provided a site plan, landscaping plan, and architectural plans for the residence, including exterior elevations. In the site plan, the proposed townhomes are setback a distance greater than the 10-foot front yard setback maximum, which is not compliant with the Downtown Overlay District. The site plan also does not show any proposed sidewalks, which are also required in the Downtown Overlay District.

The architectural plans show the townhomes having low-pitched gables, overhanging eaves, columns, patterned windows panes, and covered front stoops. The building materials appear to be hardie plank siding with wood shake accents. These plans do not show a minimum of seventy-five (75) percent of the street-facing building facade between three (3) feet and eight (8) feet being comprised of clear windows that allow views of indoor space, as required by the Downtown Overlay District. The colors shown appear to be different shades of blue and will need to be consistent with those found

The landscaping plan includes Armstrong Gold Maples, Upperton Willow Oaks, Cornerstone European Hornbeam, and Chang's Ruby Loropetalum. The Downtown Overlay District requires street trees at a minimum twenty-five-foot increments. This requirement is not being met on the 6<sup>th</sup> Avenue frontage but the frontage along 6<sup>th</sup> Street does meet this requirement.

## **COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDED CONDITIONS:**

In accordance with the procedures outlined in [17.91.070](#), staff finds that the submitted plans do not comply with the requirements of the Auburn Downtown Overlay District. Where the commission determines that said plans do not comply with the requirements of this chapter, then the commission shall notify the applicant in writing stating the manner in which said applicant fails to comply with such requirements. Specifically, the application materials fail to comply with the following code sections: façade design [17.91.050(2)], landscaping [17.91.050(7)], and setbacks [17.91.050(8)]. Any appeal of the planning commission's decision in this regard shall be to the mayor and city council.

# PLANS FOR ADMINISTRATIVE REVIEW "AUBURN DOWNTOWN OVERLAY DISTRICT"

DATE	BY



TOTAL AREA PROJECT: 1.95 ACRES  
TRACT 1 - 0.59 AC.  
TRACT 2 - 1.36 AC.

OWNER / DEVELOPER:  
**HBC INVESTMENTS, LLC**  
5615 GOLF CLUB DRIVE  
BRASELTON, GA 30517  
**CHRIS AND AMBER HALPER**  
#267-971-5662

### SHEET INDEX:

1. COVER SHEET
2. SITE PLAN
3. ARCHITECTURAL - A100
4. ARCHITECTURAL - A200
5. ARCHITECTURAL - A201
6. LANDSCAPE PLAN
7. TREE INVENTORY & ANALYSIS

FUNDING: PRIVATE

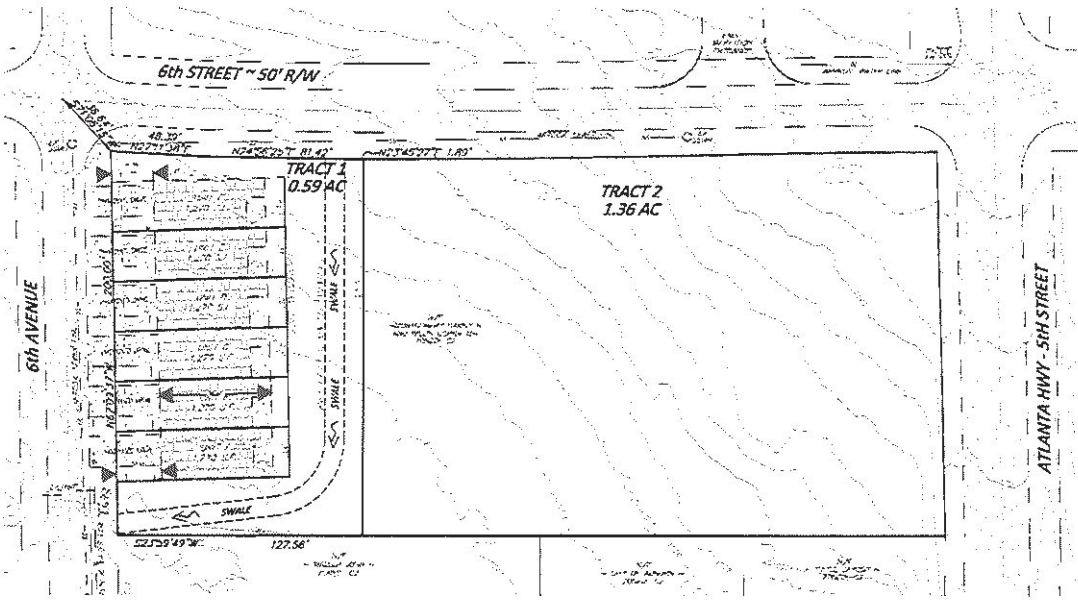
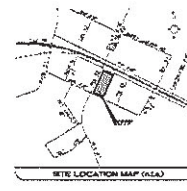


DESIGNED BY:



TOTAL AREA 1.95 ACRES

**NOTES:**  
 1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.  
 2. THE PROPERTY IS TO BE DEVELOPED AS A TOWNHOME DEVELOPMENT.  
 3. THE TOWNHOMES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ATLANTA ZONING ORDINANCES.  
 4. THE TOWNHOMES ARE TO BE CONSTRUCTED WITH A MINIMUM OF 1,200 SQUARE FEET OF GROSS FLOOR AREA.  
 5. THE TOWNHOMES ARE TO BE CONSTRUCTED WITH A MINIMUM OF 1.5 CAR SPACES PER UNIT.  
 6. THE TOWNHOMES ARE TO BE CONSTRUCTED WITH A MINIMUM OF 10% OPEN SPACE.  
 7. THE TOWNHOMES ARE TO BE CONSTRUCTED WITH A MINIMUM OF 10% TREE CANOPY.  
 8. THE TOWNHOMES ARE TO BE CONSTRUCTED WITH A MINIMUM OF 10% PERMEABLE PAVEMENT.  
 9. THE TOWNHOMES ARE TO BE CONSTRUCTED WITH A MINIMUM OF 10% BIODEGRADABLE PLASTIC MULCH.  
 10. THE TOWNHOMES ARE TO BE CONSTRUCTED WITH A MINIMUM OF 10% NATIVE PLANTS.  
 11. THE TOWNHOMES ARE TO BE CONSTRUCTED WITH A MINIMUM OF 10% LOCAL MATERIALS.  
 12. THE TOWNHOMES ARE TO BE CONSTRUCTED WITH A MINIMUM OF 10% RECYCLED MATERIALS.  
 13. THE TOWNHOMES ARE TO BE CONSTRUCTED WITH A MINIMUM OF 10% ENERGY EFFICIENT LIGHTING.  
 14. THE TOWNHOMES ARE TO BE CONSTRUCTED WITH A MINIMUM OF 10% ENERGY EFFICIENT APPLIANCES.  
 15. THE TOWNHOMES ARE TO BE CONSTRUCTED WITH A MINIMUM OF 10% ENERGY EFFICIENT WINDOWS.  
 16. THE TOWNHOMES ARE TO BE CONSTRUCTED WITH A MINIMUM OF 10% ENERGY EFFICIENT ROOFING.  
 17. THE TOWNHOMES ARE TO BE CONSTRUCTED WITH A MINIMUM OF 10% ENERGY EFFICIENT INSULATION.  
 18. THE TOWNHOMES ARE TO BE CONSTRUCTED WITH A MINIMUM OF 10% ENERGY EFFICIENT MECHANICAL SYSTEMS.  
 19. THE TOWNHOMES ARE TO BE CONSTRUCTED WITH A MINIMUM OF 10% ENERGY EFFICIENT WATER HEATING SYSTEMS.  
 20. THE TOWNHOMES ARE TO BE CONSTRUCTED WITH A MINIMUM OF 10% ENERGY EFFICIENT COOLING SYSTEMS.  
 21. THE TOWNHOMES ARE TO BE CONSTRUCTED WITH A MINIMUM OF 10% ENERGY EFFICIENT HEATING SYSTEMS.  
 22. THE TOWNHOMES ARE TO BE CONSTRUCTED WITH A MINIMUM OF 10% ENERGY EFFICIENT VENTILATION SYSTEMS.  
 23. THE TOWNHOMES ARE TO BE CONSTRUCTED WITH A MINIMUM OF 10% ENERGY EFFICIENT AIR SEALS.  
 24. THE TOWNHOMES ARE TO BE CONSTRUCTED WITH A MINIMUM OF 10% ENERGY EFFICIENT DOORS.  
 25. THE TOWNHOMES ARE TO BE CONSTRUCTED WITH A MINIMUM OF 10% ENERGY EFFICIENT WINDOWS.



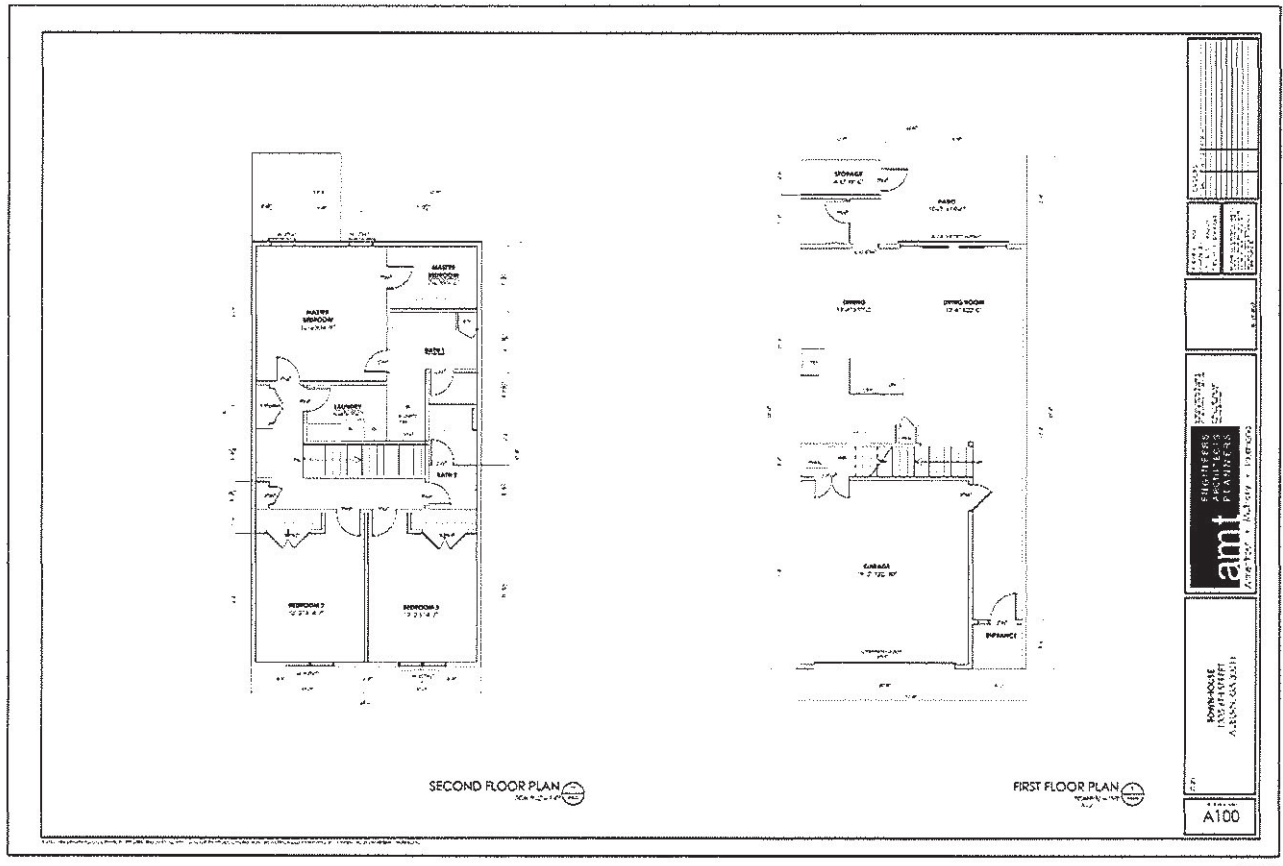
1335 6th Street Townhomes

ENGINEERS  
**amtl**  
 ENGINEERS  
 1335 101ST ST LOT 164  
 LARGO, FL 33773

OWNER / DEVELOPER:  
 MONTGOMERY DANNY B  
 WELLS DONNA M AND  
 FLINN WAYNE BRUNDAN  
 1335 101ST ST LOT 164  
 LARGO, FL 33773

GEORGIA 811  
 Call before you dig

**LEGEND:**  
 1. 6th Street  
 2. 6th Avenue  
 3. Atlanta Hwy - 5th Street  
 4. 6th Street Right of Way  
 5. 6th Avenue Right of Way  
 6. Atlanta Hwy - 5th Street Right of Way  
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 30. Atlanta Hwy - 5th Street Right of Way



1335 6th Street Townhomes

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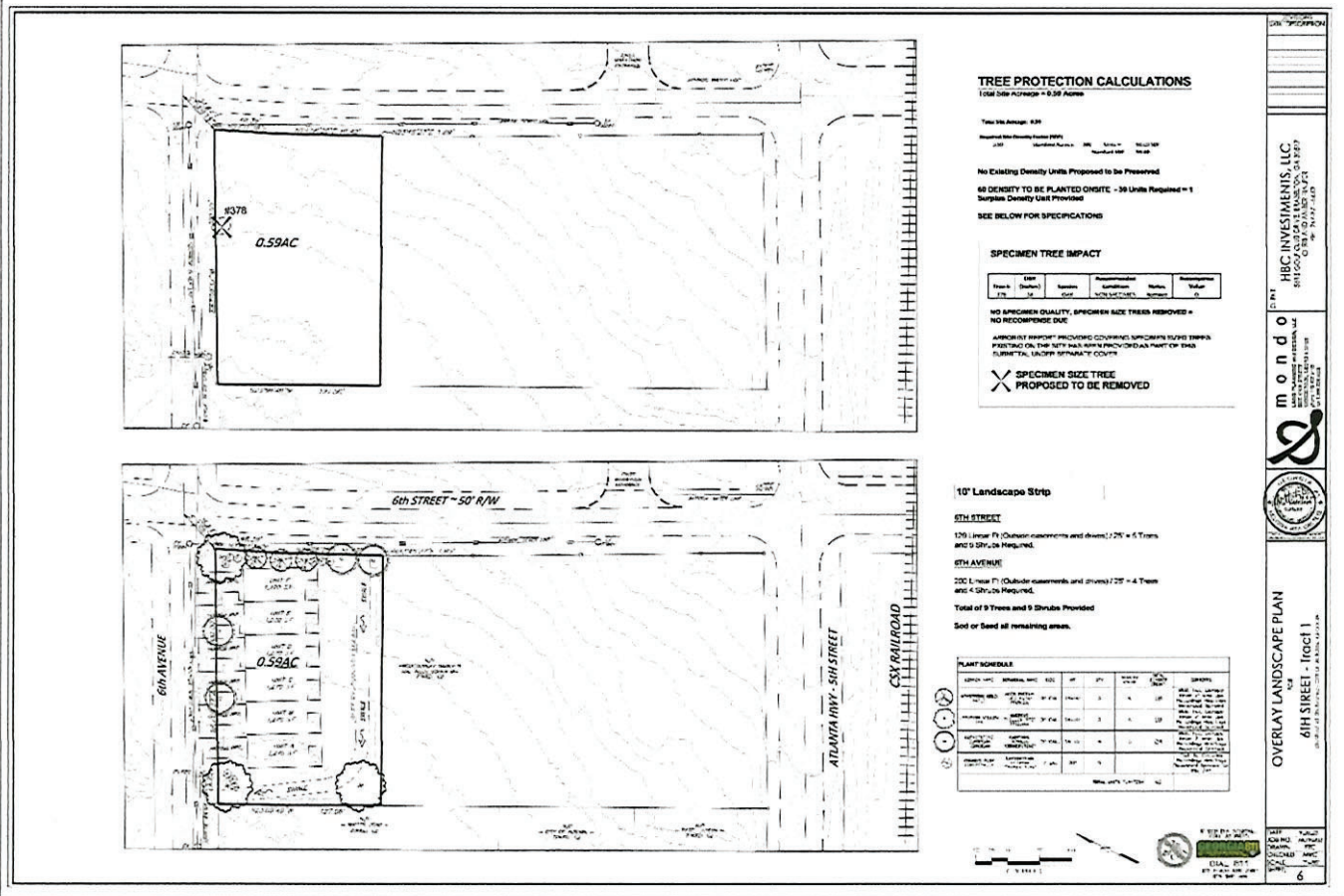




DATE: 1/25/24  
 DRAWN BY: JAC  
 CHECKED BY: JAC  
 SHEET: 4



DATE: 1/25/24  
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 CHECKED BY: JAC  
 SHEET: 5



HBC INVESTMENTS, LLC  
11150 GLENDALE AVENUE, SUITE 100  
ATLANTA, GA 30338

**mondo**  
LANDSCAPE ARCHITECTURE  
11150 GLENDALE AVENUE, SUITE 100  
ATLANTA, GA 30338

OVERLAY LANDSCAPE PLAN  
FOR  
6TH STREET - Tract A

DATE: 11/21/23  
SCALE: AS SHOWN  
SHEET NO. 6

**Tree Inventory & Analysis**

Project: 6th STREET - Tract A  
City of Atlanta  
Client: HBC  
Version: 0001

**Tree Tag # 1378**

Inventory ID	Tree Name	DBH (in)	Species	Health	Comments
1378	Live Oak	12"	Quercus laevis	Excellent	Specimen Tree

**Notes:** OLD TREES SOURCE ALONG TRAIL

**Tree Tag # 1378**

**Notes:**

**APPROVAL:**  
This report was prepared by mondo landscape architecture, llc, a registered landscape architect, on behalf of the client, HBC Investments, LLC. The information contained herein is for the use of the client only and is not to be construed as a guarantee of any kind. mondo landscape architecture, llc, is not responsible for any errors or omissions in this report. mondo landscape architecture, llc, is not responsible for any damage or injury to any person or property resulting from the use of this report. mondo landscape architecture, llc, is not responsible for any damage or injury to any person or property resulting from the use of this report. mondo landscape architecture, llc, is not responsible for any damage or injury to any person or property resulting from the use of this report.

# PLANS FOR ADMINISTRATIVE REVIEW "AUBURN DOWNTOWN OVERLAY DISTRICT"

DATE	APPROVED



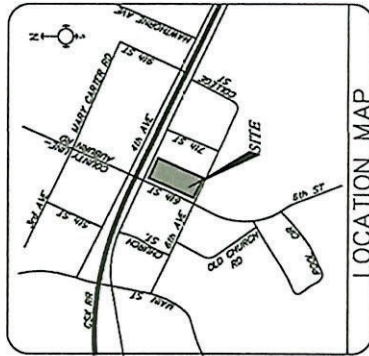
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OWNER / DEVELOPER:  
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5615 GOLF CLUB DRIVE  
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FUNDING: PRIVATE



LOCATION MAP

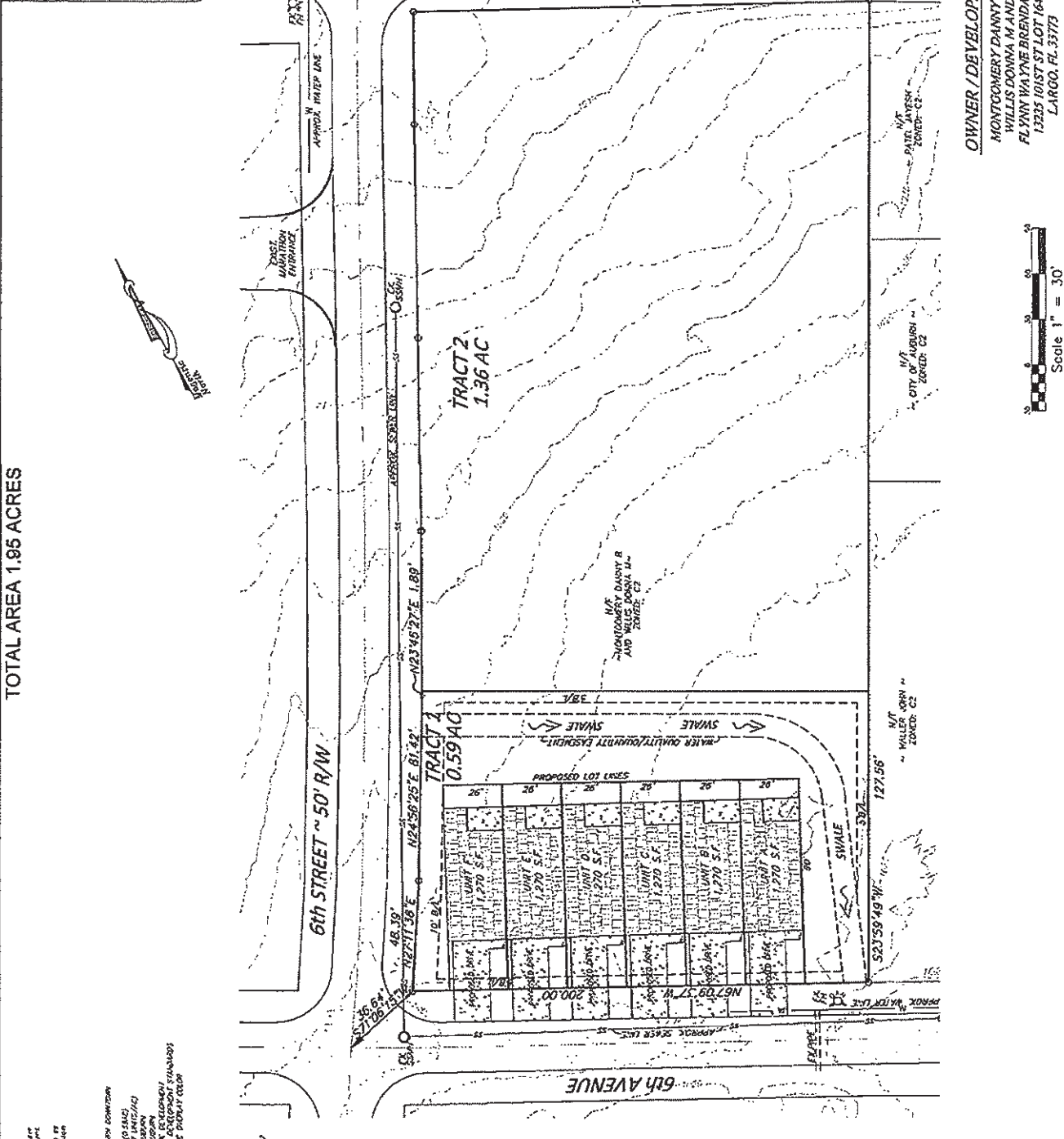
DESIGNED BY:  

**Sullins Engineering, LLC**  
 308 WEST HAY STREET  
 DANVILLE, GA 31901  
 PHONE: (678) 687-6219  
 CONTACT: MATTHEW SULLINS  
 CIVIL ENGINEERS ~ LAND PLANNERS

TOTAL AREA 1.95 ACRES



SITE LOCATION MAP (S.L.M.)



**NOTES:**

- 1) This site is to be used as a residential subdivision.
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**LEGEND**

- Contour
- Easement
- Utility
- Right of Way
- Water
- Wetland
- Proposed
- Existing
- Boundary
- Elevation

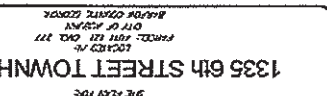
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**OWNER / DEVELOPER:**  
MONTGOMERY DANNY B  
WILLIS DONNA M AND  
FLYNN WAYNE BRENDAN  
13235 101ST ST LOT 164  
LARGO, FL 33773

**ENGINEERING:**  
Sullins Engineering, LLC  
305 WEST WAVE STREET  
DUNEDIN, FL 33515  
(813) 891-1234

**PERMITS:**  
CITY OF LARGO  
LARGO, FL 33773  
DATE: 03/15/2019

**1335 6th STREET TOWNHOMES**  
SULLINS ENGINEERING, LLC  
305 WEST WAVE STREET  
DUNEDIN, FL 33515  
(813) 891-1234



DATE: 03/15/2019  
SCALE: 1" = 30'

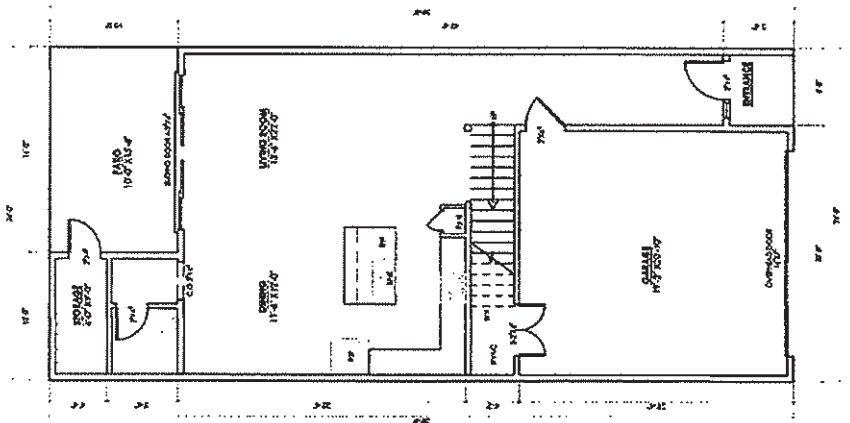
TOWNHOUSE  
 1335 6TH STREET  
 AUBURN, GA 30011

**amt**  
 ENGINEERS  
 ARCHITECTS  
 PLANNERS

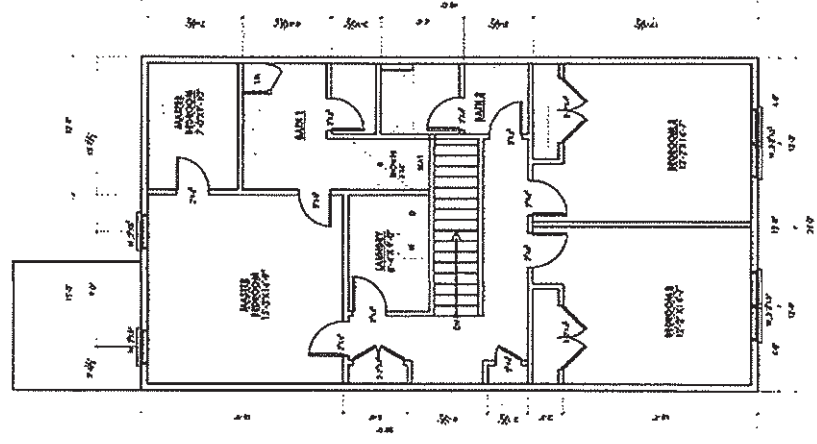
Amehout • Motherly • Thurmond  
 1100 Peachtree Street, N.E.  
 Atlanta, Georgia 30309  
 PHONE: 404.525.5500  
 FAX: 404.525.5501  
 WWW: www.amtatl.com

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	01/11/11
2	ISSUED FOR CONSTRUCTION	01/11/11
3	ISSUED FOR RECORD	01/11/11
4	ISSUED FOR AS-BUILT	01/11/11
5	ISSUED FOR FINAL	01/11/11
6	ISSUED FOR ARCHIVE	01/11/11

FIRST FLOOR PLAN 1  
 TOWNHOUSE



SECOND FLOOR PLAN 2  
 TOWNHOUSE



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PROJECT: A200

TOWNHOUSE  
 1335 6TH STREET  
 AUBURN, GA 30011

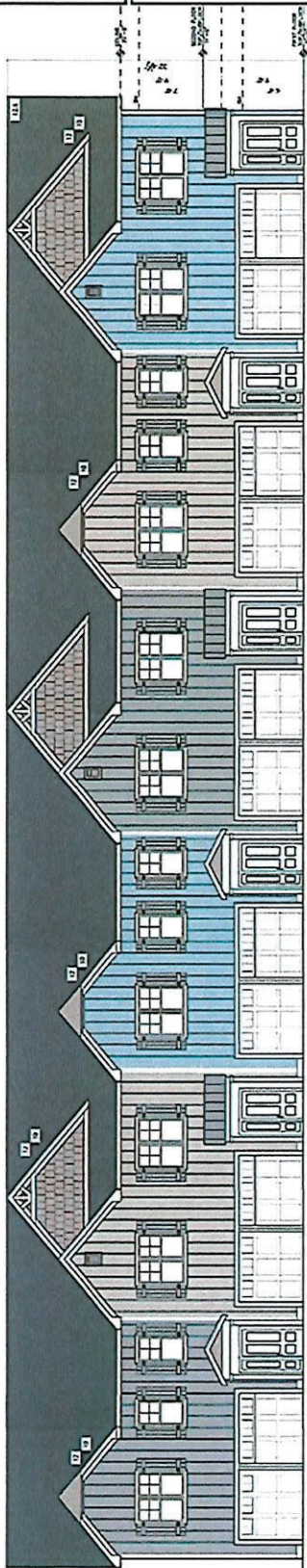
**amt**  
 ENGINEERS  
 ARCHITECTS  
 PLANNERS

Armenboust • Mohrney • Thurmond

DESIGNED BY: [Name]  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

NO.	DATE	DESCRIPTION

FRONT ELEVATION  
 SCALE: 1/8" = 1'-0"



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REVISIONS  
**A201**

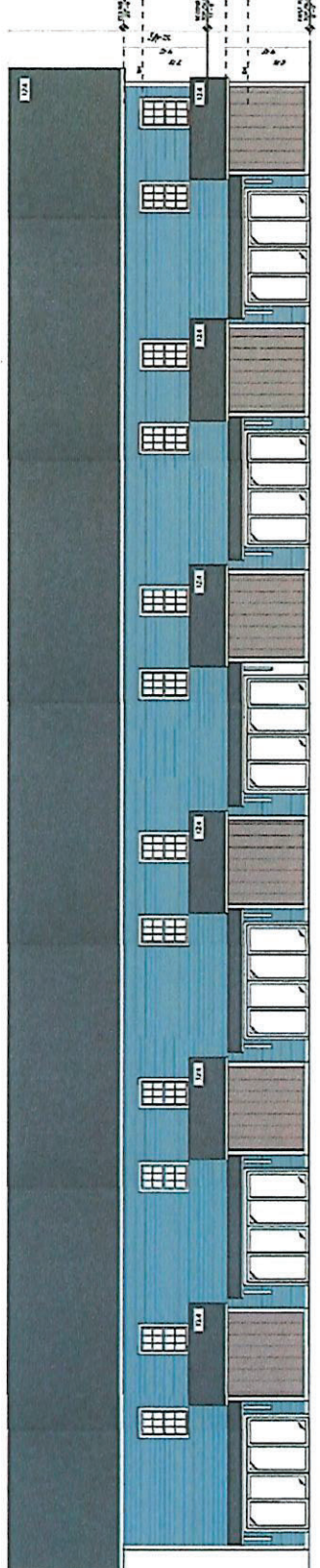
TOWNHOUSE  
 1335 6TH STREET  
 AUBURN, GA 30011

**amt**  
 ENGINEERS  
 ARCHITECTS  
 PLANNERS  
 Armentout • Moherly • Thurmond

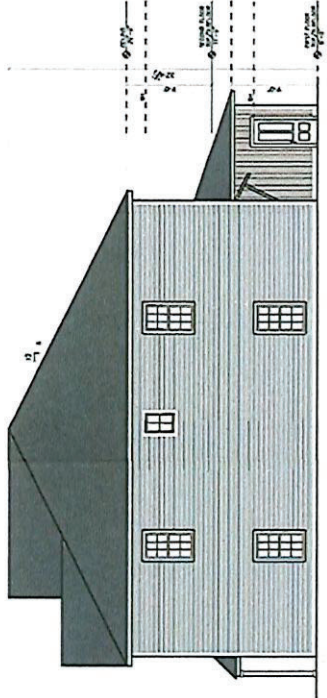
OWNER: [REDACTED]  
 ARCHITECT: [REDACTED]  
 CONTRACTOR: [REDACTED]

NO.	DATE	DESCRIPTION
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2		
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10		

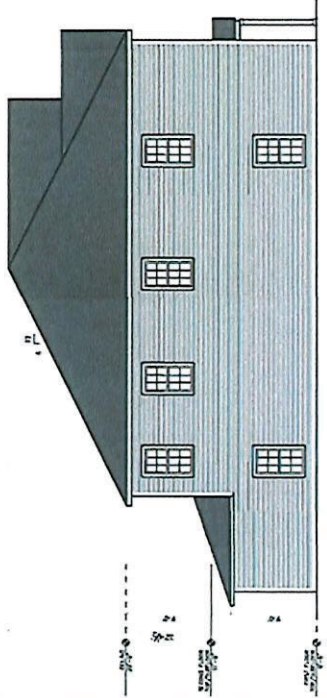
REAR ELEVATION 3  
 SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION 1  
 SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION 2  
 SCALE: 1/8" = 1'-0"



NOTE: THE EXTERIOR FINISHES SHOWN ON THIS DRAWING ARE APPROXIMATE AND SUBJECT TO CHANGE WITHOUT NOTICE.

NO. 1	
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NO. 100	

**H8C INVESTMENTS, LLC**  
 4515 GOLF CLUB DRIVE, RAYLETON, GA 30517  
 PHONE: (770) 341-5123



OVERLAY LANDSCAPE PLAN  
 FOR  
**6TH STREET - Tract 1**

DATE	12/11/17
SCALE	AS SHOWN
PROJECT NO.	17-0002
PROJECT NAME	6TH STREET - TRACT 1
DRAWN BY	AS/RS
CHECKED BY	AS/RS
DATE	12/11/17

**TREE PROTECTION CALCULATIONS**  
 Total Site Area: 1.932 Acres  
 Total Site Area: 833,000 sq. ft.  
 Proposed Tree Density: 1.0 trees/acre  
 Proposed Tree Density: 833 trees/833,000 sq. ft.  
 No Existing Density Units Proposed to be Protected  
 Proposed Density Unit Provided = 1  
 Surplus Density Unit Provided = 0  
**SEE BELOW FOR SPECIFICATIONS**

**SPECIMEN TREE IMPACT**

Type	Species	Caliper	Height	Remarks
178	...	...	...	...
179	...	...	...	...

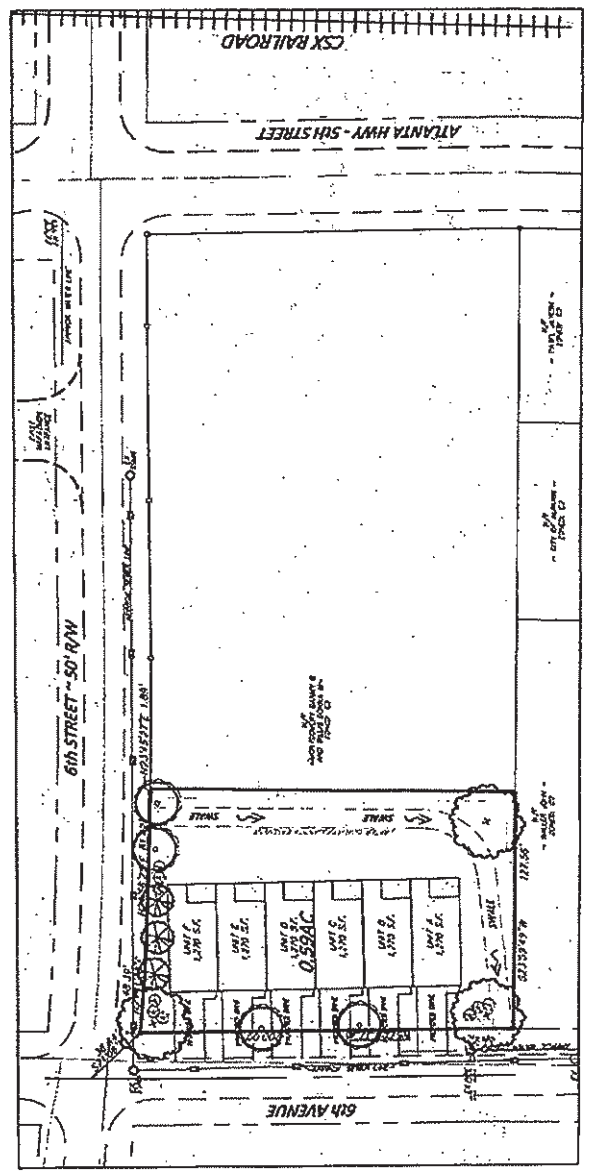
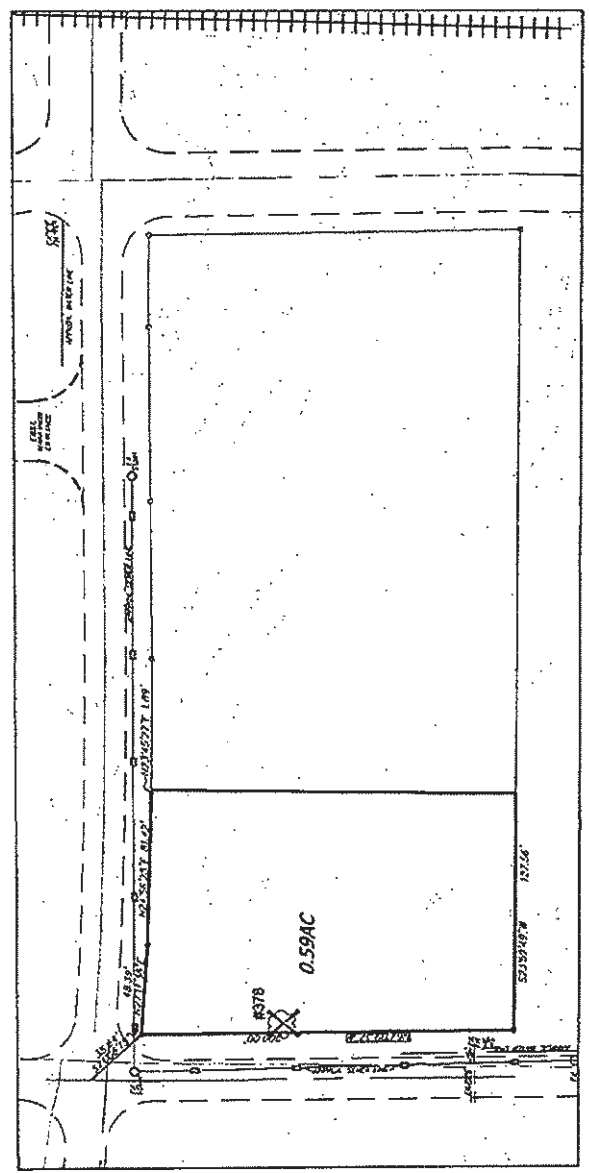
**NO SPECIMEN QUALITY, SPECIMEN SIZE TREES REMOVED = NO REPLACEMENT DUE**  
**ASSESS REPORT PROVIDED COVERING SPECIMEN AND TREES CUTTING ON THE SITE HAS BEEN PROVIDED AS PART OF THE SUBMITTAL UNDER SEPARATE COVER.**

**✕ SPECIMEN SIZE TREE PROPOSED TO BE REMOVED**

- 10' Landscape Strip**
- STREET**
- 180 Linear Ft. (Outside easements and drives) / 25' = 6 Trees and 4 Service Request
- TRAVERSE**
- 200 Linear Ft. (Outside easements and drives) / 25' = 4 Trees and 4 Service Request
- Total of 8 Trees and 8 Service Provided
- Soil or Seed at remaining areas.

**PLANT SCHEDULE**

Species	Quantity	Notes
...	...	...
...	...	...
...	...	...
...	...	...
...	...	...









**COMMUNITY DEVELOPMENT DEPARTMENT**

CITY OF AUBURN

1 Auburn Way

AUBURN, GA 30011

PHONE: 770-963-4002

[www.cityofauburn-ga.org](http://www.cityofauburn-ga.org)

CASE NUMBER: OAR24-002  
ZONING: Downtown Overlay District (DOD)  
LOCATION: 1383 Atlanta Highway  
PARCEL NUMBER: AU11 003  
ACREAGE: 0.60  
SQUARE FEET: 21,136  
PROPOSED DEVELOPMENT: Downtown Overlay District Review – Commercial Wall Sign  
FUTURE DEVELOPMENT MAP: General Commercial  
APPLICANT: David Ward  
1383 Atlanta Highway NW  
Auburn, Georgia 30611  
CONTACT: Same as applicant

**PROPERTY HISTORY:**

The property is a commercial property zoned Downtown Overlay District ([17.91](#)). It is developed with a 2,465 square foot medical office building, constructed in 2008.

In January 2024 an application for a sign permit was received for Evergreen Dental, a dental business which opened on the subject property in the fall of 2023. As the property falls within the Downtown Overlay District review and approval from the Planning Commission is required, per [17.91.070](#), which states that each application within this district shall be reviewed for compliance with the district requirements.

Specifically, within the Downtown Overlay District, the total maximum allowable sign area for all wall mounted signs is two square feet per linear front foot of the principal building ([17.91.060\(F\)](#)). The building contains 89 linear front feet, permitting a maximum sign area of 178 square feet. The applicant is proposing a 50 square foot sign.

The proposed sign will also include internal illumination, which requires review and approval as part of this process ([17.91.060\(H\)](#)). The Downtown Overlay District states that signs incorporating illumination shall be reviewed for appropriateness. As the structure is not historic in nature the proposed signage is consistent with that of a medical office building.

**DEVELOPMENT REVIEW COMMENTS:**

Per the requirements of [17.91.070](#), the planning commission shall review each application for compliance with all requirements of the Auburn Downtown Overlay District. The commission and the city planner will evaluate whether the proposed improvements, additions, or modifications adhere to the Downtown Overlay District regulations and design requirements. Upon decision by the commission that said plans comply with the requirements of the Auburn Downtown Overlay District, the applicant shall then be able to apply for a building permit.

**STORMWATER COMMENTS:**

All stormwater best management practices must be incorporated into this development plan for this property.

**DEPARTMENT ANALYSIS:**

The proposed wall sign is consistent with the requirements of the sign regulations within the Downtown Overlay District ordinance [17.91.060\(F\)](#). The proposed sign is 50 square feet in area, less than the permitted 178 square feet allowed under these regulations.

**COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION:**

The Community Development Department, in accordance with the standards of the Downtown Overlay District ([17.91](#)), recommends approval of this request as it is in compliance with the ordinance requirements.

Sign Renderings:

WS: WALL SIGN - OPTION C

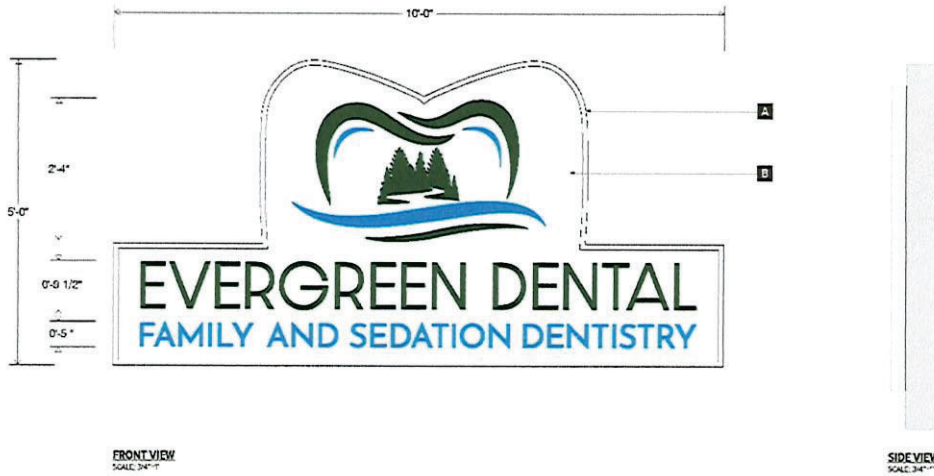
QTY: 1

WO. 2310043

EVERGREEN DENTAL

1383 ATLANTA HIGHWAY  
AUBURN, GA 30011

SALES: CP  
PM: CP  
DESIGN: SW  
DATE: 10.20.23



SQUARE FOOTAGE OF SIGN - 50SF  
LINEAR FOOTAGE OF BUILDING - 89LF

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**CSF**  
CUSTOM SIGN FACTORY  
1610-A SATELLITE BLVD. DULUTH, GA 30027  
770.717.7753 | www.CustomSign.com

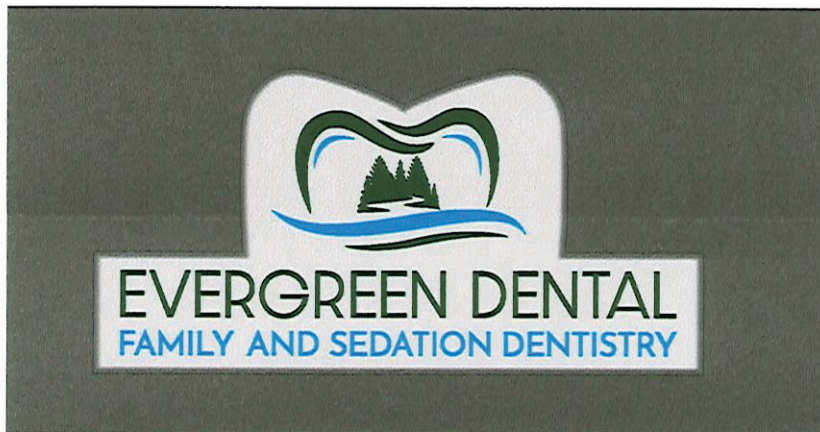
WS: WALL SIGN - OPTION C

WO. 2310043

EVERGREEN DENTAL

1383 ATLANTA HIGHWAY  
AUBURN, GA 30011

SALES: CP  
PM: CP  
DESIGN: SW  
DATE: 10.20.23



FRONT VIEW @ NIGHT  
SCALE: 3/4"=1"

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SURVEY REQUIRED

**CSF**  
CUSTOM SIGN FACTORY  
1610-A SATELLITE BLVD. DULUTH, GA 30027  
770.717.7753 | www.CustomSign.com

**WS: WALL SIGN - OPTION C**

**WO. 2310043**  
EVERGREEN DENTAL  
1383 ATLANTA HIGHWAY  
AUBURN, GA 30011

SALES: CP  
PM: CP  
DESIGN: SW  
DATE: 10.20.23



**EXISTING CONDITIONS**  
SCALE: NOT TO SCALE



**VIRTUAL RENDERING**  
SCALE: NOT TO SCALE

**\*ACTUAL SIZE MAY VARY**

...  
...  
**SURVEY REQUIRED**  
...  
...



**CUSTOM SIGN FACTORY**  
1840-A SATELLITE BLVD. DUBLIN, GA 31024  
770.211.2758 | www.csfairga.com

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