



Mayor

Richard E. Roquemore

City Council

Robert L. Vogel III

Taylor Sisk

Jamie Bradley

Joshua Rowan

City Administrator

Michael E. Parks

Planning & Zoning
Commission Meeting
Minutes

February 19, 2025

The meeting was Called to order by Chairwoman Skriba

Appointment of officers was announced by Chairwoman. Bland nominated Kim Skriba as Chair, 2nd was made, all in favor. Nominee for Bland for Co-chair was made by Barber, 2nd, all in favor.

Chairwoman asked for approval of the agenda, motion made, 2nd, all in favor.

Chairwoman asked for the approval of minutes from October 16, 2024, and a motion was made to approve, 2nd - all in favor, motion carried.

Chairwoman read the meeting procedures.

Chairwoman read old business:

Chairwoman announced case: *RZ-24-0000 the previously tabled application of MBC Developers, LLC c/o Andersen Tate & Carr, to rezone 100 Lyle Road (AU11 148) and 0 Main Street (AU11 031B), a combined 57.917± acres, from AG –Agricultural district to PUD – Planned Unit Development district for the purpose of developing the property with a 188-lot single-family detached subdivision*

Staff Presented: The applicant has requested to table until March 19, 2025, meeting.

Applicant representative: Melody Glouton representing Anderson, Tate & Carr 1960 Satellite Blvd., Duluth, GA requested the item to be tabled until the decisions have been made to the PUD text amendment that was initiated by the city.

Staff advised Chairwoman The public hearing was not opened before the applicant spoke, and advised if the members we going to table the item, then they could continue. Member Barber spoke and wanted to make a motion to deny. Staff suggested maybe looking at it from a different perspective that the members are making recommendations that would be presented to Mayor and Council that could be sent back to the Commission for additional consideration.

The applicant is requesting to table the item to see what the conclusion is for the PUD Amendment that we should honor the applicant request.

Member Yoe spoke that the Council handled this request a month or so ago denying the previous request to amend the PUD Ordinance. Staff advised that the Council requested that the Contracted Planner review the current PUD since it had not been updated in a while & requested that the Planner review and update the outdated ordinance. This was a City-initiated amendment.

Chairwoman asked for a motion to approve the tabling, motion made, no 2nd. The applicant representative got up to speak that they are requesting to table to determine how to move forward on the application once the PUD Text Amendment has been approved.

Staff and Applicant representative explained the City Council made the request to update the PUD text amendment and went over Point of Order for advertising Public Hearings for meetings in advance.

After further discussion between members, applicant representative and staff, a motion was made to table the case to the March 19, 2025, meeting, 2nd, 2 no's resulting in a tie. The Chairwoman broke the tie by voting yes to allow the tabling until the March 19 meeting.

New Business:

Chairwoman read FP-2001 Schmit + Associates requests consideration of final plat approval for Harmony Phase 2C for the development of 14 single-family lots in a CCD: City Center District.

Staff presented this is procedural for a plat that was previous approved in 2021. Yoe inquired about the tree plan, staff stated it was part of the original approval process. Motion was made to approve with recommendations, 2nd, all approved- motion passed.

Chairwoman read next item FP-2002 Clayton Properties Group, Inc. d.b.a. Chafin Land Development & Hill Shop Road, LLC, requests consideration of final plat approval for Kentmere Subdivision for the development of 386 single-family lots in a PSV: Planned Suburban Village district.

Staff presented this is procedural for a plat that was previous approved that was from 2021.

Motion was made to approve, 2nd all in favor, motion passed Chairwoman read next item FP-2003 Clayton Properties Group, Inc. d.b.a. Chafin Land Development, requests consideration of final plat approval for Summerlin Subdivision Phase One for the development of 116 single-family lots in a PSV: Planned Suburban Village district.

Staff presented this is procedural for a plat that was previous approved that was from 2021. Inquiries made by members about traffic study & fence as part of the original approval, Staff confirmed everything was completed. Motion made, 2nd, approved-passed.

Chairwoman read final case ZTA25-000 Proposed amendment to the City's Zoning Ordinance, 17.90.140 - PUD - Planned Unit Development District.

At the Direction of Mayor and Council, Planning staff reviewed the original ordinance that was written in the early 2000's.. Staff's proposed amendment would update several sections , focusing the Residential uses and components permitted. The draft would set the density at 3 units per acre and provide for minimum of 10 acres to allow for more unique projects on a smaller scale. Architectural standards were added to elevate the standards to make it a unique district. Included an amenity selection list with components that are required depending on the total number of units. Landscaping & Buffer requirements and developments are approved as a PUD are required to go to the Planning Commission and then onto Mayor and Council for final approval.

Members asked questions of staff regarding the draft ordinance.

Staff advised members that they could make recommendations to the current proposed text amendment and those changes would be presented to Mayor and Council and at that point Mayor and Council can also make their own recommendations.

Public Hearing opened for

Support of the PUD-none

Opposition:

Jill Deal, Lyle Rd., inquired about the items that the members have that list paragraphs, etc. Chairman advised that the agenda is posted on the city website under the Planning Commission, several commission members explained where she can go look at it, explained about the City of Auburn GA code of Ordinance. She had a Q & A with Commission members & staff. The Resident also inquired about apartments and buffering. Staff read the buffering requirements.

Commission Members made their recommended changes:

Section D, line item 1- destiny shall remain the same at 2.2- no increase,
Strike- Remove multifamily residential under permitted uses
Minimum lot size should be 7000 sf per acre
Remove apartments & keeping it at 10 acres for new development

Staff was commended for the work done on the PUD text amendment.

Motion to recommend approval was passed with changes listed above.

Staff advised next meeting scheduled for March 19, 2025.

Motion made to adjourn, motion made, 2nd. Motion passed.