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Board of Zoning Appeals Meeting Minutes

June 12, 2024

Co-Chair Robin Jackson welcomed everyone to the meeting.

Meeting Called to order by Co-Chair Jackson

Co-Chair Jackson read the City of Auburn Public Hearing Procedures for the Zoning Board of Appeals

Co-Chair asked for a motion to approve the minutes from March 13, 2024, vote taken-all approved

Co-Chair asked for a motion to approve the minutes from May 8, 2024, vote taken-all approved

City Planner noted that Benjamin Riley was on the phone remotely which constitutes a quorum. Mr. Riley made a verbal vote for the March 13 & May 8th minutes.

Co-Chair asked for approval of agenda, motion made, vote- all approved.

Co-Chair read case 1-ZBA 24-001, application made by Sullins Engineering, LLC to request a variance from Section 17.91.050(2)(b)(i), to reduce the percentage of windows required on the street-facing building facade between three feet and eight feet in height for the purpose of constructing six (6) townhomes, on a portion of 0 6th Street (Tax Parcel AU11 121 pt.).

The Co-Chair asked for a motion to remove from table, motion made-all approved.

City Planner Sarah McQuade this item was tabled at the last meeting so that the applicant could provide additional information regarding the requested reduction in the required amount of windows on the 1st (first) floor of the proposed townhomes. Staff Planner provided the members with a memo updating the members with the materials the applicant provided, 3 additional items, 2 related to the percentage of windows on the first floor, one being a front-loaded garage front entry, one with a rear loaded garage entry and the third being a rear loaded townhome product.

City Planner then turned meeting over to applicant representative, Stanton Porter, 73 Church St., Winder, GA 30680. Mr. Porter stated his client believes this code was more for commercial or where residential would be on a second or third story window above a commercial property. The applicant wanted to work with Auburn and go through the process. Mr. Porter brought renderings, 1st being front loading, 2nd rear entry and the 3rd being rear loading. Mr. Porter asked for the variance to go to 24% of glass. He also stated the final design will have to go before another board for the design and placement.

No questions were asked by the members of the Zoning Board of Appeals.

Alysa Kneogh spoke about the traffic, where the sidewalk and driveway would be, Staff spoke it would be greater than 10 feet, is just an estimate.

Co-Chair asked for a motion to close the Public Hearing, motion, all in favor.

Co-chair asked for a motion to approve or deny the request, motion made by Board Member Kelley to deny the applicants variance request of section 17.91.050(2), second by Board Member Gallagher, and Riley had no discussion.

Co-Chair called for the vote to deny the request, all vote, application for variance denied.

Co-Chair asked if there are any additional comments, none. Motion to adjourn made by Co-Chair, motion, 2nd, all in favor.

Meeting adjourned.

