

Ordinance No. _____

**An Ordinance to amend the City of Auburn Zoning Ordinance
To create a new zoning district entitled “City Center District (CCD)”;
to set forth the zoning regulations governing property within the CCD;
to amend the official zoning map to add CCD to the legend of said map;
And related purposes**

WHEREAS, the City of Auburn adopted an update to its Comprehensive Plan in 2018 to plan for future population growth and development; and

WHEREAS, the Comprehensive Plan in 2018 identifies that there is a lack of diversity of housing unit types which is a barrier to accommodating that growth, which includes those 55 and older which is anticipated to be the largest age group within the City; and

WHEREAS, the Comprehensive Plan also recognizes the need to increase economic development within the City by planning and implementing measures that will increase quality of life, attractiveness and civic pride; and

WHEREAS, according to the Comprehensive Plan, the City’s future land use vision prioritizes downtown development; and

WHEREAS, the City of Auburn has a comprehensive Zoning Ordinance which seeks to implement the Comprehensive Plan including the land use policies and goals found therein by, among other things, establishing provisions for uses and development controls in a variety of zoning districts; and

WHEREAS, the City and its staff reviews the Ordinance as regularly to keep pace with trends and necessary changes; and

WHEREAS, in furtherance of implementing the Comprehensive Plan, including providing for additional housing types and fostering economic development, the City has planned for and entered agreements to create a new Municipal Complex/City Hall as the centerpiece of a new planned community development incorporating a variety of uses; and

WHEREAS, it is in the best interest of the health, safety and welfare of the citizens of the City to amend the City’s Zoning Ordinance to create a new master planned unit development district, known as the City Center District, to carry out those plans, and for other purposes.

NOW THEREFORE, THE COUNCIL OF THE CITY OF AUBURN HEREBY ORDAINS as follows:

Section 1: Chapter 17 (Zoning Ordinance) of the City Code is hereby amended to add a new zoning district CCD (City Center District) to section 17.40.010 entitled “District Designations” and to

otherwise update said section consistent with current districts and which shall hereafter read as follows:

17.40.010 - District designations.

For the purposes of this title, the city is divided into zoning districts designated as follows:

| Abbreviation | District |
|--------------|--|
| AG | Agricultural district |
| R-100 | Residential single-family district |
| R-100CZP | Residential single-family district |
| RM-D | Residential multifamily duplex district |
| RM-8 | Residential multifamily apartment district |
| PUD | Planned unit development district |
| PSV | Planned suburban village district |
| CCD | City center district |
| MH | Mobile home park district |
| O-I | Office-institutional district |
| C-1 | Neighborhood business district |
| C-2 | General business district |
| C-3 | Central business district |
| M-1 | Light industry district |
| M-2 | Heavy industry district |
| Floodplain | Floodplain district (an overlay district) |
| ADOD | Auburn downtown overlay district |

Section 2: Chapter 17 (Zoning Ordinance) of the City Code is hereby amended to add a new zoning district chapter 17.90.200 *et. al* entitled “City Center District (CCD)” which shall hereafter read as follows:

17.90.200. City Center District (CCD)

This chapter establishes procedures, uses, and development standards for the regulation of development and the improvement of real estate within the boundaries of the City Center District (CCD).

17.90.201. Intent and Purpose. The intent and purpose of the CCD is to:

- a) implement the Comprehensive Development Plan’s goals, including providing for a variety of attached and detached fee simple housing types to meet the projected population growth, foster civic pride through the building of public buildings and spaces and further economic development in the downtown

- b) encourage the best possible site planning and arrangement of land uses in the city center portion of the Downtown under a unified plan of development rather than under lot-by-lot regulation, with special emphasis on the characteristics set forth in Sec 17.90.203;
- c) provide flexibility in the application of development standards and site design when approved according to a conceptual master development plan in a manner to promote the conservation of natural environment, primarily the historical agrarian use of the land, more efficient use of land, and efficiency in the extension of streets and utilities;
- d) provide assurance of the long-term conceptual development plans within the CCD district;
- e) include a mixture of residential types/uses in combination of civic and public spaces and uses;
- f) set forth a framework for traditional neighborhood development that encourages pedestrian-scale residential and civic activities to be designed in such a way as to reduce the number and type of vehicle trips, limiting congestion and thereby improving air quality;
- g) promote the clustering of residential land use to set aside areas for civic, recreation and open space while providing for varied forms of pedestrian and bicycle movement that is buffered from commercial and office activities beyond the boundaries of the CCD district; and
- h) allow for neighborhood oriented commercial or office uses to serve the residential and public uses within the CCD district.

17.90.202. Eligibility for Rezoning to CCD.

Rezoning to CCD shall require the following:

- a) All or a portion of the property shall have an underling Future Land Use Map designation of MIX at the time of rezoning to the CCD district;
- b) The CCD district shall have street frontage on either 5th Avenue (also known as Atlanta Highway), or 6th Avenue, or both; and
- c) At no time shall the number of developments zoned to the CCD district exceed the number found as a result of dividing the total population of the City, as found in the most recent population estimates published by the United States Bureau of the Census, by the whole number 10,000. Notwithstanding the foregoing, property abutting an existing CCD zoned district, or would abut but for an intervening road, may be rezoned to the CCD district so long as such additional property is or will be under unified control of the development currently zoned CCD.

17.90.203. Areas of special consideration.

Incorporation of any of the following components into a CCD master plan is encouraged:

- a) Distinctiveness and quality of site design;
- b) Distinctiveness and quality of architecture and structure placement on individual building site, including front, side and rear entry into residential dwellings;

- c) Placement of structures on most suitable sites with consideration of topography, soils, vegetation, slope, etc.
- d) Clustering of buildings;
- e) Preservation of open space;
- f) Development of publicly accessible active, or passive recreational areas.
- g) Use of greenways or landscaped corridors linking various uses.
- h) Use of pedestrian and/or bicycle circulation networks, segregated from vehicular traffic.
- i) Other traffic mitigation measures.
- j) Use of rear alleys for service purposes.
- k) Public access to community facilities within the CCD and so delineated on the conceptual master development plan as being accessible to the public as opposed to limited to just members of the homeowners' association.
- l) Sensitive treatment of perimeters in order to mitigate impacts upon adjoining properties.
- m) Enhanced landscaping, increased tree preservation, vegetated buffers, or increased plantings along roadways, in open spaces and recreational areas, as well as along the project perimeter.

17.90.204. Conceptual Master Development Plan Governance.

To carry out the purpose and intent of this CCD district, a conceptual master development plan shall govern the use and development within the CCD district. This conceptual master plan shall initially be approved by the City Council at the time of rezoning to the CCD district. The conceptual master development plan, or a phase therein, should include the following:

- a) At least two types of housing such as detached single-family dwelling (with either front, rear or side entry), attached single-family dwelling (i.e. townhomes) fronting on public streets or private alleys or private greens, and micro-houses (with no street frontage or garages);
- b) At least one or more civic buildings, and publicly owned or accessible park, garden, open space, or other recreation facility;
- c) Conservation of spaces recognizing and honoring the historical agrarian use of the land with emphasis upon:
 - 1) Conservation of existing surface and sub-surface water resources;
 - 2) Preservation of major trees and other significant natural environmental features;
- d) An efficient network of streets (including the possibility of private or public alleys), sidewalks, trails and utilities appropriate to serve the land uses within the CCD district;
- e) Creation of a mixture of uses that decrease reliance on the use of the automobile and to encourage the use of alternative modes of transportation; and
- f) Those items set forth in Sec. 17.90.205.

17.90.205. Components of Conceptual Master Development Plan.

After the creation of a CCD, for any proposal to submit any portion of land within a CCD for which a conceptual master development plan was not adopted at such creation or to expand the

boundary of a CCD, the Conceptual Master Development Plan package submitted to the City Council shall include:

- a) A narrative statement:
 - 1) Describing the character of, and rationale for, the proposed CCD.
 - 2) Addressing the proposed ownership and maintenance of streets, drainage systems, water and sewer systems, open space areas, parking areas, and other proposed amenities and improvements;
 - 3) Addressing the proposed ownership, maintenance and plan for unified development control of any of the following privately owned and/or controlled components: alleys, streets, open space areas, parking areas, and other proposed amenities and improvements;
 - 4) Expected phasing and time schedule; and
 - 5) Confirming that all conditions, covenants, and restrictions governing the use of and access to private property will be recorded in the land records of Barrow County on or before issuance of certificate of occupancy for the portion of the property covered by the certificate of occupancy.
- n) The proposed name of the development if there is one;
- o) The names and addresses of the owner(s) of record, and the applicant, if different from the owner; and
- p) Names of owners and type of land use of all parcels contiguous to the development property; and
- q) Proposed arrangement of land uses, approximate acreage of each use area or tract, type of use and density (residential use tracts); and
- r) A boundary survey with the computed acreage of the tract bearing the seal of a registered land surveyor; and
- s) The location of primary control points to which all dimensions, angles, bearings, block numbers and similar data shall be referred;
- t) Letters of capability and intent to provide utility service from all affected agencies or entities, where applicable; and
- u) A conceptual master site plan showing:
 - 1) The location, dimensions, descriptions, and flow of existing wetlands, watercourses and drainage structures within the tract or on contiguous tracts; and
 - 2) Location of municipal limits or county lines, and district boundaries, if they traverse the tract, form part of the boundary of the tract, or are contiguous to such boundary; and
 - 3) Vicinity map or sketch showing the general relationship of the proposed development to the surrounding areas with access roads referenced to the intersection of the nearest state primary or secondary paved roads. Reference distances shall be shown in feet if less than 1,000 feet and in miles or tenths of a mile if greater than 1,000 feet; and
 - 4) Topographic survey; and
 - 5) The location, dimensions, name and description of all existing or recorded streets, alleys, reservations, easements or other public rights-of-way within the tract, intersecting or contiguous with its boundaries or forming such boundaries; and

- 6) Proposed conceptual street system layout; and
- 7) Preliminary master drainage plan;
- 8) Proposed internal site planning standards such as setbacks and buffers aimed at addressing potential incompatibility between adjacent land uses and activities;
- 9) The number and location of public parking spaces; and
- 10) Architectural elevations and treatments illustrating the architectural finish of the structures.

17.90.206. Modification to Conceptual Master Development Plan.

As the name indicates, this master plan is conceptual and nature. To carry the purpose and intent that flexibility be provided for, the conceptual master plan may be modified as follows:

- a) City Council Modification. City Council approval, through the rezoning process, shall be required:
 - 1) when land within the CCD district that is not subject to a conceptual master plan originally approved by City Council is proposed to be developed; or
 - 2) when abutting land is proposed to be added to the boundary of the CCD district.
- b) Administrative Modification. All other modifications to the conceptual master plan not requiring City Council modification.

17.90.207. Development Controls.

The following uses, development standards govern development and the improvement of real estate within the CCD district:

- a) *Permitted principal uses.* The following are the only permitted uses in CCD District. All other uses are prohibited:
 - 1) Residential uses. Residences may be single-family detached (including micro-homes), single-family attached (i.e. duplex, tri-plex, quadraplex, townhomes or the similar). The development standards for these residential use types are listed in Table 1, 2 and 3 and may be adjusted by the community development director.
 - 2) Gardens, parks, trails, barns, gazebos and other similar recreation facilities (i.e. amenities) for use of the residents as denoted on the conceptual master plan. The restrictions as to the use of these facilities shall be set forth in the covenants and restrictions of the association in the CCD development.
 - 3) Civic/public buildings and similar recreation facilities (amenities) for use of the public as denoted on the conceptual master plan.
 - 4) Neighborhood oriented commercial or office uses to serve the residential and public uses in the District.
 - 5) Temporary events that promote the agrarian nature of the conceptual master plan. In the event the conceptual master plan does not cover any area of land within a CCD, such area shall be limited to this use until such time as a conceptual master plan covering such area is approved by the City Council.

- b) *Permitted accessory uses and structures.* Uses customarily incidental and subordinate to the principal use of the land or building are permitted. Such uses may, but need not be located on same lot or parcel of the principal use. By way of illustration and not limitation, such accessory uses include customary home occupation (as set forth in sec. 17.60.180), parking (both on-street or off-street), detached garages, paths, trails, gardens, storage/golf cart buildings, accessory retail sales to visitors of civic and public spaces etc.
- c) *Ownership.* All non-publicly owned land within a CCD shall be owned initially by a person, joint tenants, or tenants in common operating pursuant to a written agreement evidencing unified development control over the entire CCD district. Individual properties in a CCD may be sold after a plat has been recorded, with the properties subject to private deed covenants that ensure the continuance of the CCD consistent with the conceptual master plan, or modifications thereto.
- d) *Setbacks.* There are two types of setbacks, interior and exterior. Interior setbacks are those between structures and property lines other than common property lines with land zoned CCD. Exterior setbacks are those between structures and common exterior property lines with land not zoned CCD. These required setbacks are as follows:
 - 1) Interior Setbacks: none, except that all development must adhere to the applicable life-safety code National Fire Protection Association (NFPA) 1141, Standard for Fire Protection in Planned Building Groups. The fire chief or designee may approve exceptions, including access, spacing, and fire protection requirements, provided the exceptions meet the intent of the applicable codes.
 - 2) Exterior Setbacks: twenty (20) feet.
- e) *Vegetative Buffers.* Where this district abuts an educational or commercial use within the City and no existing natural vegetative buffer exists, a vegetative buffer, no less than ten (10) feet in depth, containing at a minimum of evergreen trees at intervals of ten (10) feet on center planted at a height sufficient to achieve screening shall be provided. Fencing in lieu of such vegetative buffer is permitted.
- f) *Fire access.* A clear and structural vehicular surface that is at least twenty (20)feet in width, with a thirty (30)feet minimum inside turning radius shall be provided for all emergency apparatus.

Table 1

| Single-Family Residential (detached) | |
|---|--|
| Minimum lot size: | Varies; minimum of 1,500 square feet. |
| Minimum lot width: | 40'. |
| Minimum front setback: | 0'. ^a |
| Minimum side yard: | 0' |
| Minimum rear yard: | 20' where no rear alley; 0' with rear alley. |
| Maximum height: | 40'. |
| Curb and gutter: | Not Required. Open swales and curb less gutters permitted. |
| Paved driveway: | Required. |
| Alleys: | Recommended. |

| | |
|------------------------|---|
| Sidewalk: | Required. |
| Streetlights: | Required. |
| Underground utilities: | Required. |
| Public sewer: | Required. |
| Public water: | Required. |
| Garages: | Required. Detached or attached. Must be set behind dwelling front porch line if garage is front entry |
| Porches: | Recommended. |

Table 2

| | |
|---|--|
| Single-Family Residential (attached) | |
| Minimum lot size: | No minimum. |
| Minimum lot width: | No minimum. |
| Minimum front setback: | 0'. ^a |
| Minimum side yard: | 0' |
| Minimum rear yard: | 0'. |
| Maximum height: | 50'. |
| Curb and gutter: | Not required. Open swales and curb less gutters permitted. |
| Paved driveway: | Required. |
| Alleys: | Recommended. |
| Sidewalk: | Required. |
| Streetlights: | Required. |
| Underground utilities: | Required. |
| Public sewer: | Required. |
| Public water: | Required. |
| Garages or carports: | Recommended. Rear yard only. Detached or attached. |
| Porches: | Recommended. |

Table 3

| | |
|----------------------------|--|
| Micro-Lots | |
| Minimum lot size: | No minimum. |
| Minimum/Maximum lot width: | No minimum. Maximum 39'. |
| Minimum front setback: | 0' |
| Minimum side yard: | 0' |
| Minimum rear yard: | 5' |
| Maximum height: | 40' |
| Curb and gutter: | Not required. Open swales and curb less gutters permitted. |
| Paved driveway: | Not required. |
| Alleys: | Not required. |

| | |
|------------------------|---|
| Sidewalk: | Required. |
| Streetlights: | Required. |
| Underground utilities: | Required. |
| Public sewer: | Required. |
| Public water: | Required. |
| Garages: | Not required. Parking may be provided for either through 1 car garage (front, side or rear yard placement), on-site parking pads (front, side or rear yard placement) or on-street parking, or any combination thereof. |
| Porches: | Recommended. |

- a. Cantilevers, including bay windows, balconies, roof overhangs, cornices and gutters may project into public spaces up to 4'. Clearance from grade to underside of cantilever must be 8' minimum. For purposes of this district, "public spaces" shall mean street, pedestrian way, or alley (public or private), parks and public squares."
- b. Chimneys, stoops, terraces, roof overhangs, gutters and may encroach into side yards subject to any applicable life-safety code.

17.90.208. Severability. In the event that any subsection, sentence, clause, or phrase of this section shall be declared or adjudged invalid or unconstitutional, such adjunction shall in no manner affect the other subsections, sentences, clauses, or phrases of this section, which shall remain in full force and effect, as if the subsection, sentence, clause, or phrase so declared or adjudged invalid or unconstitutional were not originally part thereof.

Section 3: The Official Zoning Map shall be amended to add to the legend shown thereon the zoning district: CCD (City Center District).

Section 4: All ordinances or parts of ordinances which conflict with this ordinance and the applicable code are hereby repealed, to the extent of the conflict. Should any portion of this ordinance be determined to be unconstitutional or unenforceable by a court of competent jurisdiction, the rest and remainder of this ordinance shall remain in full force and effect.

Section 5: This ordinance and the authority granted by and through it shall become effective immediately upon its adoption by the Mayor and Council of the City of Auburn, Georgia.

SO ORDAINED this ____ day of January, 2021.

Mayor Linda Blechinger

Robert L. Vogel, III Council Member

Peggy J. Langley, Council Member

Bill Ackworth, Council Member

Jay L. Riemenschneider, Council Member

Attest:

Joyce Brown, City Clerk

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

| APPLICANT INFORMATION | PROPERTY OWNER INFORMATION |
|---|--|
| NAME: City of Auburn | NAME: See Attached List of Property Owners |
| ADDRESS: 1369 4 th Avenue | ADDRESS: |
| CITY: Auburn | CITY: |
| STATE: GA ZIP: 30011 | STATE: ZIP: |
| PHONE: (770) 963-4002 | PHONE: |
| EMAIL: cityplanner@cityofauburn-ga.org | EMAIL: |
| | |
| CONTACT PERSON: Jay Miller | PHONE: (770) 963-4002 |
| EMAIL: cityplanner@cityofauburn-ga.org | |

| | |
|--|--------------------------------|
| APPLICANT IS: <input checked="" type="checkbox"/> CITY INITIATED <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER | |
| PRESENT ZONING DISTRICT(S): AG | REQUESTED ZONING DISTRICT: CCD |
| PARCEL NUMBER(S): AU11 068; AU; AU11 068B; AU11 066 and AU11 152 | ACREAGE: 57.06 |
| ADDRESS OF PROPERTY: 1260 Atlanta Highway, N.W. and Sixth Street, Auburn, GA | |
| PROPOSED DEVELOPMENT: City Center Municipal Complex and Ancillary Development | |

| RESIDENTIAL DEVELOPMENT | NON-RESIDENTIAL DEVELOPMENT |
|------------------------------|-----------------------------|
| NO. OF LOTS/DWELLING UNITS: | NO. OF BUILDINGS/LOTS: 1 |
| DWELLING UNIT SIZE (SQ.FT.): | TOTAL BUILDING SQ.FT.: |
| GROSS DENSITY: | DENSITY: |
| NET DENSITY: | |

PLEASE ATTACHED A LETTER OF INTENT EXPLAINING PROPOSED DEVELOPMENT

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:

Yes; the uses are suitable in view of adjacent and nearby property.

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

No. the use will positively affect the City and nearby properties.

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

Yes.

(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:

No. Additional infrastructure will relieve burdens on public facilities.

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

Yes. The City has planned for this development for many years.

(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:

Yes. The new City Hall and surrounding residential uses have been planned by the City for many years. The proposed rezoning will continue to advance those plans.

Letter of Intent

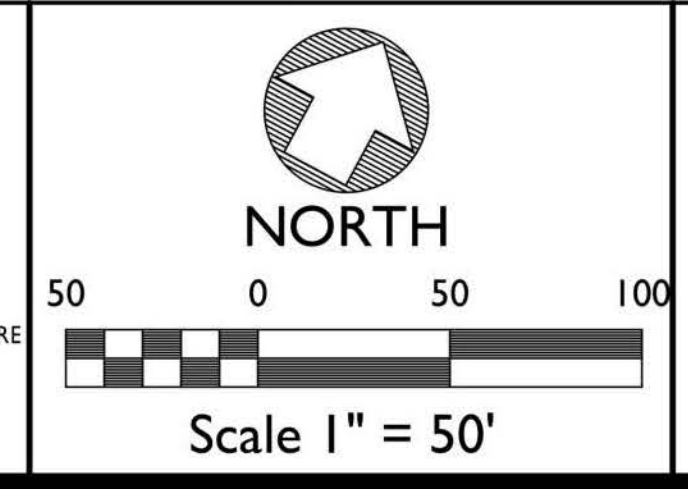
The City is initiating a rezoning of 57.06 acres to the new City Center District (CCD) to allow construction of the new Municipal Complex/City Hall and surrounding ancillary residential and commercial uses. The City has planned for this project for many years. The filing of this Rezoning Application represents a milestone in moving forward with City Hall construction and nearby development. The new City Center District allows for a variety of residential and non-residential uses which will complement the Municipal Complex and provide a new unified zoning classification to allow development to proceed around the new public/civic space.



**REZONING FROM AG-AGRICULTURAL TO
CCD-CITY CENTER PLANNED COMMUNITY
DISTRICT**

| PROJECT PROGRAM | |
|-----------------|-----------------------|
| SYMBOL | PRODUCT |
| ○ | 40' SINGLE FAMILY LOT |
| ◇ | 50' SINGLE FAMILY LOT |
| △ | MICRO LOT |
| □ | TOWNHOME |

SITE DATA:
 SITE ACREAGE: 29.4 ACRES
 GMD: 316
 CITY OF AUBURN
 BARROW COUNTY, GEORGIA
 TAX PARCELS: AU11068B
 AU11068
 TOTAL UNITS: 142
 SITE DENSITY: 4.8 UNITS/ ACRE



ZONING SITE PLAN

AUBURN MUNICIPAL DEVELOPMENT

AUBURN, GEORGIA

| PROJECT INFORMATION | |
|----------------------------|---------------------------|
| PROJECT NUMBER: 20-4452.10 | |
| DATE: NOVEMBER 16, 2020; | REVISED: DECEMBER 9, 2020 |
| SCALE: 1"=50' | |
| FILE: 204452-Z01.dwg | |
| DESIGNED/DRAWN: SLR/SCH | |

SCHMIT + ASSOCIATES

Auburn City Center District (CCD)
Municipal Complex
Design Concepts

December 9, 2020

Architecture & Character

The architectural character for the residential development within the Auburn City Center will have an emphasis on the agrarian history of Auburn. The goal is to achieve a rural/farmhouse feel that accentuates passive areas along the existing creek and active areas that include the civic garden, pocket parks and outdoor living spaces.

Homes will support the idea of “place” with a wide array of housing styles, types, looks and placement where each house has its own distinctive character. Homes will include detached houses, townhomes, and Lew Oliver’s version of micro-homes. Building typologies will range in sizes, yet remain consistent in quality, congruous scale, and harmonious proportion. The placement of each homesite will create synergistic fabric throughout the neighborhood. Building aesthetic will feel both interesting and diverse, yet melodious.

Green space will permeate throughout the master plan and be used intelligently for common spaces. Many homes will front these green spaces that will bolster community interaction and sense of place. Landscaping, fence, and edge treatments will support visual beautification and weave into the theme of rewarding the pedestrian experience.

Detached homes will be placed on 30’ to 50’ wide lots with most having garages along a rear alley. Key architectural elements consist of front porches, cladding finishes, detailed trim craftsmanship, and varied roof types. Corbelled brickwork, bracketed cornices, paneled doors, and stone piers will also be common elements. Clean, simplified construction will dictate the language throughout the development, bringing elegant and distinctive character to each design.

Townhomes will have rear access garages or carports with the greatest emphasis on fronting common green areas. Character elements will range from porch accents to simple facades, with brick and cladding being the predominant materials. Use of metal roofs as fresh accents to timeless designs will provide additional visual allure.

Micro-homes are a growing trend in minimalist living, and Oliver’s collection spares no creativity on these simple footprints. The micro-homes size can range from 500 square-feet to 1400 square-feet, and act as key accents in the community. These compact, yet stylish, plans make for intimate settings, unique rooftop living areas, and charm throughout the community. Floorplans are open, accentuating a welcoming, fluid atmosphere. Nestled in clusters with other home types, these will make simplicity shine and highlight high-quality finishes.

All building types, common spaces, community greens, and hardscape details will assimilate as thoughtfully assembled pieces to the master plan by Lew Oliver.

Auburn City Center | Site Plan



Designs by
 Low Oliver Inc

Auburn City Center | SF Detached



Designs by
Lew Oliver Inc

Auburn City Center | SF Detached



Designs by
Lew Oliver Inc

Auburn City Center | Townhomes



Designs by
Lew Oliver Inc

Auburn City Center | Micro-homes



Designs by
Lew Oliver Inc

Auburn City Center | Micro-homes



Designs by
Lew Oliver Inc

Auburn City Center | Placemaking Details



Designs by
Lew Oliver Inc

Auburn City Center | Gardens



Designs by
Lew Oliver Inc

Auburn City Center | Amenities



Designs by
Lew Oliver Inc

All that tract or parcel of land lying and being in GMD 316, Barrow County, City of Auburn Georgia know as Tract 2 as shown on that plat for William H. Hawthorne, E. Howard Hawthorne, and David F. Hawthorne dated August 14, 1987 prepared by W.T. Dunahoo, Georgia Registered Land Surveyor No. 1577, said plat being recorded in Plat Book 29, Page 66, Barrow County records and incorporated herein by reference for a complete description thereof. (NOTE: This tract includes the 14 acres now owned by the Downtown Development Authority of the City of Auburn.)

And

All that tract or parcel of land lying and being in GMD 316, Barrow County, City of Auburn Georgia know as Tract 3 and Tract 3-A as shown on that plat for William H. Hawthorne, E. Howard Hawthorne, and David F. Hawthorne dated August 14, 1987 prepared by W.T. Dunahoo, Georgia Registered Land Surveyor No. 1577, said plat being recorded in Plat Book 51, Page 215, Barrow County records and incorporated herein by reference for a complete description thereof.

And

All that tract or parcel of land lying and being in GMD 1740, Barrow County Georgia, being more particularly described as follows: To find the true point of beginning, begin at the intersection of the northeasterly right of way College Street with the southwesterly right-of-way of U.S. Highway 8 (said highway having a 60 foot right-of-way), traveling thence 685.17 feet along the Southerly right-of-way of U.S. Highway 8 to an iron pin found, said point being the TRUE POINT OF BEGINNING; traveling thence along said right-of-way of Highway 8 South 65 degrees 30 minutes 00 seconds East a distance of 324.73 feet to an axle found on the Southerly right-of-way of U.S. Highway 8, thence leaving said right-of-way traveling South 39 degrees 54 minutes 39 second West a distance of 179.23 feet to an iron pin found, traveling thence South 07 degrees 54 minutes 42 seconds West a distance of 581.24 feet to an iron pin set, traveling thence North 82 degrees 05 minutes 18 seconds West a distance of 155.00 feet to an iron pin set, traveling thence South 07 degrees 54 minutes 42 seconds West a distance of 95.00 feet to an iron pin set, traveling thence South 82 degrees 05 minutes 18 seconds East a distance of 155.00 feet to an iron pin set, traveling thence South 07 minutes 54 seconds 42 degrees West a distance of 10.00 feet to a one and one-quarter inch pipe found, traveling thence South 49 degrees 70 minutes 32 seconds West a distance of 584.22 feet to a wagon axel found, traveling thence South 55 degrees 26 minutes 03 seconds West a distance of 157.33 feet to a rock found, traveling thence North 75 degrees 26 minutes 00 seconds West a distance of 434.66 feet to an iron pin set, traveling thence North 36 degrees 23 minutes 55 seconds East a distance of 786.99 feet to an iron pin found, traveling thence North 36 degrees 23 minutes 55 seconds East a distance of 715.94 feet to the TRUE POINT OF BEGINNING, said tract containing 14.931 acres as shown as Tract 1 on that plat of survey for the City of Auburn, Georgia prepared by W.T. Dunahoo, Georgia Registered Land Surveyor No. 1577, dated March 10, 2016. Said plat is incorporated herein by reference for a complete description thereof.

And

All that tract or parcel of land lying and being in GMD 316, Barrow County, City of Auburn Georgia known containing 5 acres as shown on that plat for David F. Hawthorne prepared by W.T. Dunahoo, Georgia Registered Land Surveyor No. 1577, said plat being recorded in Plat Book 39, Page 456, Barrow County records and incorporated herein by reference for a complete description thereof.

And

All that tract or parcel of land lying and being in the 316th District, G.M. of Barrow County, Georgia, and known as Lots 46 and 47 in the Elder Subdivision as shown on a plat of said subdivision which plat is recorded in Plat Book 2, page 33, official Barrow County deed records. A more detailed plat of the described property is recorded in Plat Book 3, page 176 of said Barrow County records, as described in that Executor's Deed dated May 7, 1988 recorded in Deed Book 103, Page 466, Barrow County records.

List of Property Owners:

AU11 068
E. Howard Hawthorne and
David F. Hawthorne
1270 Atlanta Highway, N.W.
Auburn, GA 30011

AU11 068B
The Downtown Development Authority
of the City of Auburn, GA
P.O. Box 1059
Auburn, GA 30011

AU11 066
David Hawthorne
P.O. Box 1115
Auburn, GA 30011

AU11 152
David F. Hawthorne
P.O. Box 1115
Auburn, GA 30011