



**MAYOR**  
Linda Blechinger

**CITY ADMINISTRATOR**  
Alex W. Mitchem

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

**PLANNING & ZONING COMMISSION**  
Joshua Edmonds  
Kim Skriba  
Sandy Wilson  
Carolyn Wade  
Rhonda Kondo

**AGENDA**  
**PLANNING AND ZONING COMMISSION**  
**May 20, 2020**  
**6:00 p.m.**

The following contains general information concerning all items that will be heard by the Planning and Zoning Commission on Wednesday, May 20, 2020 in the City Council Chamber, 1361 Fourth Avenue, Auburn, GA at 6:00 p.m.

**TELECONFERENCE INFORMATION**

Due to recommendations by the CDC during the Coronavirus crisis, this meeting will be conducted via teleconference. This is allowed by O.C.G.A. §50-14-1(g) as the public is provided simultaneous access to the teleconference meeting. The City of Auburn will utilize Zoom to conduct this teleconference meeting. Please note that you might not be able to join the meeting by phone until approximately 6 PM. The meeting will not begin before that time.

To join Zoom Meeting by computer/app:

<https://us02web.zoom.us/j/82427855956?pwd=STZCcHJscG93OmNrZ21jNE5lRDRTUT09>

To join by phone, call one of these toll-free numbers:

+1 346 248 7799 US

+1 253 215 8782 US

Meeting ID: 824 2785 5956

Password: 847838

**CALL TO ORDER**

**DISCUSSION OF CONDUCTING MEETINGS**

**OLD BUSINESS**

1. Approval of minutes - January 15, 2020.

**NEW BUSINESS**

1. OAR20-001: Overlay Architectural Review for planned new construction at 2 Main Street and Atlanta Highway, Tax Parcel AU11 116.
2. OAR20-002: Overlay Architectural Review for planned addition to Auburn Library at 24 5<sup>th</sup> St.

3. Text amendment to the City of Auburn Zoning Ordinance, Section 17.60.212, Property Maintenance Ordinance.

4. SUP20-001: Special Use Permit for an automotive restoration shop; Owner/Applicant: Donald and Max McCroskey dba Resurrected Classics, 1410 Sunbelt Way, Tax Parcel AU09 022.

**CITIZEN COMMENTS**

**ANNOUNCEMENTS**

**ADJOURNMENT**

**CITY OF AUBURN ZONING PLANNING COMMISSION**  
**PUBLIC HEARING PROCEDURES**

This is the City of Auburn Planning Commission public hearing, convened as advertised and presided over by Josh Edmonds, Chairman. The hearing shall operate according to these procedures:

Individuals requesting to be heard on a matter related to the purpose of the hearing must be recognized by the moderator or chairman before addressing the Board. Upon speaking, please identify yourself and furnish your home or business address. All comments and presentations will be addressed to the Board and not to the audience.

Members of the public wishing to comment verbally through Zoom shall utilize the "Raise My Hand" function. The Board will hear from speakers in the order in which their virtual hand was raised as determined by the meeting moderator. Attendees may choose to share either audio only or video and audio during their allotted time. For phone only users, use \*9 to Raise Hand and \*6 to toggle mute/unmute.

Comments will be accepted from the applicant first, then followed by other persons speaking in favor. Afterwards, testimony shall be heard from those in opposition. The applicant is the only party that may offer a rebuttal.

Proponents will be allowed (as a whole) of 10 minutes to speak in support of an application. Opponents (as a whole) will also be allowed 10 minutes to speak in opposition.

Upon conclusion of any opposing presentation, the applicant may speak for three minutes to address the Board in rebuttal of any issue(s) raised by persons in opposition.

Petitions, studies letters, and other material should be submitted prior to the hearing allowing ample time for study by the Board. It is at the discretion of the Board to accept materials at this hearing.

When both proponents and opponents of the proposed zoning amendment have been heard, the public hearing is closed and no further testimony or evidence may be presented unless the record is left open based on a request from the Board for additional material or information.

When all testimony is complete, the Board will render its decision on the matter.



COMMUNITY DEVELOPMENT DEPARTMENT  
CITY OF AUBURN  
1369 FOURTH AVENUE  
AUBURN, GA 30011  
(770) 963-4002  
[www.cityofauburn-ga.org](http://www.cityofauburn-ga.org)

OAR #: \_\_\_\_\_

**DOWNTOWN AUBURN OVERLAY DISTRICT  
ARCHITECTURAL REVIEW**

In accordance with provisions of the Auburn Downtown Overlay District regulations, new buildings, exterior improvements to existing buildings, landscaping, signage, and site planning must be approved by the Auburn Planning and Zoning Commission before issuance of a building permit.

**SUBMITTAL REQUIREMENTS: (7) COPIES OF EXTERIOR VIEWS, CONCEPT DRAWINGS, PHOTOS, LANDSCAPE PLAN, SITE PLAN, OR COLOR SAMPLES.**

DATE: 2-17-20

APPLICANT NAME: Ross Kesterson (Restore Pros LLC)

PROPERTY ADDRESS: 2 Main St. Auburn, GA

PHONE: 706-614-3411 EMAIL: Ross@Restore-Pros.com

PROPERTY OWNER: Amy Holstein

ADDRESS: 1648 Atlanta Hwy NW Ste 106, Auburn, GA 30011

PHONE: 770-277-3442 EMAIL: Amy.holstein.w32z@StateFarm.com

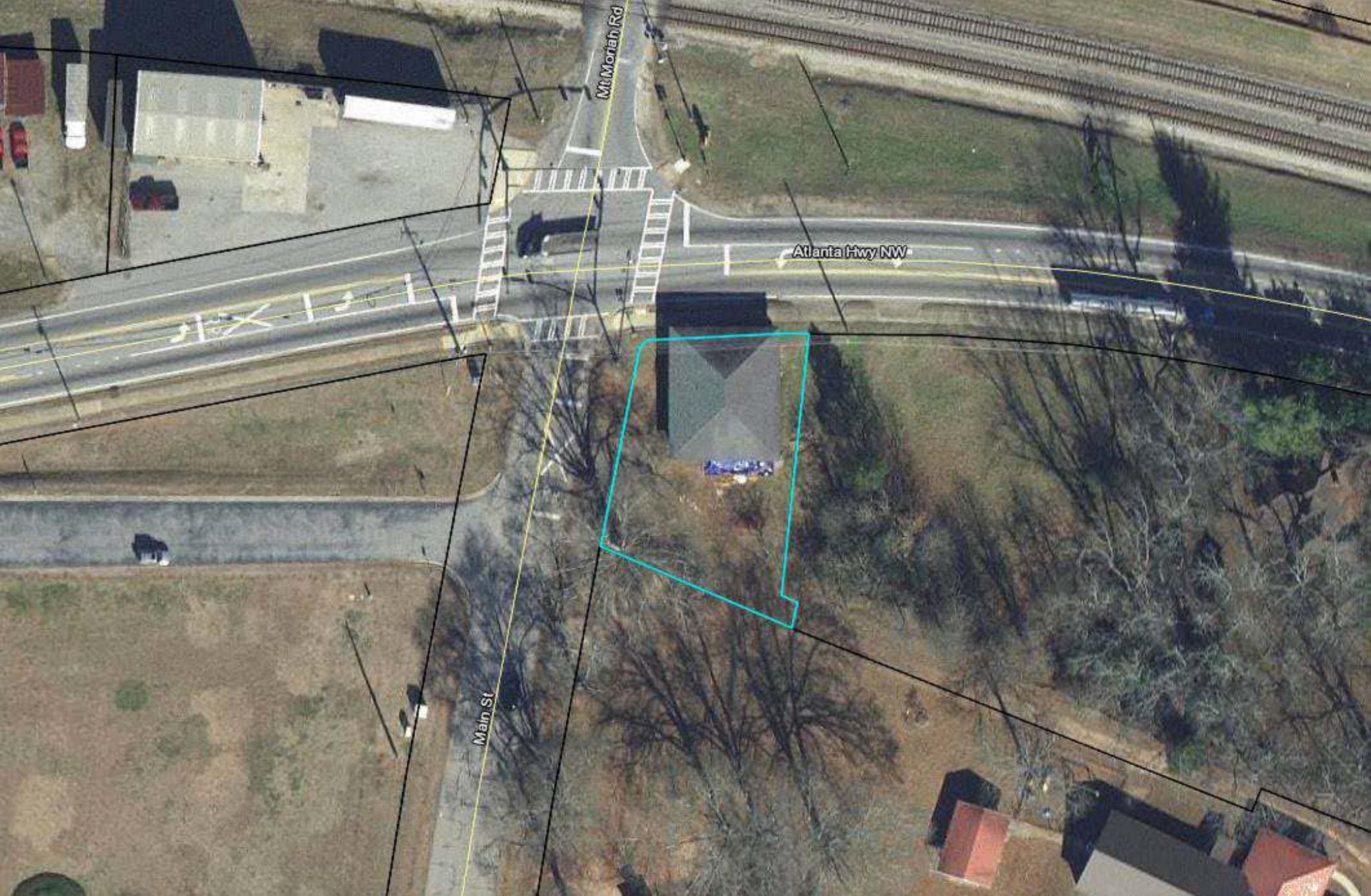
IMPROVEMENT TYPE: (Check all that apply)

New Building     Existing Building     Site Dev.     Sign

PROJECT DESCRIPTION:

Demo existing building due to extent of damages and replace with similar size. Building will be period correct to fit in with the town's architecture.

PLANNING & ZONING COMMISSION HEARING DATE: _____	1361 FOURTH AVE (COUNCIL CHAMBERS)
RECOMMENDATION: _____ APPROVAL	_____ APPROVAL W/ CONDITIONS
CONDITIONS: _____	_____ DENIAL
REVIEW COMPLETED: _____	SIGNATURE: _____



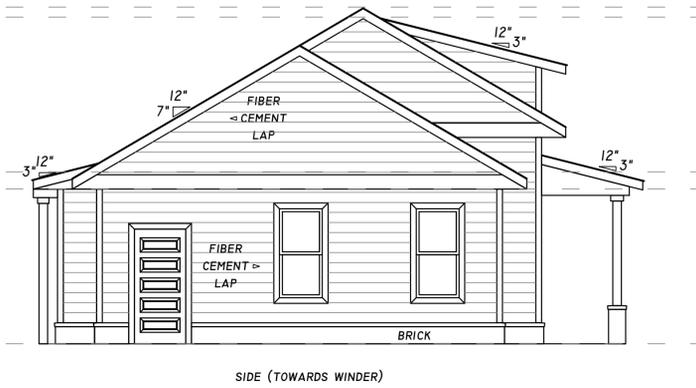
Mt Moriah Rd

Atlanta Hwy NW

Main St



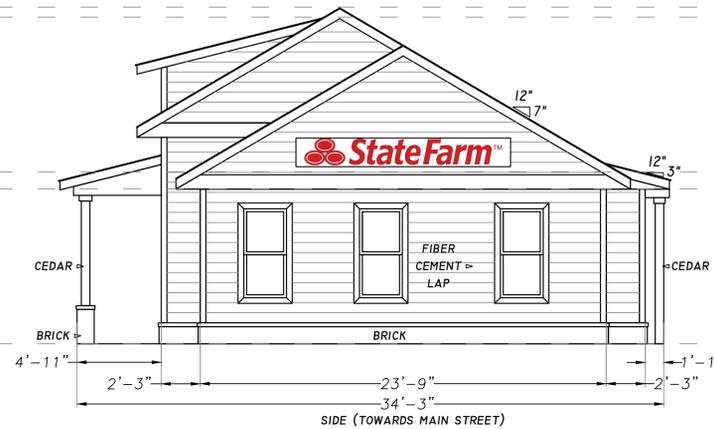




SIDE (TOWARDS WINDER)



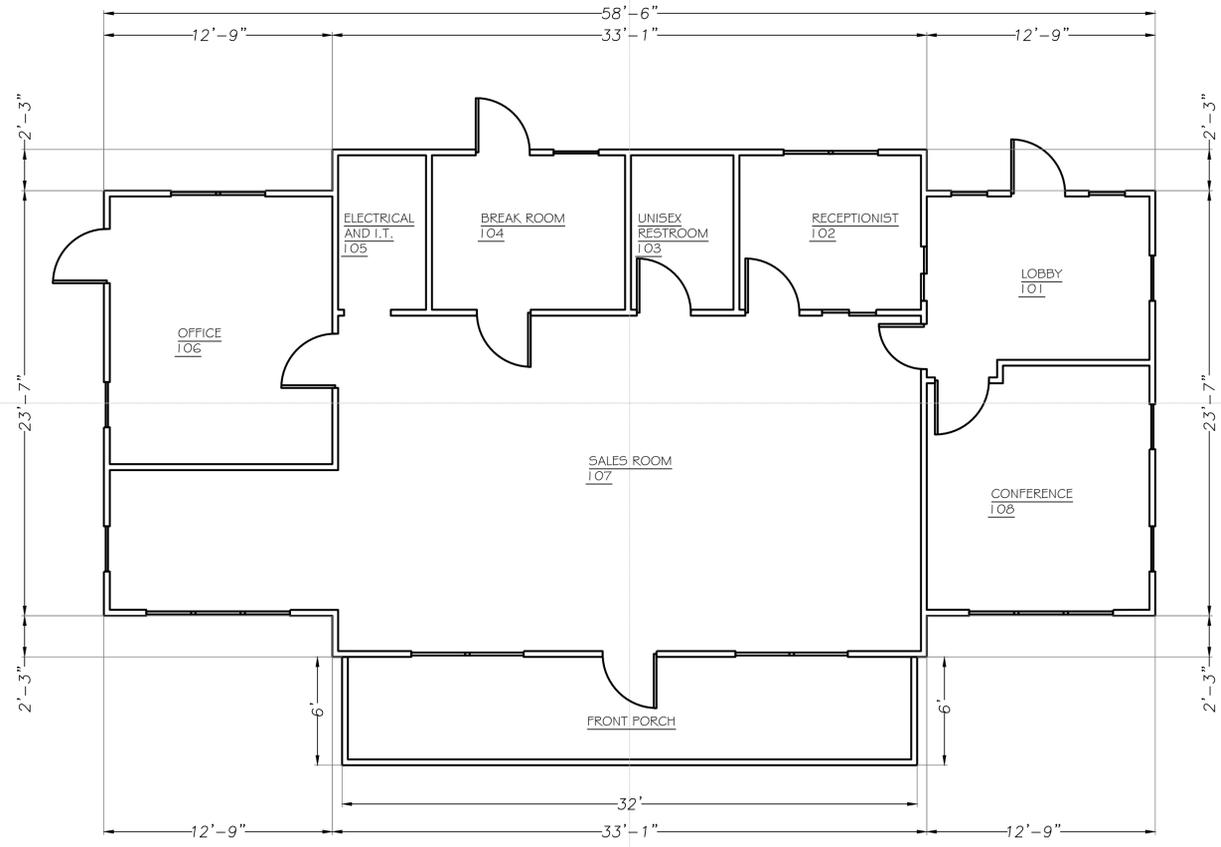
FRONT (TOWARDS ATLANTA HWY.)



SIDE (TOWARDS MAIN STREET)



REAR (TOWARDS PARKING LOT)



**BUILDING CONSTRUCTION NOTES:**

**PAINT COLOR TO BE: DURON WHISPER WHITE (OR EQUIVALENT)**

**SHINGLE COLOR TO BE BLACK**

**THIS PROJECT WILL CONFORM TO THE APPLICABLE LIGHTING STANDARDS FOUND IN SEC. 17.91.05 (3) D. AND (5) OF THE AUBURN DOWNTOWN OVERLAY DISTRICT**





*State Farm*

The image shows the exterior of a State Farm building. The logo, consisting of three red circles arranged in a triangle, is mounted on a dark brick wall. To the right of the logo, the words "State Farm" are written in a red, italicized, sans-serif font. Below the brick wall is a dark blue awning with a ribbed texture. The building's facade is primarily dark red brick with horizontal bands of light-colored stone or concrete. The sky is clear and blue.





**OAR 20-001**

Applicant: Restore Pros LLC

Owner: Amy Holstein

Address: 2 Main St.

Tax Parcel: AU11 116

Proposed Development: Commercial building and associated parking.

Community Development Department Recommendation: **Approval w/ conditions.**

1. Site plan and building design shall generally conform to the site plan titled "State Farm Auburn, GA" dated 5/14/2020.
2. Submit a landscape plan and street light plan in accordance with the Downtown Overlay District regulations. Design and materials shall be approved by the Director.
3. Site improvements shall meet all applicable Downtown Overlay District and Development Regulations of the City of Auburn.
4. Provide a 7 ft. sidewalk and 5 ft. planting strip along the Main Street property line and along any street parking within the right-of-way. Sidewalk shall connect into the existing sidewalk on Atlanta Highway.
5. Applicant shall obtain any required permits from the Georgia Department of Transportation.
6. Applicant shall obtain any required permits from City of Auburn Public Works in conjunction with any work in the right-of-way.



**COMMUNITY DEVELOPMENT DEPARTMENT**

**CITY OF AUBURN**

1369 FOURTH AVENUE

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OAR #: \_\_\_\_\_

**DOWNTOWN AUBURN OVERLAY DISTRICT  
ARCHITECTURAL REVIEW**

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**SUBMITTAL REQUIREMENTS: (7) COPIES OF EXTERIOR VIEWS, CONCEPT DRAWINGS, PHOTOS,  
LANDSCAPE PLAN, SITE PLAN, OR COLOR SAMPLES.**

DATE: 5/6/20 \_\_\_\_\_

APPLICANT NAME: Auburn Public Library

PROPERTY ADDRESS 24 5th St. Auburn, GA 30011

PHONE: 770-513-2925 EMAIL: boutwater@prlib.org

PROPERTY OWNER: City of Auburn

ADDRESS: 1369 4th Ave. Auburn, GA 30011

PHONE: 770-963-4002 EMAIL: \_\_\_\_\_

IMPROVEMENT TYPE: (Check all that apply)

New Building     Existing Building     Site Dev.     Sign

PROJECT DESCRIPTION:

Adding an event space/new work space/study rooms to the side of the library that faces the children's park.

PLANNING & ZONING COMMISSION HEARING DATE: _____	1361 FOURTH AVE (COUNCIL CHAMBERS)
RECOMMENDATION: _____ APPROVAL	_____ APPROVAL W/ CONDITIONS
CONDITIONS: _____	_____ DENIAL
REVIEW COMPLETED: _____	SIGNATURE: _____







**DOOR SCHEDULE NOTES**

1. ALL HARDWARE TO BE R.F. ACCESSIBLE, PER THE A.D.A. AND THE GEORGIA BARRIER FREE CODE.
2. EACH NEW DOOR TO HAVE 3 SILENCERS PER DOOR LEAF.
3. ALL HARDWARE TO BE COMMERCIAL GRADE.
4. ALL LOCKSETS TO BE BY ONE MANUFACTURER.
5. ALL LOCKSETS TO HAVE A.D.A. COMPLIANT LEVER HANDLES IN SAME STYLE AND TO MATCH EXISTING.
6. EACH DOOR LEAD TO HAVE 3 HEAVY DUTY METAL HINGES.
7. ALL HARDWARE FINISHES TO MATCH EXISTING DOOR HARDWARE FINISHES.
8. ALL INTERIOR DOORS TO BE FLUSH WOOD, PAINT GRADE.

**Door Schedule**

DOOR NUMBER	LOCATION	SIZE	DOOR MATERIAL & FINISH	FRAME MATERIAL	ACCESSORIES & HARDWARE
1	NEW OFFICE 06	3'-0" X 6'-8"	SOLID WOOD CORE, PAINT	WOOD, PAINT	OFFICE FUNCTION LOCKSET, WALL STOP
2	NEW WORK ROOM 07 FROM NEW CHILDREN'S	3'-0" X 6'-8"	SOLID WOOD CORE, PAINT	WOOD, PAINT	WOOD, PAINT
3	NEW WORK ROOM FROM MEETING ROOM	3'-0" X 6'-8"	SOLID WOOD CORE, PAINT	WOOD, PAINT	ENTRANCE LOCKSET, FLOOR STOP
4	MEETING ROOM STORAGE	(2) 3'-0" X 6'-8"	SOLID WOOD CORE, PAINT	WOOD, PAINT	ENTRANCE LOCKSET (2) FLOOR STOP (2) PANE, HARDWARE
5	MEETING ROOM CHILDREN'S	(2) 3'-0" X 6'-8"	SOLID WOOD CORE, PAINT	WOOD, PAINT	ENTRANCE LOCKSET (2) FLOOR STOP (2) PANE, HARDWARE
6	NEW STUDY ROOM	3'-0" X 7'-0"	SOLID WOOD CORE, PAINT	WOOD, PAINT	CLASSROOM LOCKSET WALL STOP
7	MEETING ROOM TO EXTERIOR	3'-0" X 7'-0"	HOLLOW METAL, PAINT	HOLLOW METAL, PAINT	CLASSROOM LOCKSET WALL STOP
8	EMPLOYEE BREAK ROOM	3'-0" X 6'-8"	SOLID WOOD CORE, PAINT	WOOD, PAINT	PASSAGE LOCKSET, WALL STOP

- GENERAL NOTES**
1. SLOPE ALL FINISH GRADE 4 SIDWAYS AWAY FROM BUILDING A MINIMUM 1/8" PER FOOT BEGINNING AT FACE OF EXTERIOR FINISH LIGHT BROOM FINISH ON CONCRETE WALKS
  2. 6 MIL VAPOR BARRIER AT ALL EXTERIOR WALLS TO BE ON EXTERIOR SIDE OF STUD WALL BETWEEN STUD & SHEATHING
  3. MINIMUM MANEUVERING CLEARANCES ON THE PUSH SIDE OF A DOOR EQUIPPED WITH A CLOSER IS 12"
  4. MINIMUM MANEUVERING CLEARANCES ON THE PULL SIDE OF A DOOR IS 18"
  5. ALL INSULATING MATERIALS SHALL HAVE FLAMESPREAD RATING NO GREATER THAN 25, AND A SMOKE DEVELOPED RATING NO GREATER THAN 450, AS DETERMINED IN ACCORDANCE WITH ASTM E 84.
  6. ALL INTERIOR DOORS TO BE LOCATED 4" FROM FACE OF NEAREST WALL U.N.O.
- KEY NOTES**
- (1) 10# FIRE EXTINGUISHER IN CABINET.
  - (2) 10# FIRE EXTINGUISHER WALL MOUNTED.
  - (3) PLASTIC CORNER GUARD (TYPICAL ALL OUTSIDE CORNERS)
  - (4) BUILT IN MILLWORK CABINETS
  - (5) OUTLINE OF ROOF OVERHANG ABOVE
  - (6) MASONRY BRICK CONTROL JOINT 1/2" KEPT CLEAR OF MORTAR & FILLED W/ CONC. BACKER ROD & SEALANT IN COLOR TO MATCH BRICK.
  - (7) 4" SQUARE STEEL DOWNSPOUT DISCHARGING ONTO GROUND MOUNTED SPLASHBLOCK
  - (8) WALL MOUNTED MANUAL PROJECTOR-SCREEN
  - (9) NEW ALUMINUM STOREFRONT WINDOW
  - (10) REMOVE EXISTING WALL SHEATHING AND DISCARD, INSTALL NEW GpWw WITH THICKNESS TO MATCH EXISTING.
  - (11) STEEL COLUMN, SEE STRUCTURAL DRAWINGS
  - (12) 4" STUD FURRING W/ 1/2" GpWw AROUND STEEL COLUMN
  - (13) NEW CONCRETE PAD AT EXTERIOR DOOR
  - (14) NEW CONCRETE SIDEWALK
  - (15) CONCRETE CONTROL JOINT
  - (16) PROVIDE SOUND BATT INSULATION
  - (17) NEW DOOR OPENING IN EXISTING WALL TO ALIGN WITH EXISTING CLERESTORY WINDOW OPENING
  - (18) EXISTING CLERESTORY WINDOW, TO REMAIN
  - (19) EXISTING DOOR, TO REMAIN
  - (20) NEW ALUMINUM WINDOW WITH INSULATED GLAZING - ALL TO MATCH EXISTING WINDOWS
  - (21) DEMOLISH & DISPOSE OF EXISTING WALL, PATCH & REPAIR AS NEEDED.
  - (22) DEMOLISH & DISPOSE OF EXISTING BRICK, EXTERIOR SHEATHING & ACCESSORIES, ADD NEW 1/2" GpWw.
  - (23) DEMOLISH & DISPOSE OF EXISTING BRICK, EXTERIOR SHEATHING & ACCESSORIES, ADD NEW 1/2" GpWw.

**WALL TYPE LEGEND**

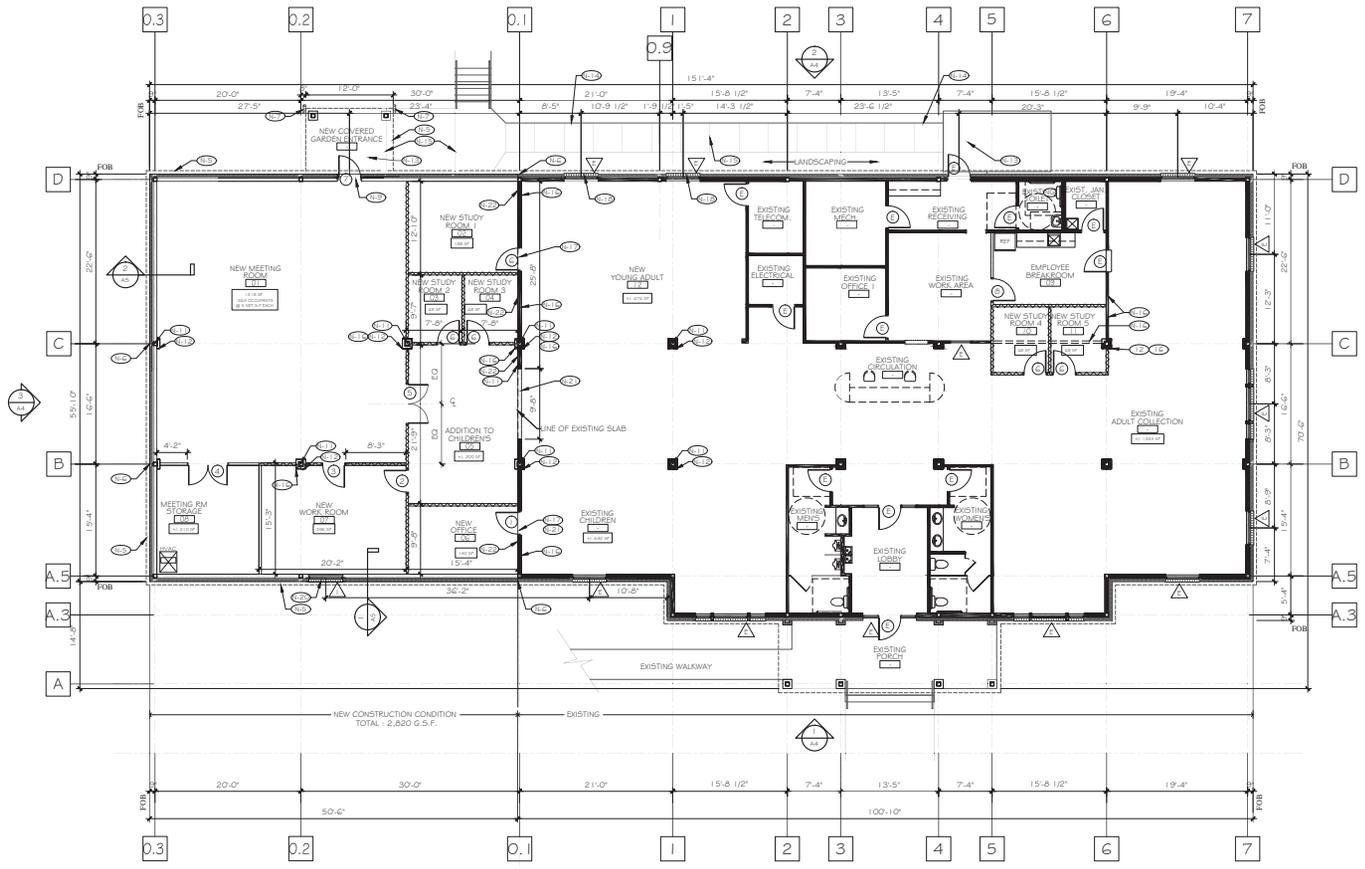
- (---) EXISTING WALL TO REMAIN
- (---) NEW N.R. 4" WOOD STUD WALL
- (---) NEW N.R. 4" WOOD STUD WALL W/ CONT. SOUND INSULATION - ALL CONT. TO UNDERSIDE OF ROOF DECK.

**SYMBOL LEGEND**

- (KEY NOTE) KEY NOTE, SEE KEY NOTE LEGEND
- (WINDOW ELEVATION MARKER) WINDOW ELEVATION MARKER FOR NEW WINDOW
- (WINDOW ELEVATION MARKER) WINDOW ELEVATION MARKER FOR EXISTING WINDOW TO REMAIN
- (DOOR MARKER) DOOR MARKER FOR NEW DOOR
- (DOOR MARKER) DOOR MARKER FOR EXISTING DOOR TO REMAIN

**SQUARE FOOTAGE**

EXISTING	ADDITION	TOTAL
5,893 SQ.FT. 7:1	2,820 SQ.FT. 2:1	8,773 SQ.FT. 3:1



**FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
FILE NORTH  
JOB NORTH

**Owner:**  
PIEDMONT REGIONAL LIBRARY SYSTEM  
900 WASHINGTON STREET  
JEFFERSON, GA 30649

**Project:**  
AUBURN PUBLIC LIBRARY EXPANSION & RENOVATION  
24 1/2 STREET  
AUBURN, GA 36810

**NEW FLOOR PLAN**  
CONSTRUCTION DOCUMENTS

Job no: 19009  
date: 04/24/2020  
by: TNN  
app:  
file name: APL-PLANS  
sheet no.:







No. Date Revision

**Owner:**  
PIEDMONT REGIONAL LIBRARY SYSTEM

909 WASHINGTON STREET  
DETERDUN, GA 30449

**Project:**  
AUBURN PUBLIC LIBRARY EXPANSION & RENOVATION  
24 1/2 STREET  
AUBURN, GA 36830

**NEW ELEVATIONS**

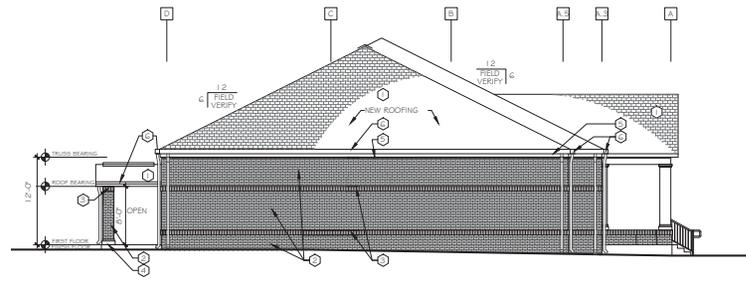
CONSTRUCTION DOCUMENTS

Job no: 19009  
date: 4/24/2020  
by: TNN  
app: CP  
file name: APL-ELEV  
sheet no.:

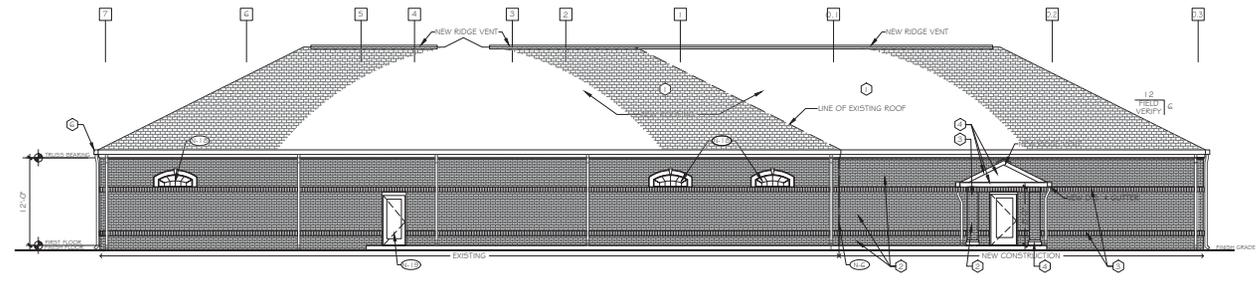
A4

EXTERIOR MATERIAL LEGEND	
①	NEW ARCHITECTURAL ROOF SHINGLES 40 YEAR WARRANTY OWNER TO SELECT COLOR FROM SAMPLES
②	MODULAR MASONRY BRICK, VENEER IN RUNNING BOND BRICK, 4 MORTAR COLOR WARRANTY OWNER TO SELECT COLOR FROM SAMPLES
③	MODULAR MASONRY BRICK, VENEER SOLDIER COURSE, TO MATCH EXISTING
④	PAINTED EXTERIOR GRADE WOOD TRIM
⑤	PRE-FINISHED ALUMINUM WRAFFED WOOD FASCIA
⑥	PRE-FINISHED ALUMINUM SQUARE GUTTER

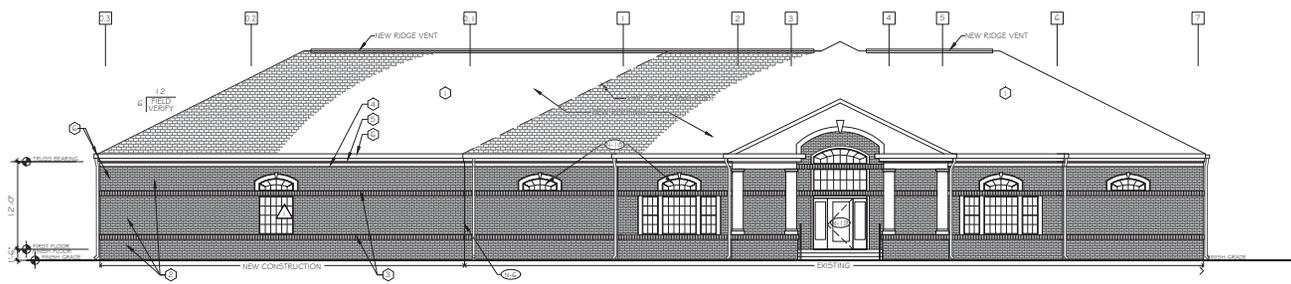
KEY NOTES	
(1-1)	1 1/2" FIRE EXTINGUISHER IN CABINET
(1-2)	1 1/2" FIRE EXTINGUISHER WALL MOUNTED
(1-3)	PLASTIC CORNER GUARD (TYPICAL ALL OUTSIDE CORNERS)
(1-4)	BUILT IN MILLWORK/CABINETRY
(1-5)	OUTLINE OF ROOF OVERHANG ABOVE
(1-6)	MASONRY BRICK CONTROL JOINT 1/2" KEPT CLEAR OF MORTAR 4 FILLED W/ CONT. BACKER ROD 4 SEALANT IN COLOR TO MATCH BRICK
(1-7)	4" SQUARE STEEL DOWNSPOUT DISCHARGING ONTO GROUND-MOUNTED SPLASHBLOCK
(1-8)	NEW ALUMINUM STOREFRONT WINDOW
(1-9)	WALL MOUNTED MANUAL PROJECTOR SCREEN
(1-10)	REMOVE EXISTING WALL SHEATHING AND DISCARD, INSTALL NEW 5/8" w/ THICKNESS TO MATCH EXISTING
(1-11)	STEEL COLUMN, SEE STRUCTURAL DRAWINGS
(1-12)	4" STUD FLOORING W/ 1/2" GpDw AROUND STEEL COLUMN
(1-13)	NEW CONCRETE PAD AT EXTERIOR DOOR
(1-14)	NEW CONCRETE SIDEWALK
(1-15)	CONCRETE CONTROL JOINT
(1-16)	PROVIDE SOUND BATT INSULATION
(1-17)	NEW DOOR OPENING IN EXISTING WALL TO ALIGN WITH EXISTING CLERESTORY WINDOW OPENING
(1-18)	EXISTING CLERESTORY WINDOW, TO REMAIN
(1-19)	EXISTING DOOR, TO REMAIN
(1-20)	NEW ALUMINUM WINDOW WITH INSULATED GLAZING - ALL TO MATCH EXISTING WINDOWS
(2-1)	DEMOLISH 4 DISPOSE OF EXISTING WALL, PATCH 4 REPAIR AS NEEDED
(2-2)	DEMOLISH 4 DISPOSE OF EXISTING BRICK, EXTERIOR SHEATHING 4 ACCESSORIES, ADD NEW 1/2" GpDw



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



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



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

**OAR20-002**

Applicant: Piedmont Regional Library System

Address: 24 5<sup>th</sup> Street

Tax Parcel: AU10 037

Proposed Development: 2,000 SF +/- addition.

Community Development Department Recommendation: **Approval w/ conditions.**

1. Submit a landscape plan and street light plan in accordance with the Downtown Overlay District regulations. Street light design and materials shall be approved by the Director.
2. Site improvements shall meet all applicable Downtown Overlay District and Development Regulations of the City of Auburn.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO AMEND THE CITY OF AUBURN  
CODE OF ORDINANCES**

**Section 17.60.212  
Property Maintenance**

**WHEREAS**, the City of Auburn has a comprehensive Zoning Ordinance establishing provisions for uses in a variety of districts; and

**WHEREAS**, that Ordinance includes provisions for Property Maintenance; 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 provide specific objective criteria for the maintenance of decks and other outdoor structures;

**NOW THEREFORE**, THE COUNCIL OF THE CITY OF AUBURN HEREBY ORDAINS that the following subsections of the Zoning Ordinance are amended as outlined below:

**Section 17.60.212(E)(7)** Property Maintenance

Add the following text to the definition of "Maintenance"

"Maintenance" means the act of keeping property, structures or vegetation in a proper condition so as to prevent their decline, failure or uncontrolled growth. "Maintenance" shall include, but not be limited to proper maintenance of premises/structures, such as decks and porch railings and surfaces; keeping such structures free of algae, mold, mildew or other discoloration of surfaces that would be commonly seen as a public health hazard or nuisance, therefore potentially decreasing property value and contributing to community blight; and keeping structures properly finished with appropriate paint or stain, as to prevent rot and decay.

**Conflict**

All ordinances or parts of ordinances which conflict with this ordinance and the applicable code are hereby repealed. 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.

**Effective Date**

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.

**Severability**

If any portion of this ordinance is determined to be unconstitutional or invalid, the rest and remainder of the ordinance shall remain in full force and effect, as if enacted without the portion declared unconstitutional or invalid.

**SO ORDAINED** this \_\_\_\_ day of \_\_\_\_\_, 2020

\_\_\_\_\_  
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



CITY OF AUBURN  
COMMUNITY DEVELOPMENT DEPARTMENT  
1369 4TH AVE, AUBURN, GA 30011  
Phone: (770) 963-4002  
www.cityofauburn-ga.org

**SPECIAL USE PERMIT APPLICATION**

CASE #: **SUP20-001**

**GENERAL INFORMATION:**

Applicant(s) :

Property Owner(s):

RESURRECTED CLASSICS

DONALD S. McCROSKEY

Address:

1410 SUNBELT WAY SUITE A

Address:

1410 SUNBELT WAY

AUBURN GA 30011

AUBURN GA 30011

Phone:

770 361 8955

Phone:

770 318 0579

Email:

RESURRECTED  
SALES@RESURRECTEDCLASSIC.NET

Email:

SPENCER@SUNBELTASPHALT.COM

Property Address:

Tax Parcel # (s):

A09-022

Size (acres):

.85 ACRES

Describe in detail proposed special use:

THE PURPOSE OF THE PERMIT IS TO ESTABLISH A VINTAGE AUTOMOBILE RESTORATION SHOP. WHEREIN, THE REPAIR, REBUILDING AND RESALE OF AUTOMOB VINTAGE AUTOMOBILES TAKES PLACE.

Existing Use(s) and structures of the subject property:

VEHICLE STORAGE

Surrounding Uses:

North: COUNTY WATER DEPARTMENT

South: MARTIN MARIETTA ROCK QUARY

East: SUNBELT ASPHALT OFFICE AND REPAIR SHOP

West: SUNBELT ASPHALT PLANT

I hereby certify that the above information and all attached information is true and correct to the best of my knowledge:

Max McCroskey  
Signature

2/7/20  
Date

Max McCroskey



**CITY OF AUBURN**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
1369 4TH AVE, AUBURN, GA 30011  
Phone: (770) 963-4002  
www.cityofauburn-ga.org

**SPECIAL USE PERMIT APPLICATION**

**CASE :** \_\_\_\_\_

**AT A MINIMUM, THE FOLLOWING ITEMS ARE REQUIRED WITH THE SUBMITTAL OF THIS APPLICATION INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.**

**PAYMENT OF FEE:** Make checks payable to the City of Auburn.

Residential applications = \$850.00

Commercial applications = \$1000.00

**SITE PLAN/SURVEY:**

Three (3) copies of a recent survey (within 1 year) of the property prepared and stamped by a registered land surveyor, engineer, architect or landscape architect. The site plan shall be clearly legible and drawn at a scale of not less than 100' to 1" on a sheet size not to exceed 24"x36". Applicant shall also submit a reduced copy not to exceed 11" x 17" and a digital copy (pdf). The site plan shall show the existing and proposed locations of structures, driveways, parking and loading areas, location of environmental and zoning buffers, scale, north arrow, land lot/district, dimensions, current zoning, acreage, etc. The Director strongly encourages building elevation drawings/renderings be provided if applicable.

**LETTER OF INTENT:**

A letter written and signed by the applicant and/or owner describing **in detail** the special use.

**CERTIFICATIONS:**

Owner and/or agent certification form.

Owner and/or agent conflict of interest/disclosure of campaign contribution form

**SUBMITTALS:**

Submit the special use permit application, eight (8) copies of the site plan (folded to 8"x 11"), and all supporting documents to the Community Development Department: 1369 4th Avenue, Auburn, GA 30011.

**\* COMPLETE APPLICATIONS MUST BE RECEIVED IN THE COMMUNITY DEVELOPMENT DEPARTMENT OFFICE BY NOON ON OR BEFORE THE 15TH OF THE MONTH PRIOR TO THE PLANNING COMMISSION PUBLIC HEARING SCHEDULED DATE. THE PLANNING COMMISSION MEETS ON THE 3RD WEDNESDAY OF EVERY MONTH.**

City of Auburn  
Community Development Department  
1369 4th Avenue, Auburn, GA 30011  
770-963-4002  
cityplanner@cityofauburn-ga.org

Max McCroskey

1410 Sunbelt Way

Auburn, GA 30011

770-361-8955

### Letter of Intent

I am submitting this letter with the intent of gaining a special use permit to operate a vintage automobile restoration business on the property of 1410 sunbelt way.

The proposed special use permit will allow a vintage automobile restoration business to be conducted on this location. This business will consist of restoring and repairing vintage automobiles, and to a lesser extent the sale of said automobiles. This business will have a positive impact on the local economy and will employ an estimated 5-10 people from the surrounding areas. I believe any potential negative environmental and community impact from this business will be negligible, mainly due to its location in an already industrial area of Auburn where heavy equipment repair shops and industrial sites already exist.



CASE #: \_\_\_\_\_

**SPECIAL USE PERMIT APPLICATION  
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

Pursuant to Section 17.17.20 of the City of Auburn Zoning Ordinance, the Auburn City Council shall consider factors relevant in balancing the interest in promoting the public health, safety, morals or general welfare against the right of the individual to the unrestricted use of property and shall specifically consider the following standards governing the exercise of the zoning power.

**Please respond to the following standards in the space provided or use an attachment as necessary:**

- Whether a proposed special use permit will permit a use that is suitable in view of the use and development of adjacent and nearby property:  
 YES BECAUSE OF SIMILAR ADJACENT PROPERTIES IN REGARDS TO ZONING AND ACTIVITIES
- Whether a proposed special use permit will adversely affect the existing use or usability of adjacent or nearby property:  
 NO BECAUSE OF THE SIMILAR ACTIVITIES CURRENTLY TRANSPIRING
- Whether the property to be affected by a proposed special use permit has reasonable economic use as currently zoned:  
 THERE IS NO SUBSTANTIAL ECONOMIC USE
- Whether the proposed special use permit will result in a use which will or could cause an excessive or burdensome use of the existing streets, transportation facilities, utilities, or schools:  
 THERE SHOULD BE NO NOTICEABLE IMPACT.
- Whether the proposed special use permit is in conformity with the policy and intent of the land use plan:  
 YES
- 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 special use permit:  
 NO THERE ARE NO CHANGES OCCURRING

**SPECIAL USE PERMIT APPLICANT'S CERTIFICATION**

The undersigned below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the City Council unless waived by the City Council. In no case shall an application or reapplication be acted up in less that six (6) months from the date of last action by the City Council.

*Max McCracken*  
\_\_\_\_\_  
Signature of Applicant

2/7/20  
\_\_\_\_\_  
Date

*[Signature]*  
\_\_\_\_\_  
Notary Public

2/7/20  
\_\_\_\_\_  
Date and Seal





CASE #: \_\_\_\_\_

**CERTIFICATIONS**

In the event an owner's agent or contract purchaser is filing this application, both of the certifications below must be completed. If the owner is filing the application, only the owner's certification must be completed.

**OWNER'S CERTIFICATION**

The undersigned below, hereby declares that they are the owner(s) of the property, located at

1410 SUNBELT WAY AUBURN GA 30011

as shown in the records of Barrow or Gwinnett County, GA.

[Handwritten Signature]  
Signature

2/7/2020  
Date

Appeared before me personally this

7 day of Feb, 20 20

[Handwritten Signature]  
Signature of Notary Public





CASE #: \_\_\_\_\_

**CERTIFICATIONS**

In the event an owner's agent or contract purchaser is filing this application, the certifications below must be completed. If the owner is filing the application, only the owner's certification must be completed.

**AGENT'S CERTIFICATION**

The undersigned below, or as attached, is hereby authorized to make this application by the property owner for the property listed above, which is the subject of this application.

1410 Sunbelt Way Auburn GA 30011

as shown in the records of Barrow or Gwinnett County, GA.

Max Mulkenberg  
Signature

2/7/20  
Date

Appeared before me personally this  
7 day of February, 20 20

[Signature]  
Signature of Notary Public





CASE #: \_\_\_\_\_

**CONFLICT OF INTEREST DISCLOSURE**

The undersigned below, making application for Rezoning, Special Exception, Special Use Permit, Variance, etc., has complied with the Official Code of Georgia Section 36-67A-1, et. sec., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

Max McCroskey  
Signature of Applicant

2/7/2020  
Date

Donald S. McCroskey  
Signature of Owner

2/7/2020  
Date

Appeared before me personally this

7 day of FEB, 20 20

[Signature]  
Notary Public  
My Commission Expires: 6/13/21



Appeared before me personally this

7 day of FEB, 20 20

[Signature]  
Notary Public  
My Commission Expires: 6/13/21



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

Have you, within the two years immediately preceding the filing of this application, made contributions aggregating \$250.00 or more to a member of the City Council, Planning Commission, Zoning Board of Appeals, or any other government officials who may consider this application?

(Check one) YES \_\_\_\_\_  NO \_\_\_\_\_ Your Name: \_\_\_\_\_

Name and position of government official(s):  
\_\_\_\_\_  
\_\_\_\_\_

Date and amount (which aggregated \$250.00 or more) of the contribution(s):  
\_\_\_\_\_  
\_\_\_\_\_

(Attach additional sheets if necessary to disclose or describe all contributions)

Max McCroskey  
Signature of Applicant

Date: 2/7/2020

\_\_\_\_\_  
Signature of Applicant's Attorney/Representative

Date: \_\_\_\_\_



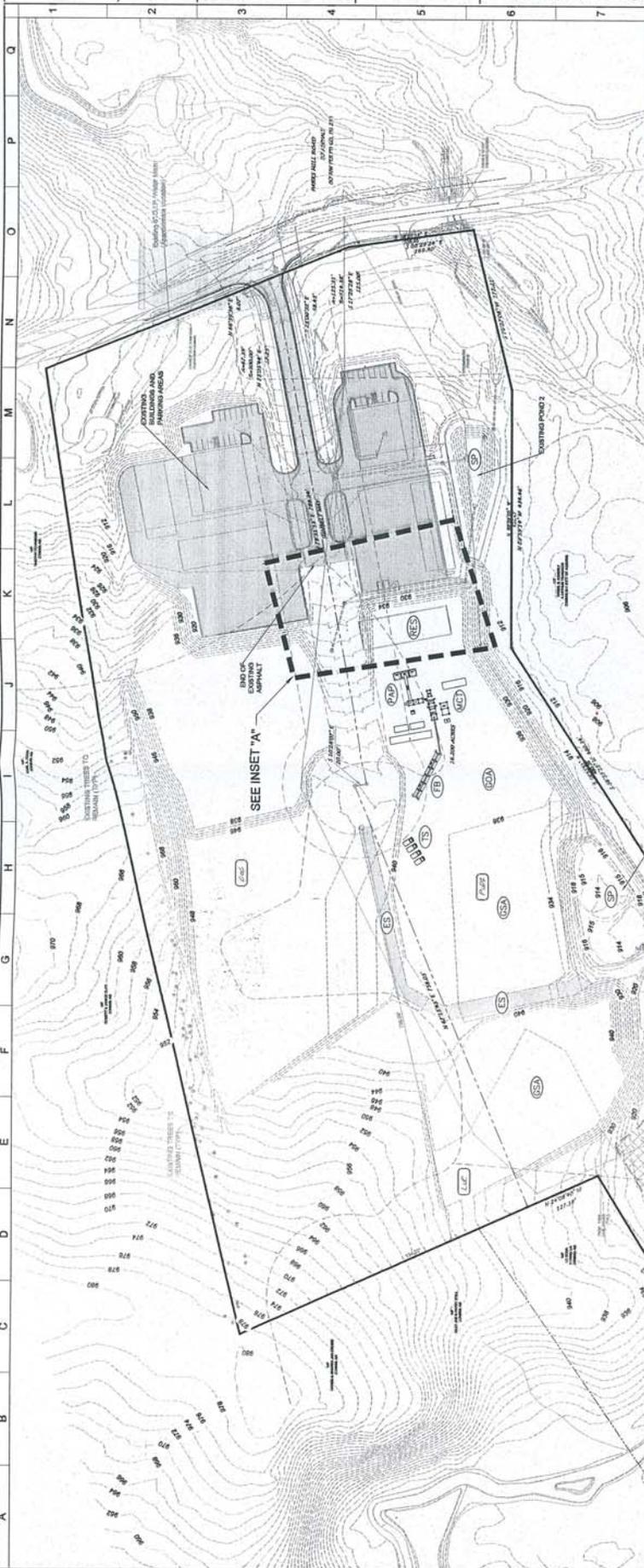
10	Checked by	LF
10	Designed by	LF
10	Project #	20010

**OVERALL SITE PLAN**

**C-301**

Scale: 1" = 50'

NORTH



**SOIL CLASSIFICATION**

DOUBLE ROW SILT FENCE

SINGLE ROW SILT FENCE

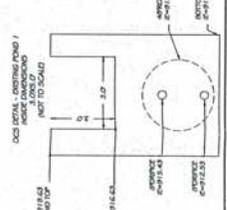
SOIL CLASSIFICATION BOUNDARY LINE

SOIL CLASSIFICATION

SOIL

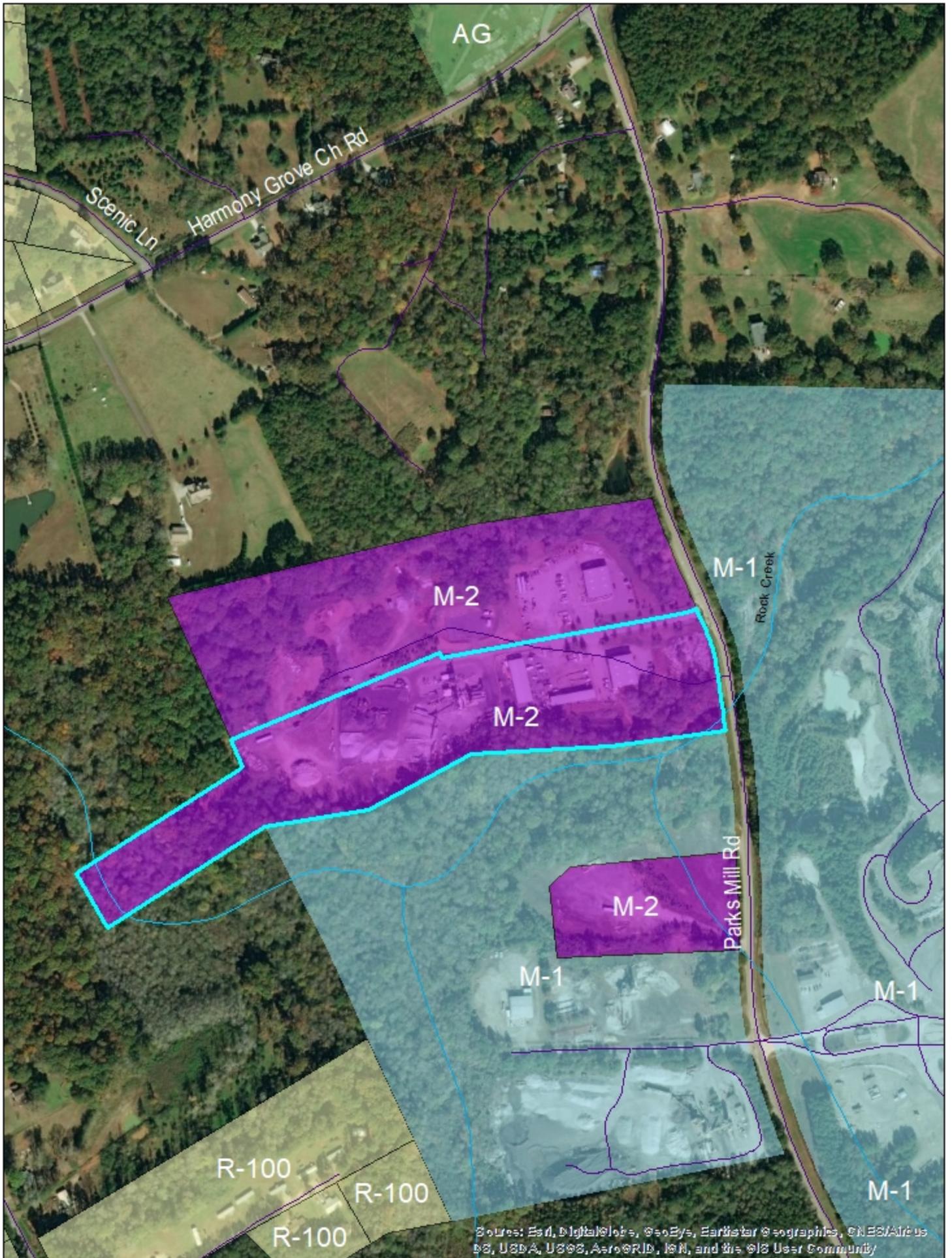
**SYMBOLS LEGEND**

- (TS) TRUCK STORAGE
- (PB) PRE-FABRICATED ASPHALT PLANT
- (GS) GRAVEL SURFACED OPERATION AREA
- (GR) GRAVEL SURFACED STOCKPILE AREA
- (SP) STORMWATER POND
- (MT) MODULAR CONTROL TRAILER
- (25) 25' EASEMENT
- (RS) RESTORATION SHOP



**SOIL MAPPING LINES (FROM POLK COUNTY SOIL SURVEY)**

Line	Color	Soil Type	Soil Name	Soil Description
1	Blue	Clay	Clay	Clay
2	Green	Silt	Silt	Silt
3	Yellow	Sand	Sand	Sand
4	Red	Loam	Loam	Loam
5	Purple	Gravel	Gravel	Gravel



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Sunbelt Way

91 ft







SUP20-001

RECOMMENDATION: APPROVAL W/ CONDITIONS

1. Outdoor storage of automotive parts or tires shall be prohibited.
2. All repair activities shall take place indoors. No repairs may be conducted in the parking lot.
3. All vehicles shall be parked in the area at the rear of the building and screened with a minimum 8 ft. privacy fence and gate. The fence shall be wooden or black vinyl coated fitted with screening slats, to provide an effective screen from view of Sunbelt Way. The opaque fence shall start at the second entrance of the property and extend approximately 200 ft. to the retaining wall in the rear yard of the building.
4. No more than 10 vehicles inoperable vehicles may be stored outdoors on site.
5. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
6. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
7. All site conditions and improvements shall be installed within 60 days of approval.
8. The Special Use Permit shall be valid for a two-year period from the date of approval. Prior to the expiration date, application shall be made for renewal or the Permit shall expire, and the special use shall cease.