



City of Auburn
Planning & Development Department
1369 Fourth Avenue
P.O. Box 1059
Auburn, Georgia 30011
Phone: 770-963-4002 Fax: 770-513-9255
www.cityofauburn-ga.org

DATE RECEIVED 7/1/21

CASE FILE #: RZ 210006

REZONING APPLICATION

APPLICATION TO AMEND THE OFFICIAL ZONING MAP, CITY OF AUBURN, GEORGIA

I. GENERAL INFORMATION

Applicant:
Corridor Development Inc.
c/o Alliance Engineering and Planning
6095 Atlanta Hwy., Flowery Branch
GA. 30542
Phone Number: 248-342-
2558
Filing Date: _____

Property Owner:
Donna Evans
100 Lyle Road
Auburn, GA. 30011
Phone Number: _____

Requested Action: Rezoning from AG to RM-8
Location: Lyle Road
Proposed Use: Townhomes
Tax Parcel Number: AU11 031B, AU11 148
Size (Acres): 57.5 acres
Existing Use(s) and Structures: Single-Family/Vacant

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

Signature [Handwritten Signature]

Personally appeared before me this 1 day of July, 2021

Notary: [Handwritten Signature]

Note: By signing this application on the property owner, applicant and/or his/her agent has attest to that they complied with the Official Code of Georgia, Section 36-67A, et seq., Conflict of

Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

As a minimum, the following items are required with the submittal of this application. **INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.**

1. Payment of \$1,000.00 application fee. Make checks payable to the "City of Auburn".
2. A written legal description or recent survey (within 1 year) of the property proposed for rezoning. (original or copy, **NO FAXED COPIES:**
3. Sixteen (16) stapled or bond copies of the Rezoning application and all supporting documents in addition to one (1) unbound application with original-sized site plan bearing original seal and signature. **All documents must be folded to 8 ½ x 11";**
4. Sixteen (16) copies of the site plan at original scale, showing north arrow, land lot and district, dimensions, current zoning, acreage, vicinity map, current zoning classification of all adjacent parcels, the proposed location of the structures, driveways, parking and loading areas, and the location and extent of required buffer areas; prepared by registered architect, engineer, or landscape architect. The Planning Director strongly encourages the applicant to provide architectural building renderings indicating building elevation and construction materials that the facades and roofs will consist of. **All documents must be folded to 8½ x 11".**
5. One (1) copy of the site plan reduced to fit an 8½ x 11 sheet;
6. Letter of intent describing what is proposed. (16 copies)
7. Impact Analysis using the form provided or on a separate sheet.
8. Applicant's and/or Owner's Certification;
9. Conflict of Interest Certification and Disclosure of Campaign Contributions;

Complete applications must be received in the City Planner's Office on or before the 15th of the month prior to the Planning and Zoning Commission public hearing (see Planning and Zoning Commission Calendar).

II. PROPOSAL DETAILS

Details of Proposed Use: 399-unit townhouses. Site will include multiple pocket parks, an amenity area, and ample open space. Stormwater management area will be located at the rear of the site.

Public Utilities: City of Auburn Water and Barrow County Sewer

Access, Traffic, and Parking: The site will be accessed from Lyle Road/Main Street. Each dwelling will have a driveway/garage and the site will include street parking and separate parking area for amenities.

Special Physical Characteristics: Densely wooded and floodplain at rear of property.

Attachments:

_____ Review Submitted
_____ Location Map
_____ Site Plan
_____ Plat
_____ Other

Surrounding Uses and Zoning:

North: AG/R-100 - Single Family Residential/Vacant

South: R-100 - Single Family Residential

East: MH/R-100 - Mobile Homes/Single Family Residential

West: AG - Single Family Residential

III. STANDARD GOVERNING 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 EXERCISE OF ZONING POWER.

IV. IMPACT ANALYSIS

Describe the effect of the proposed rezoning in regards to the following criteria. Please, provide detailed responses, simple yes or no answers are not acceptable:

- a) **Whether the proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property:**

The proposed rezoning will permit a use that is suitable in relation to that of the adjacent and nearby properties. The proposed use is residential, which is consistent with the adjacent properties. Many of the nearby properties are commercial, which would value a use like the one proposed.

- b) **Whether the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property;**

The proposed rezoning will not affect the use of adjacent or nearby property. The directly adjacent properties are large-lots with single-family dwellings.

- c) **Whether the property to be affected by the proposed rezoning has reasonable economic use as currently zoned;**

As currently zoned, the subject property does not have a reasonable economic use. The subject property is one of the largest lots within a short distance of Atlanta Highway and the walkable Downtown Auburn. It is unlikely that this property would be used for agricultural purposes.

- d) **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;**

The site has uncomplicated access to Atlanta Highway, which will result in minimal use of local streets. Further, due to the site's proximity to local grocery stores, shops, offices and restaurants, the use of vehicles will not be the only option as a mode of transportation based on the walkability of the neighborhood. Water and sewer capacity is available and, as a result of the proposed use, will not be confined.

- e) Whether the proposed rezoning is in conformity with the policy and intent of the land use plan; and

The Future Land Use map calls for Single-Family Residential. However, this site is within the core of the city and is close to Corridor, General and Neighborhood Commercial, as depicted on the City of Auburn Future Land Use Map. This site is an opportunity to make Auburn's already desirable downtown area more vibrant. The current zoning, AG, is also inconsistent with the Future Land Use category of Single-Family Residential, which encourages a higher density.

- f) 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.

Please see Letter of Intent.



Date Received: _____

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File #: _____

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, which at 100 Lyle Road Auburn GA 30011 as shown in the records of Barrow County, GA.

Donna J. Evans
Signature of Owner Date 6-30-2021

Kelly Pettis
Type or Print Name and Title Date 6-30-2021

Kelly Pettis
Signature of Notary Public



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.

Tyler Lasser
Name of Agent

6095 Atlanta Highway,
Flowery Branch, GA 30542

Agent's Address

248-342-2558

Phone

tylerl@allianceco.com

E-mail

Donna J. Evans
Signature of Owner

Appeared before me personally this 17 day of July, 2021





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CONFLICT OF INTEREST CERTIFICATIONS

The undersigned below, making application for rezoning, Special Exemption, 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 forms provided.

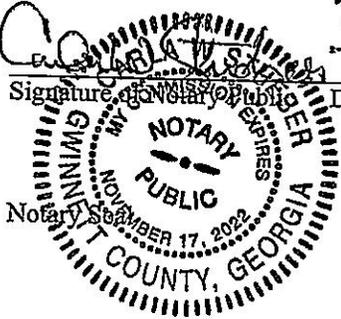
[Signature] 7-1-21
Signature of Applicant Date

[Signature] 6-30-2021
Signature of Owner Date

Matthew Retter pros
Type or Print Name and Title Date
7-1-21

Donna J. EVANS
Type or Print Name and Title Date 6-30-2021

[Signature] 7-1-2021
Signature of Notary Public Date





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DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, Title 36, Chapter 67A, Official Code of Georgia Annotated. The following questions must be answered.

Have you, within the last four-years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Auburn City Council, a member of the Planning and Zoning Commission or a member of the Zoning Board of Appeals, a member of the Planning Department, or any other government officials who will consider the application?

 YES X NO

If yes, please complete the following section:

Name and Official Position of Government Official(s):

Please list the Date and Amount of the Contribution(s) (list all which aggregated \$250.00 or more):

Matthew Retter
Signature of Applicant

7/1/2021
Date

Matthew Retter
Print Name

7/1/2021
Date

Tyler Lasser
Signature of Applicant's Attorney or Representative

Tyler Lasser
Print Name

Applicant's Letter of Intent

Parcel #AU11 148 & 031B
Rezoning AG to RM-8
Townhomes

The applicant, Corridor Development Inc., requests a rezoning on a 57.5-acre lot on Lyle Road for the purpose of constructing townhomes. To develop the site as proposed, the applicant requests a rezoning from AG (Agricultural District) to RM-8 (Residential Multifamily Apartment District).

The development will include up to 399 attached townhomes, multiple pocket parks, an amenity area, trails, as well as a significant amount of open space. As shown on the submitted site plan, a large stormwater management area will be provided at the rear of the site, adjacent to an existing floodplain and stream, which distances the subject development from the neighboring residences. Along the sides of the property, a 50-foot graded, and replated buffer will be provided for efficient screening from the additional single-family lots and mobile home community. A 25-foot graded, and replated buffer will be provided along the Lyle Road frontage. All buffers will be planted with a mixture of deciduous and coniferous trees and shrubs for dense, year-round screening from all adjacent properties. Over 20% of the site, or 11.5 acres, will be devoted to open space, which will be accessible to all residents.

The development will include a variety of units, as it relates to size and lot access. Generally, each unit's driveway and garage will be front entry with direct access to the internal streets. A portion of the units will have rear entry, where each unit's garage and driveway will be accessed via alley. In addition to sidewalks being provided along the interior streets and Lyle Road, a series of paths will be provided for enhanced pedestrian circulation and more direct access to pocket parks, the amenity area, and Lyle Road.

The applicant is proposing a luxury resort-style amenity area at the center of the community, featuring a cabana, swimming pool, pickleball courts, enclosed dog park and playground. The mail kiosk for residents will be located at the amenity area, nearby the convenient parking areas.

Each dwelling will be constructed with a mixture of materials. Front elevations will be comprised of brick and board and batten. The sides of the dwellings will have a brick water table with a balance of hardi board on the rear. Each unit will be roughly 1,750 square feet on average. Units will be listed in the high \$200s.

The applicant looks forward to meeting with staff as well as the community to answer all questions or concerns and is excited to be able to provide exceptional townhomes in a highly desirable section of the city.

SITE LEGEND

- OPEN SPACE
- MAIL BOX
- WATER TREATMENT PLANT
- WATER MANAGEMENT AREA
- APPROXIMATE 100 YEAR FLOOD LIMITS
- 75 IMPERVIOUS SETBACK
- 50' STREAM BUFFER

SITE DATA

EXISTING ZONING: AG
 PROPOSED ZONING: RM-B
 TOTAL AREA: +457.5 Ac. (Gross)
 +458.2 Ac. (Net)

FLOODPLAIN AREA: +1,130 AC.

FULL LOTS: 388 NEW HOME SITES
 (311) 89 - 389
 22' X 50' REAR ENTRY "A"
 (40) 1 - 40
 26' X 42' REAR ENTRY "B"
 (48) 41 - 88

*MIN. LOT AREA: N/A - CONDOMINIUMS
 *MIN. TOWNHOME WIDTH: 22'

LOT DENSITY: 6.89 HOUSES / AC. (GROSS)
 7.09 HOUSES / AC. (NET)

COMMON AREA PROVIDED: +250.0%

STREETS (PRIVATE OR PUBLIC): 50' - 54' TYPICAL
 EASEMENT OR R/W: 26' B.C. - B.C.
 STREET WIDTH: 16' - 20' WIDE
 ALLEY WIDTH: 16' - 20' WIDE

SETBACKS:

- *EXTERIOR BUFFER: 50' RE-PLANTED LANDSCAPE BUFFER
- FRONT BUFFER (LYLE RD): 25' RE-PLANTED LANDSCAPE BUFFER
- *FRONT LOCAL (F): 15' FOR FRONT ENTRY HOMES
- *SIDE (S): 15' FOR FRONT ENTRY HOMES
- *SIDE (R): 10' FOR REAR ENTRY HOMES
- REAR (EXTERIOR): 50' REAR SETBACK
- REAR (OTHER): N/A - CONDOMINIUMS

AMENITY PARKING: 1 SPACE / 5 HOMES

PARKING PROVIDED: 100 SPACES
 *INCLUDING PARALLEL SPACES)
 80 SPACES

PARKING REQ.: 80 SPACES

POSSIBLE VARIANCES NEEDED



STREET TO "C" AND PRIVATE ALLEY "A, C, D" AND PRIVATE ALLEY "B"

TYPICAL UNIT & RIGHT OF WAY DETAIL
 SCALE 1" = 30'

STREET TO "C" AND PRIVATE ALLEY "A" AND PRIVATE ALLEY "B"

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STREET TO "C" AND PRIVATE ALLEY "A" AND PRIVATE ALLEY "B"

TYPICAL UNIT & RIGHT OF WAY DETAIL
 SCALE 1" = 30'

PROPERTY ADDRESS: 100 LYLE ROAD, ALBANY, CA 94701

SCALE 1" = 10'

EXISTING UTILITIES TO UTILIZE A PUMP STATION, AND THEN CONNECT TO AN EXISTING OFF-SITE PUMP STATION. ALL UTILITIES SHALL BE LOCATED TO THE RIGHT OF WAY. SEWER PROVIDED BY BARROW COUNTY.

PERMITS TO BE OBTAINED FROM BARROW COUNTY AND THEN CONNECT TO AN EXISTING OFF-SITE PUMP STATION. ALL UTILITIES SHALL BE LOCATED TO THE RIGHT OF WAY. SEWER PROVIDED BY BARROW COUNTY.

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PROPERTY OWNER: 24 HR CONTACT: 888.469.4552 | 456.5592

SCALE 1" = 10'

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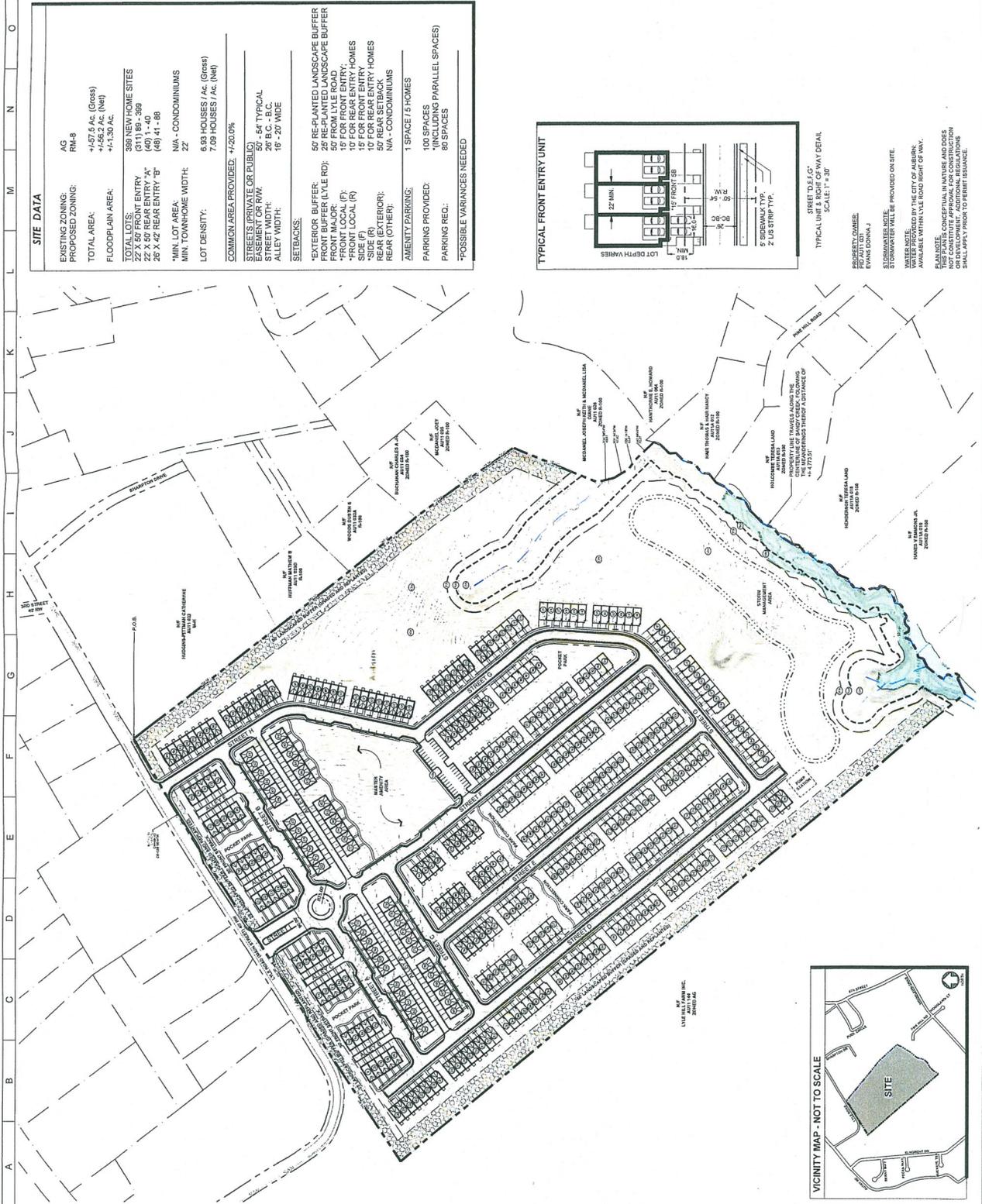
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CANNON
TRACE
EST. 2020
A Rocklyn Homes Community



CANNON
TRACE
EST. 2020
A Buckle Home Community

