

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

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME: Clayton Properties Group, Inc. dbr Clayton Land Development		NAME: Judy Montgomery Fowler	
ADDRESS: 5230 Bellewood Ct		ADDRESS: 160 Apalachee Church Rd	
CITY: Buford		CITY: Auburn	
STATE: GA ZIP: 30518		STATE: GA ZIP: 30011	
PHONE: 404-862-5000		PHONE:	
EMAIL: clintd@echomebuilders.com		EMAIL:	
CONTACT PERSON: Clint Dixon		PHONE: 404-862-5000	
EMAIL: clintd@echomebuilders.com			

APPLICANT IS: <input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER	
PRESENT ZONING DISTRICT(S): Rur	REQUESTED ZONING DISTRICT: PSV
PARCEL NUMBER(S): XX0/4001	ACREAGE: 1.72
ADDRESS OF PROPERTY: 160 Apalachee Church Rd Auburn GA 30011	
PROPOSED DEVELOPMENT: Residential	

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

PLEASE ATTACHED A LETTER OF INTENT EXPLAINING PROPOSED DEVELOPMENT



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 _____

CASE FILE #: RZ _____

REZONING APPLICATION

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

I. GENERAL INFORMATION

Applicant:

Clint Dixon
Clayton Properties Group, Inc.
dba Chafin Land Development
5230 Bellewood Ct Buford, GA 30018
 Phone Number: 404-862-5000
 Filing Date: _____

Property Owner:

Judy Montgomery Fowler
160 Apalachee Church Rd
Auburn, GA 30011
 Phone Number: _____

Requested Action:

Rezoning from RUF to PSV

Location:

160 Apalachee Church Rd Auburn, GA 30011

Proposed Use:

Residential Community

Tax Parcel Number:

XX014001

Size (Acres):

1.72 +/-

Existing Use(s)
and Structures

Agricultural
House + Barn

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

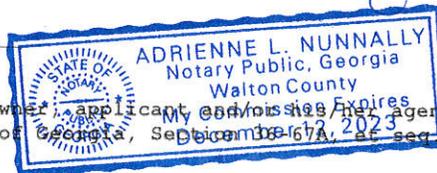
Signature

Clint Dixon

Personally appeared before me this 8th day of February, 20 21

Notary:

[Signature]



Note:

By signing this application the property owner, applicant, and/or agent has attest to that they complied with the Official Code of Georgia, Section 38-67A, 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: Residential community
with approximately 529 Lots. We will have
4 product lines with lot sizes from 60', 50',
40', and 24' townhomes.

Public Utilities: Yes Water and Sewer

Access, Traffic, and Parking: The entrance to the community will be on Apalachee Church Road.

Special Physical Characteristics: _____

Attachments:

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

Surrounding Uses and Zoning:

North zoning PSV Auburn Station Residential community
South R3 Residential community
East RUR Land
West Gwinnett County

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:
yes. The property and development of a residential community is compatible with the adjacent properties.

b. Whether the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property:
No, this rezoning request proposes a use that is compatible with the adjoining and nearby residential property.

c. Whether the property to be affected by the proposed rezoning has reasonable economic use as currently zoned; No. The subject property does not have a reasonable economic use as currently zoned. The development of the property will create a neighborhood for residents in the community.

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; No. The subject property is located in an area with public water & sewer availability, and convenient access to major thoroughfares and state highways.

e. Whether the proposed rezoning is in conformity with the policy and intent of the land use plan; and yes. This area is intended for the development of a residential community.

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. Yes. Permitting similar residential communities in the area clearly established the character of this area.

City of Auburn
P.O. Box 1059
Auburn, GA 30011
www.cityofauburn-ga.org

Date Received: _____

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 160 Appalachian Church Rd Auburn GA as shown in the records of Barrow County, GA. Tax ID. XX014 001

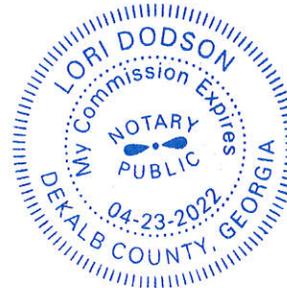
Ray Fowler Judy Fowler
Signature of Owner Date

owner

Ray Fowler / Judy Fowler 2/10/21
Type or Print Name and Title Date

Lori Dodson
Signature of Notary Public

Notary Seal



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.

Clint Dixon
Name of Agent

Signature of Owner

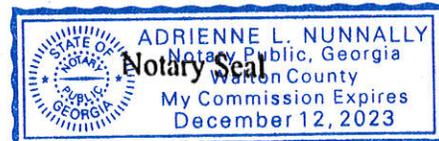
Clayton Properties Group, Inc dba Chatin Land Development
5230 Bellemore Ct Buford GA 30518
Agent's Address

Appeared before me personally this 12th day of February, 2021

404-862-5000
Phone

[Signature]
Signature of Notary Public

clintd@echomebuilders.com
E-mail



CONFLICT OF INTEREST CERTIFICATION FOR REZONING

THE UNDERSIGNED BELOW, MAKING APPLICATION FOR A REZONING, HAS COMPLIED WITH THE OFFICIAL CODE OF GEORGIA SECTION 36-67A-1, ET. SEQ, CONFLICT OF INTEREST IN ZONING ACTIONS, AND HAS SUBMITTED OR ATTACHED THE REQUIRED INFORMATION ON THE FORMS PROVIDED.

Ray Fowler Judy Fowler 2/10/21
 SIGNATURE OF PROPERTY OWNER DATE

Ray Fowler Judy Fowler
 PRINT NAME AND TITLE

Lori Dodson 2/9/2021
 SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

HAVE YOU, WITHIN THE TWO YEARS IMMEDIATELY PRECEDING THE FILING OF THIS APPLICATION, MADE CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE TO A MEMBER OF THE CITY COUNCIL OR A MEMBER OF THE AUBURN PLANNING COMMISSION?

YES NO

 YOUR NAME

IF THE ANSWER IF YES, PLEASE COMPLETE THE FOLLOWING SECTION:

NAME AND POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (LIST ALL WHICH AGGREGATE TO \$250 OR MORE)	DATE CONTRIBUTION WAS MADE (WITHIN LAST TWO YEARS)

ATTACHED ADDITIONAL SHEETS IF NECESSARY, TO DISCLOSE OR DESCRIBE ALL CONTRIBUTIONS.

REZONING PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN 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 UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE CITY COUNCIL.

Ray Fowler Judy Fowler 2/10/21
SIGNATURE OF PROPERTY OWNER DATE

Ray Fowler Judy Fowler - Owner
PRINT NAME AND TITLE

Lori Dodson 2/9/2021
SIGNATURE OF NOTARY PUBLIC DATE



Chafin Communities

5230 Bellewood Court Buford GA 30518

February 10, 2021

Planning Zoning
City of Auburn, GA
1369 Fourth Avenue
Auburn, GA 30011

To whom it may concern:

Clayton Properties Group, Inc. dba Chafin Communities is requesting a rezoning and annexation of 172 +-acres located at 160 Apalachee Church Road Auburn, GA. We are requesting a rezoning from RUR to PSV for the purpose to develop a single family residential subdivision.

We respectfully request approval of this rezoning and if you have any questions please give me a call.

Respectfully,

Clint Dixon
Clayton Properties Group, Inc.
dba Chafin Communities
5230 Bellewood Court
Buford GA 30518sa
Cell: (404) 862-5000
Email: clintd@echomebuilders.com
www.chafincommunities.com

All that tract or parcel of land lying in or being in the G.M.D. 1740, Barrow County, Georgia and being more fully described as follows;

Beginning at the centerline intersection of Apalachee Church Road and River Tract thence North 29 degrees 40 minutes 11 seconds West for a distance of 436.72 feet to a point on the westerly right-of-way (being an 80' right-of-way) of Apalachee Church Road;

Thence leaving said right-of-way South 48 degrees 42 minutes 21 seconds West for a distance of 2778.86 to a point in the centerline of Apalachee River and continuing along said centerline as follows;

Thence North 39 degrees 15 minutes 39 seconds West for a distance of 33.44 to a point;

Thence North 57 degrees 43 minutes 14 seconds West for a distance of 230.41 to a point;

Thence North 21 degrees 52 minutes 05 seconds West for a distance of 124.55 to a point;

Thence North 25 degrees 45 minutes 02 seconds East for a distance of 90.39 to a point;

Thence North 23 degrees 45 minutes 20 seconds West for a distance of 145.31 to a point;

Thence North 61 degrees 39 minutes 33 seconds West for a distance of 78.86 to a point;

Thence South 76 degrees 48 minutes 17 seconds West for a distance of 88.44 to a point;

Thence North 83 degrees 55 minutes 17 seconds West for a distance of 125.73 to a point;

Thence South 83 degrees 23 minutes 40 seconds West for a distance of 82.29 to a point;

Thence North 52 degrees 28 minutes 49 seconds West for a distance of 96.75 to a point;

Thence North 80 degrees 17 minutes 04 seconds West for a distance of 74.07 to a point;

Thence North 28 degrees 00 minutes 25 seconds West for a distance of 104.99 to a point;

Thence North 61 degrees 03 minutes 39 seconds West for a distance of 64.76 to a point;

Thence North 40 degrees 07 minutes 43 seconds West for a distance of 76.28 to a point;

Thence South 87 degrees 16 minutes 11 seconds West for a distance of 65.44 to a point;

Thence North 62 degrees 09 minutes 52 seconds West for a distance of 167.74 to a point;

Thence North 56 degrees 20 minutes 10 seconds West for a distance of 150.32 to a point;

Thence North 07 degrees 01 minutes 01 seconds West for a distance of 80.02 to a point;

Thence North 23 degrees 45 minutes 45 seconds East for a distance of 61.83 to a point;

Thence North 47 degrees 58 minutes 25 seconds West for a distance of 75.30 to a point;

Thence North 08 degrees 51 minutes 30 seconds West for a distance of 116.84 to a point;

Thence North 34 degrees 27 minutes 22 seconds East for a distance of 43.02 to a point;

Thence North 21 degrees 38 minutes 27 seconds West for a distance of 55.36 to a point;
Thence North 39 degrees 50 minutes 06 seconds West for a distance of 61.82 to a point;
Thence North 65 degrees 27 minutes 42 seconds West for a distance of 50.56 to a point;
Thence North 15 degrees 20 minutes 53 seconds West for a distance of 104.02 to a point;
Thence North 47 degrees 14 minutes 22 seconds West for a distance of 125.03 to a point;
Thence North 34 degrees 10 minutes 23 seconds West for a distance of 85.12 to a point;
Thence leaving said centerline of said Apalachee River North 51 degrees 58 minutes 25 seconds East for a distance of 2846.81 to a point;
Thence North 50 degrees 53 minutes 54 seconds East for a distance of 862.44 to a point;
Thence North 50 degrees 51 minutes 05 seconds East for a distance of 504.92 to a point;
Thence South 36 degrees 44 minutes 31 seconds East for a distance of 271.39 to a point;
Thence South 51 degrees 05 minutes 11 seconds West for a distance of 403.95 to a point;
Thence South 44 degrees 37 minutes 36 seconds East for a distance of 655.78 to a point located on the westerly right-of-way of Apalachee Church Road and continuing along said right-of-way as follows;

Thence along a curve to the left having a radius of 682.10 feet and an arc length of 271.22 feet, being subtended by a chord of South 26 degrees 52 minutes 38 seconds West for a distance of 269.44 feet to a point;
Thence along a curve to the left having a radius of 856.15 feet and an arc length of 360.64 feet, being subtended by a chord of South 03 degrees 37 minutes 18 seconds West for a distance of 357.98 feet to a point;
Thence South 07 degrees 29 minutes 11 seconds East for a distance of 118.62 to a point;
Thence along a curve to the left having a radius of 4841.05 feet and an arc length of 286.35 feet, being subtended by a chord of South 10 degrees 18 minutes 08 seconds East for a distance of 286.30 feet to a point;
Thence South 12 degrees 55 minutes 57 seconds East for a distance of 126.23 to a point;
Thence along a curve to the left having a radius of 1880.81 feet and an arc length of 350.98 feet, being subtended by a chord of South 18 degrees 40 minutes 22 seconds East for a distance of 350.47 feet to a point;
Thence South 24 degrees 46 minutes 19 seconds East for a distance of 19.74 to a point and said point being the POINT OF BEGINNING.

Said property contains 177.00 Acres more or less.

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME: InLine Communities, LLC c/o Mahaffey Pickens Tucker, LLP	NAME: Multiple--see attached
ADDRESS: 1550 N Brown Road, Suite 125	ADDRESS:
CITY: Lawrenceville	CITY:
STATE: Georgia ZIP: 30043	STATE: ZIP:
PHONE: 770 232 0000	PHONE:
EMAIL: slanham@mptlawfirm.com	EMAIL:
CONTACT PERSON: Shane Lanham	PHONE: 770 232 0000
EMAIL: slanham@mptlawfirm.com	

APPLICANT IS: <input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER	
PRESENT ZONING DISTRICT(S): R-3 (Barrow County)	REQUESTED ZONING DISTRICT: PSV
PARCEL NUMBER(S): XX011 007 & XX011 012	ACREAGE: +/- 74.2
ADDRESS OF PROPERTY: Hill's Shop Road	
PROPOSED DEVELOPMENT: Single-family Residential Community	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
NO. OF LOTS/DWELLING UNITS: 399	NO. OF BUILDINGS/LOTS: 1 lot
DWELLING UNIT SIZE (SQ.FT.): Varies	TOTAL BUILDING SQ.FT.: TBD
GROSS DENSITY: +/-5.38 units per acre	DENSITY: TBD
NET DENSITY: +/- 6.55 units per acre	

PLEASE ATTACHED A LETTER OF INTENT EXPLAINING PROPOSED DEVELOPMENT

PROPERTY OWNER LIST

Name	Parcel	Address
Chen Shuang Ling, et al	XX011 007	1090 Abingdon Ln, Alpharetta, GA 30022
Jones, Ann Jackson & Maudina Jackson Wood	XX011 012	4950 Carriage Lakes Dr, Roswell, GA 30075

**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:

Please see attached

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

Please see attached

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

Please see attached

(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:

Please see attached

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

Please see attached

(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:

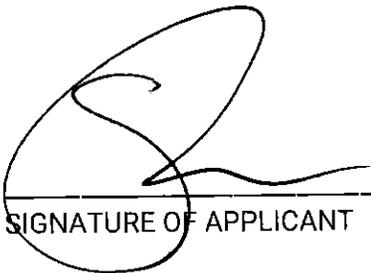
Please see attached

REZONING APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

1. Yes, approval of the proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property. The Property has frontage on Hill's Shop Road and is currently zoned R-3 in unincorporated Barrow County. The Property is also located in close proximity to land zoned C-2, C-3, M-1 and PSV.
2. No, approval of the proposed rezoning will not adversely affect the existing use or usability of any of the nearby properties. Rather, the proposed development will complement adjacent and nearby land uses. The proposed mixed-use development is compatible with existing residential and commercial development in the area.
3. Due to the size, location, layout, and dimensions of the subject property, the Applicant submits that the property does not have reasonable economic use as currently zoned.
4. No, approval of the proposed rezoning will not result in an excessive or burdensome use of the infrastructure systems. The Property has frontage on Hill's Shop Road (State Route 324) near its intersection with Atlanta Highway (U.S. Route 29) with access to utilities.
5. Yes, approval of the proposed rezoning is in conformity with the policy and intent of the Land Use Plan. The proposed development would provide a variety of housing styles to complement existing development in the area. Moreover, the proposed development is compatible with the Future Land Use Map designations of surrounding property.
6. The Applicant submits that the subject Property's location in close proximity to major roadways, its current zoning classifications, and its proximity to major employment centers provide additional supporting grounds for approval of the Application.

REZONING APPLICANT'S CERTIFICATION

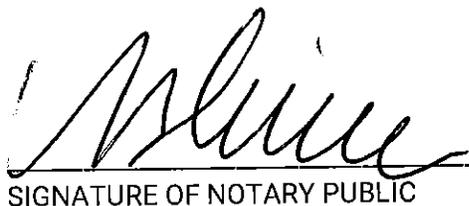
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE CITY COUNCIL UNLESS WAIVED BY THE CITY COUNCIL. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE CITY COUNCIL.


SIGNATURE OF APPLICANT

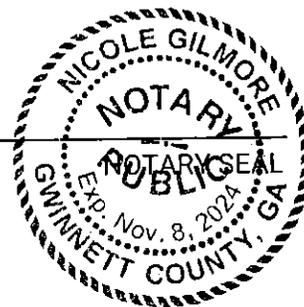
4/13/21
DATE

Shane Lanham, attorney for the Applicant

PRINT NAME AND TITLE


SIGNATURE OF NOTARY PUBLIC

4/13/21
DATE



REZONING PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN 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 UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE CITY COUNCIL.

Ann Jackson Jones
SIGNATURE OF PROPERTY OWNER

03-27-2021
DATE

Ann Jackson Jones
PRINT NAME AND TITLE

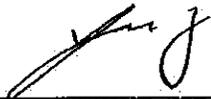
[Signature]
SIGNATURE OF NOTARY PUBLIC

3/29/21
DATE



REZONING PROPERTY OWNER'S CERTIFICATION

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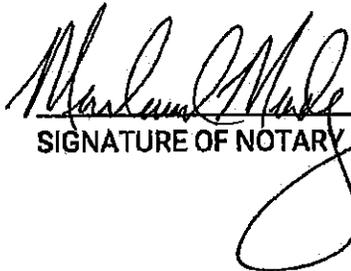
03 - 30 - 21

SIGNATURE OF PROPERTY OWNER

DATE

Fang Ting Yang

PRINT NAME AND TITLE



SIGNATURE OF NOTARY PUBLIC

3/30/2021

DATE

MARLAND MADRY
NOTARY PUBLIC
Henry County
State of Georgia
My Comm. Expires Mar. 17, 2023

NOTARY SEAL

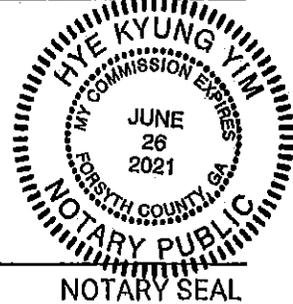
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Jean-Luoy Cheng 3/31/2021
SIGNATURE OF PROPERTY OWNER DATE

EZ Maker, LLC (c/o Cheng Jean) Jean L. Cheng owner
PRINT NAME AND TITLE

[Signature] 3/31/21
SIGNATURE OF NOTARY PUBLIC DATE

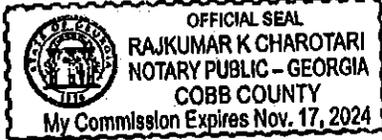


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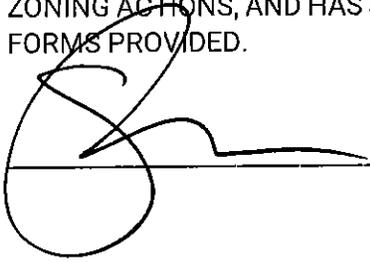
Nolly Wang 3-30-21
SIGNATURE OF PROPERTY OWNER DATE

Nolly Wang
PRINT NAME AND TITLE

[Signature] 3/30/2021 
SIGNATURE OF NOTARY PUBLIC DATE NOTARY SEAL

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

THE UNDERSIGNED BELOW, MAKING APPLICATION FOR A REZONING, HAS COMPLIED WITH THE OFFICIAL CODE OF GEORGIA SECTION 36-67A-1, ET. SEQ, CONFLICT OF INTEREST IN ZONING ACTIONS, AND HAS SUBMITTED OR ATTACHED THE REQUIRED INFORMATION ON THE FORMS PROVIDED.

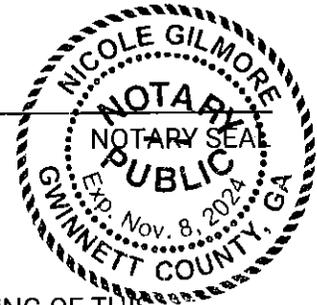
 _____ DATE 4/13/21

Shane Lanham, attorney for the Applicant

PRINT NAME AND TITLE

 _____ DATE 4/13/21

SIGNATURE OF NOTARY PUBLIC



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

HAVE YOU, WITHIN THE TWO YEARS IMMEDIATELY PRECEDING THE FILING OF THIS APPLICATION, MADE CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE TO A MEMBER OF THE CITY COUNCIL OR A MEMBER OF THE AUBURN PLANNING COMMISSION?

YES NO

Shane Lanham

YOUR NAME

IF THE ANSWER IF YES, PLEASE COMPLETE THE FOLLOWING SECTION:

NAME AND POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (LIST ALL WHICH AGGREGATE TO \$250 OR MORE)	DATE CONTRIBUTION WAS MADE (WITHIN LAST TWO YEARS)
NA		
NA		
NA		

ATTACHED ADDITIONAL SHEETS IF NECESSARY, TO DISCLOSE OR DESCRIBE ALL CONTRIBUTIONS.

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

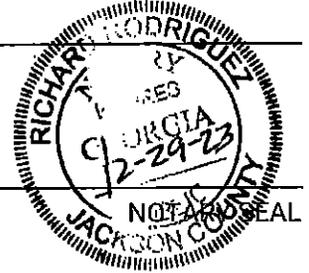
THE UNDERSIGNED BELOW, MAKING APPLICATION FOR A REZONING, HAS COMPLIED WITH THE OFFICIAL CODE OF GEORGIA SECTION 36-67A-1, ET. SEQ, CONFLICT OF INTEREST IN ZONING ACTIONS, AND HAS SUBMITTED OR ATTACHED THE REQUIRED INFORMATION ON THE FORMS PROVIDED.

Ann Jackson Jones 03-27-2021
 SIGNATURE OF PROPERTY OWNER DATE

Ann Jackson Jones
 PRINT NAME AND TITLE


 SIGNATURE OF NOTARY PUBLIC

3/27/21
 DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

HAVE YOU, WITHIN THE TWO YEARS IMMEDIATELY PRECEDING THE FILING OF THIS APPLICATION, MADE CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE TO A MEMBER OF THE CITY COUNCIL OR A MEMBER OF THE AUBURN PLANNING COMMISSION?

YES NO

Ann Jackson Jones

YOUR NAME

IF THE ANSWER IF YES, PLEASE COMPLETE THE FOLLOWING SECTION:

NAME AND POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (LIST ALL WHICH AGGREGATE TO \$250 OR MORE)	DATE CONTRIBUTION WAS MADE (WITHIN LAST TWO YEARS)

ATTACHED ADDITIONAL SHEETS IF NECESSARY, TO DISCLOSE OR DESCRIBE ALL CONTRIBUTIONS.

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Jean L. Cheng 3/31/21
 SIGNATURE OF PROPERTY OWNER DATE

EZ Maker, LLC (c/o Cheng Jean) Jean L. Cheng owner
 PRINT NAME AND TITLE

[Signature] 3/31/21
 SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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YES NO

Jean L. Cheng
 YOUR NAME

IF THE ANSWER IF YES, PLEASE COMPLETE THE FOLLOWING SECTION:

NAME AND POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (LIST ALL WHICH AGGREGATE TO \$250 OR MORE)	DATE CONTRIBUTION WAS MADE (WITHIN LAST TWO YEARS)

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Yang 03 - 30 - 21

 SIGNATURE OF PROPERTY OWNER DATE

Fang Ting Yang

PRINT NAME AND TITLE

Marland Madry 3/30/2021

 SIGNATURE OF NOTARY PUBLIC DATE

MARLAND MADRY
 NOTARY PUBLIC
 Henry County
 State of Georgia
 My Comm. Expires Mar. 17, 2023

NOTARY SEAL

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

HAVE YOU, WITHIN THE TWO YEARS IMMEDIATELY PRECEDING THE FILING OF THIS APPLICATION, MADE CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE TO A MEMBER OF THE CITY COUNCIL OR A MEMBER OF THE AUBURN PLANNING COMMISSION?

YES NO

FANG Ting Yang *Yang*

 YOUR NAME

IF THE ANSWER IF YES, PLEASE COMPLETE THE FOLLOWING SECTION:

NAME AND POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (LIST ALL WHICH AGGREGATE TO \$250 OR MORE)	DATE CONTRIBUTION WAS MADE (WITHIN LAST TWO YEARS)

ATTACHED ADDITIONAL SHEETS IF NECESSARY, TO DISCLOSE OR DESCRIBE ALL CONTRIBUTIONS.

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Maudina Jackson Wood
SIGNATURE OF PROPERTY OWNER

3/27/2021
DATE

Maudina Jackson Wood
PRINT NAME AND TITLE

[Signature]
SIGNATURE OF NOTARY PUBLIC

3/29/21
DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

HAVE YOU, WITHIN THE TWO YEARS IMMEDIATELY PRECEDING THE FILING OF THIS APPLICATION, MADE CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE TO A MEMBER OF THE CITY COUNCIL OR A MEMBER OF THE AUBURN PLANNING COMMISSION?

YES NO

Maudina Jackson Wood

YOUR NAME

IF THE ANSWER IF YES, PLEASE COMPLETE THE FOLLOWING SECTION:

NAME AND POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (LIST ALL WHICH AGGREGATE TO \$250 OR MORE)	DATE CONTRIBUTION WAS MADE (WITHIN LAST TWO YEARS)

ATTACHED ADDITIONAL SHEETS IF NECESSARY, TO DISCLOSE OR DESCRIBE ALL CONTRIBUTIONS.

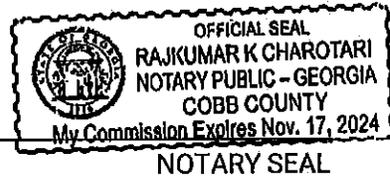
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Nolly Wang 3-30-21
 SIGNATURE OF PROPERTY OWNER DATE

Nolly Wang
 PRINT NAME AND TITLE

[Signature] 3/30/2021
 SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

HAVE YOU, WITHIN THE TWO YEARS IMMEDIATELY PRECEDING THE FILING OF THIS APPLICATION, MADE CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE TO A MEMBER OF THE CITY COUNCIL OR A MEMBER OF THE AUBURN PLANNING COMMISSION?

YES NO

NOLLY WANG
 YOUR NAME

IF THE ANSWER IF YES, PLEASE COMPLETE THE FOLLOWING SECTION:

NAME AND POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (LIST ALL WHICH AGGREGATE TO \$250 OR MORE)	DATE CONTRIBUTION WAS MADE (WITHIN LAST TWO YEARS)

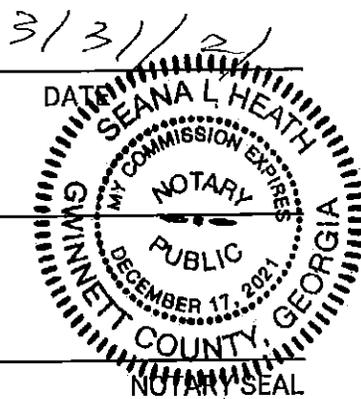
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Shuang Ling Chen
SIGNATURE OF PROPERTY OWNER

Shuang Ling Chen
PRINT NAME AND TITLE



Seana L Heath *3/31/21*
SIGNATURE OF NOTARY PUBLIC DATE

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

HAVE YOU, WITHIN THE TWO YEARS IMMEDIATELY PRECEDING THE FILING OF THIS APPLICATION, MADE CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE TO A MEMBER OF THE CITY COUNCIL OR A MEMBER OF THE AUBURN PLANNING COMMISSION?

YES NO

SHUANG LING CHEN

YOUR NAME

IF THE ANSWER IF YES, PLEASE COMPLETE THE FOLLOWING SECTION:

NAME AND POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (LIST ALL WHICH AGGREGATE TO \$250.00 OR MORE)	DATE CONTRIBUTION WAS MADE (WITHIN LAST TWO YEARS)

ATTACHED ADDITIONAL SHEETS IF NECESSARY, TO DISCLOSE OR DESCRIBE ALL CONTRIBUTIONS.

ZONING DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in GMD 1740, Barrow County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence from a point at the intersection of the southwesterly right-of-way line of Georgia Highway 324 (80' R/W) and the line dividing Barrow County and Gwinnett County; run thence along the said right-of-way line of Ga. Hwy. 324 in a southeasterly direction 296.4 feet to a point, said point being the POINT OF BEGINNING; thence continue along said right-of-way line the following courses and distances: South 77 degrees 50 minutes 49 seconds East a distance of 366.08 feet to a point; thence South 74 degrees 59 minutes 45 seconds East a distance of 220.76 feet to a point; thence South 72 degrees 0 minutes 1 second East a distance of 168.27 feet to a point; thence South 69 degrees 44 minutes 39 seconds East a distance of 145.11 feet to a point; thence South 67 degrees 33 minutes 50 seconds East a distance of 123.80 feet to a point; thence South 28 degrees 15 minutes 21 seconds East a distance of 31.99 feet to a point; thence South 21 degrees 48 minutes 21 seconds East a distance of 118.83 feet to a point; thence South 68 degrees 4 minutes 13 seconds West a distance of 185.23 feet to a point; thence South 22 degrees 17 minutes 40 seconds East a distance of 1,015.13 feet to a point; thence South 48 degrees 25 minutes 59 seconds West a distance of 400.80 feet to a point; thence South 51 degrees 37 minutes 54 seconds West a distance of 543.04 feet to a point; thence South 45 degrees 52 minutes 33 seconds West a distance of 417.71 feet to a point; thence South 43 degrees 39 minutes 4 seconds West a distance of 178.57 feet to a point; thence South 46 degrees 24 minutes 8 seconds West a distance of 392.21 feet to a point; thence South 50 degrees 29 minutes 36 seconds West a distance of 212.67 feet to a point; thence South 55 degrees 15 minutes 6 seconds West a distance of 242.56 feet to a point; thence South 57 degrees 40 minutes 15 seconds West a distance of 216.70 feet to a point; thence South 62 degrees 34 minutes 57 seconds West a distance of 181.66 feet to a point; thence North 36 degrees 51 minutes 12 seconds West a distance of 432.76 feet to a point; thence North 67 degrees 33 minutes 42 seconds East a distance of 155.33 feet to a point; thence North 62 degrees 58 minutes 33 seconds East a distance of 102.86 feet to a point; thence North 55 degrees 5 minutes 51 seconds East a distance of 72.62 feet to a point; thence North 45 degrees 42 minutes 19 seconds East a distance of 57.73 feet to a point; thence North 41 degrees 9 minutes 18 seconds East a distance of 887.89 feet to a point; thence North 5 degrees 31 minutes 54 seconds East a distance of 279.39 feet to a point; thence North 40 degrees 13 minutes 56 seconds East a distance of 384.44 feet to a point; thence North 62 degrees 20 minutes 1 second West a distance of 288.06 feet to a point; thence North 62 degrees 10 minutes 50 seconds West a distance of 551.70 feet to a point; thence North 33 degrees 53 minutes 53 seconds East a distance of 1,242.97 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 74.2 acres more or less



Matthew P. Benson
Gerald Davidson, Jr.*
Rebecca B. Gober
Brian T. Easley
Christopher D. Holbrook
Charlotte L. Luu
W. Brady Hughes

Samuel C. Kennon
Shane M. Lanham
Jeffrey R. Mahaffey
Steven A. Pickens
Andrew D. Stancil
R. Lee Tucker, Jr.

*Of Counsel

**LETTER OF INTENT FOR REZONING AND ANNEXATION APPLICATIONS OF
INLINE COMMUNITIES, LLC**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached Rezoning and Annexation Applications (the "Applications") on behalf of the Applicant, InLine Communities, LLC (the "Applicant"), for the purpose of requesting the annexation and rezoning of an approximately 74.2-acre tract of land (the "Property") situated along Hill's Shop Road (State Route 324) near its intersection with Atlanta Highway (U.S. Route 29). The Property is currently zoned R-3 in Barrow County.

The Applicant is requesting to annex and rezone the entire Property to the PSV (Planned Suburban Village) zoning classification in order to develop a single-family residential community with a mix of attached townhomes and traditional single-family detached homes. Homes in the proposed community would include attractive architectural design and building materials such as brick, stacked stone, and/or cementitious shake, siding, board and batten or combinations thereof. The proposed development would have two entrances on Hill's Shop Road which would include attractive landscaping and entrance features. The Applicant is proposing to provide 40-foot wide side and rear perimeter building setbacks along the Property's overall boundary line to provide adequate screening and

separation from adjacent properties. Residents of the proposed community would have convenient access to major thoroughfares such as Interstate 85 via Hill's Shop Road and University Parkway (State Route 316) via Atlanta Highway.

The proposed development would be composed of three main residential pods as depicted on the site plan submitted with the Applications. Pod A is located on the northerly portion of the Property along Hill's Shop Road and would include 175 townhomes including both front-entry and rear-entry units. The main (easterly) entrance would provide an attractive streetscape for residents and visitors entering the site which would include a row of rear-entry townhomes on the westerly side of the road. This site design enhances the internal streetscape by creating a traditional neighborhood aesthetic and fosters a sense of community. Pod A would also include a mail kiosk and amenity area including a pool and cabana for the use and enjoyment of residents.

Pod B is proposed for the easterly and middle portions of the Property and would include 130 traditional single-family detached homes. The building materials and architectural style would be compatible with and complementary to the architectural style of the other pods while providing an additional home type. Pod B would also include a mail kiosk and active amenity area with a pool and cabana. Pod C is located on the southerly portion of the Property and would include 94 front-entry townhomes. Multiple pocket parks and green space areas are proposed as passive amenity areas for residents to enjoy. A commercial pod is also proposed along Hill's Shop Road as a future development. The Applicant anticipates the development of this pod as a neighborhood-serving commercial/retail use such as shops, restaurants, or other such use.

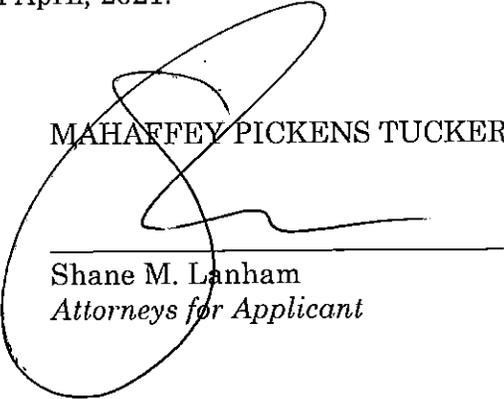
The proposed development would provide attractive, high-quality housing that is compatible with surrounding land uses and is in line with the policies and intent of the City of Auburn Comprehensive Plan (the "Comp Plan"). The Comp Plan discusses housing generally in Chapter 2 and acknowledges that "stakeholders indicate that the lack of diversity of housing types is a weakness." Additionally, the Comp Plan notes that "stakeholders indicate that lack of economic growth is a weakness in the community." The proposed development would provide high-quality homes that meet existing demand, diversify available housing types in the City, and would help provide a residential critical mass which is necessary to support local businesses and expand economic development opportunities.

Since the Property is not currently located within city limits, it is not depicted on the Future Land Use Map. However, it is located in close proximity to land designated as Single-Family Residential, General Commercial, and Light Industrial. The proposed development is compatible with these future land use designations and would provide a mix of single-family attached and detached homes as well as opportunity for future commercial development. Moreover, the proposed development is compatible with existing land uses in the vicinity. The surrounding area is characterized primarily by a mixed of residential and commercial/industrial uses. The intersection of Hill's Shop Road and Atlanta Highway is an established commercial node which is evolving into a mixed-use node with additional residential development in the surrounding area. The proposed residential development would complement existing commercial/retail uses with residential critical mass to support the viability of those businesses and would be compatible with residential development including the Auburn Station subdivision to the south and the Townes of Auburn to the east.

The Applicant and its representatives welcome the opportunity to meet with staff of the City of Auburn Community Development Department to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Applications Application filed herewith. The Applicant respectfully requests your approval of this Application.

Respectfully submitted this 13th day of April, 2021.

MAHAFFEY PICKENS TUCKER, LLP



Shane M. Lanham
Attorneys for Applicant











6-Unit Building

CHAFIN
COMMUNITIES
Move to Come Home to...



Rear Elevation
6-Unit Building



Left Side Elevation



Right Side Elevation

6-Unit Building

CHAFIN
COMMUNITIES
More To Come Home to...