CITY MANAGER
Michael E. Parks

PLANNING COMMISSION
Kim Skriba
Bo Bland
Efa Mboto
Nathan Deal
Kendall Roseboro

PLANNING COMMISSION
AGENDA
November 18, 2026
1 Auburn Way
6:00 p.m.

CALL TO ORDER:

New Business

Approval of Agenda

Approval of Meeting Minutes – August 19, 2026

1. (RZ27-0002) SRB Partners, LLC, has petitioned to rezone tax map parcel AU04 004 from M-1 (Light Industry District) and AG (Agricultural District) to M-1 (Light Industry District) to construct a multi-unit industrial park.

ANNOUNCEMENTS

ADJOURNMENT

Agenda subject to change.

MAYOR
Rick E. Roquemore

CITY MANAGER
Michael E. Parks

CITY COUNCIL
Taylor J. Sisk
Jamie L. Bradley
Joshua Rowan
Johnathen Eggleston

Planning Commission Meeting Minutes
August 19, 2026

1. Call to Order:

- The meeting was called to order by Chairwoman Skriba at 7:00 PM.
- Members Present: Bo Bland, Kim Skriba, Kendall Roseboro, Nathan Deal, and Efa Mboto

2. Approval of Agenda:

- Chairwoman Skriba entertained a motion to approve the meeting agenda.
- Motion: Commissioner Bland made the motion, seconded by Commissioner Mboto
- Vote: All in favor. Motion approved and carried.

3. Approval of Minutes for June 17, 2026:

- Chairwoman Skriba entertained a motion to approve the minutes from the June 17, 2026, meeting.
- Motion: Commissioner Bland made the motion to approve the minutes, seconded by Commissioner Deal. All in favor. Motion approved.

4. New Business:

- Chairwoman Skriba entertained a motion to open the Public Hearing
- Motion made by Commissioner Bland, seconded by Commissioner Mboto. All in favor. Motion approved.
- Chairwoman Skriba asked for staff to present
- Consider the adoption of text amendments for the City's Zoning Ordinance (Title 17) to clarify standards for Section 17.90.110.D.1 minor update for M-2
- Staff presented & Commission Members were able to ask staff questions.
- Chairwoman Skriba entertained a motion to Open the Public hearing, motion made by Commissioner Bland, 2nd by Commissioner Mboto, motion carried
- No comments were made by the public in favor of or in opposition.
- Chairwoman Skriba entertained a motion to close the public hearing.
- Motion made by Commissioner Deal, seconded by Commissioner Bland. All in favor. Motion approved.
- Chairwoman Skriba entertained a motion to recommend approval of the amendment. Motion by Commissioner Roseboro, seconded by Commissioner Mboto. Motion carries 3-1
- Chairwoman Skriba entertained a motion to adjourn. Motion made by Commissioner Bland, 2nd by Commissioner Deal, all in favor.

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF AUBURN
1 AUBURN WAY
AUBURN, GA 30011
PHONE: 770-963-4002
www.cityofauburn-ga.org

CASE NUMBER:	RZ27-0002
LOCATION:	Etheridge Road
PARCEL NUMBER:	AU04 004
ACREAGE:	30.86± acres
CURRENT ZONING:	AG: Agricultural district and M-1: Light Industry district
REQUEST:	Rezone to M-1: Light Industry district to construct a multi-unit industrial park
FUTURE DEVELOPMENT MAP:	Light Industrial future land use area
STAFF RECOMMENDATION:	**Approval, with conditions**
APPLICANT:	SRB Partners, LLC
CONTACT:	Shane Lanham

SUMMARY

The applicant is petitioning to rezone a 30.86± acre tract that is currently split between the AG: Agricultural (Sec. 17.90.010) and M-1: Light Industry (Sec. 17.90.100) zoning districts. The site is proposed for rezoning to M-1: Light industry district for the construction of a multi-unit industrial park. If the rezoning request is approved, the site may be developed with approximately 104,000 square feet of light industrial space.

The subject site fronts Etheridge Road immediately north of the CSX railroad crossing. The parcel is bisected by Ethridge Road as indicated in the table below:

	Northern tract, east of Etheridge Road	**Southern tract, west of Etheridge Road**
Area	29.98± acres	0.88± acres
Current Zoning Designation	M-1: Light Industry district	AG: Agricultural district
Share of Proposed Development	All	None

Despite the current M-1: Light Industry zoning designation, the southern tract is fully subject to this rezoning application and any conditions of approval that may be adopted by the Mayor and City Council. The southern tract is currently undeveloped and forested, and the northern tract is mostly pasture, but also contains forest and a pond. The most recent site survey, conducted on April 23, 2026, indicates the existing pond is "drained." This site is to the south and east of Scott Industrial Blvd, which serves land uses such as automotive repair, commercial vehicle repair, and outdoor storage, in addition to several vacant parcels zoned M-1: Light Industry district.

The rezoning application includes a letter of intent, which describes the proposed light industrial development, and an accompanying conceptual plan. The conceptual plan depicts the construction of 8,000 square foot buildings; with one to two buildings per lot. The existing pond infrastructure on the northern tract would be retained, presumably for stormwater management purposes, with an additional stormwater pond proposed. The development would be served by City of Auburn water and private on-site septic systems for each lot.

Per the conceptual plan, 11 of the 13 proposed buildings would be served by a new internal street; this street would begin at Etheridge Road, immediately south of its intersection with Scott Industrial Blvd, and terminate at a cul-de-sac inside the site with no external outlets. The remaining two (2) buildings would be served by a common driveway aligned with the existing Wynfield Drive/Etheridge Road intersection. Signage along Etheridge Road northbound, near its intersection with Atlanta Hwy (GA-8/US 29 Bus.), states "no trucks except to Scott Ind. Blvd." An additional northbound sign, immediately north of the Scott Industrial Boulevard intersection, reads "no trucks beyond this point." There does not appear to be truck signage for Etheridge Road southbound; however, there are no significant local generators of commercial truck traffic on the Etheridge Road north of Scott Industrial Boulevard. These existing truck traffic restrictions are intended to curtail truck traffic at the point where the common driveway is proposed.

The applicant has not provided a traffic impact study as part of this rezoning application. Much of the traffic generated by this development would use the intersection of Etheridge Road and Atlanta Highway. Southbound vehicles on Etheridge Road approaching Atlanta Highway must turn right onto Atlanta Highway; through and left-turn movements are disallowed.

Code Sec. 17.90.100 establishes the M-1: Light Industry district as areas "that are located on or have ready access to a major street or state highway and are well adapted to industrial development, but whose proximity to residential makes it desirable to limit industrial operations ... This district limits industrial, manufacturing and warehousing uses to those which are wholly conducted indoors ... to provide a location for those heavy commercial and light industrial operations which ... meet comparatively rigid specifications for nuisance-free operation." Land uses permitted by-right in the M-1 district include, but are not limited to, building materials yards and wholesalers, laboratories, mini-warehouses (self-storage), offices, and truck terminals.

Code Sec. 17.110.060 establishes minimum buffer requirements by zoning designation. Where a M-1: Light Industry district parcel abuts an R-100: Single-Family Residential district, the M-1 parcel must provide a vegetative buffer no less than 75 feet in depth. The subject site abuts unincorporated tax map parcel XX010 019 to the north, which is zoned Barrow County R-1: Low-Density Single Family Residential according to the Barrow County GIS Viewer. This designation is comparable to Auburn's R-100 district, commanding the 75-foot buffer requirement. The conceptual plan assumes a "50% reduction" of this buffer down to 37.5 feet. Buffer reductions may only be approved at the discretion of the Auburn Zoning Board of Appeals following the submission of a variance application and a public hearing process. Approval of this rezoning shall not confer any deviation from applicable Code requirements absent a formally approved variance.

Code Sec. 17.90.150 establishes the area, yard, and height requirements for the M-1: Light Industry District. The minimum required building setbacks are compared to those provided on the conceptual plan in the table below. Absent a formally approved variance, the codified setback requirements shall apply to the proposed development.

	M-1 Code Requirement per Sec. 17.90.150	Conceptual Site Plan
Front Building Setback	50 feet	30 feet (not compliant)
Side Building Setback	20 feet	15 feet (not compliant)
Rear Building Setback	20 feet	15 feet (not compliant)

The Barrow County Tax Assessor indicates this site is subject to a Conservation Use Exemption, also known as a "conservation use valuation," or "CUVA." This program is established at the State level and administered by the County. The subject Exemption agreement began in 2023 and terminates at the end of 2032 per the Tax Assessor. Properties subject to the Exemption are generally limited to agriculture, forestry, and similar land uses and cannot be used for light industrial facilities (OCGA § 48-5-7.4). If the property is developed consistent with this rezoning application, it may represent a breach of the agreement, and the property owner may be penalized by the County in accordance with the terms of the Exemption agreement. However, this existing agreement does not affect the approval or denial of this rezoning request, and any potential breach of the agreement, including associated penalties, would be a separate matter for the property owner or purchaser to resolve with the County, independent of the rezoning process.

LAND USE AND COMPREHENSIVE PLAN ANALYSIS

The table below summarizes the nearby zoning districts and land uses:

Direction	Zoning	Current Land Use	Future Land Use
North	M-1 Light Industry district & Barrow Co. R-1: Low-Density Single Family Residential district	Agriculture, single-family residential, & vacant land	Light Industrial & Barrow Co. Traditional Neighborhood
South	C-2: General Business district	Vacant land	Corridor Commercial
West	M-1 Light Industry district, AG: Agricultural district, & R-100 Single-Family Residential district	Single-family residential, place of worship, vacant land	Light Industrial, Agricultural, & Single-Family Residential
East	M-1 Light Industry district & Barrow Co. R-1: Low-Density Single Family Residential district	Agriculture, single-family residential, & vacant land	Light Industrial & Barrow Co. Traditional Neighborhood

Pursuant to the City of Auburn Comprehensive Plan, 2023-2028, the subject site lies within the Light Industrial future land use area, intended for areas "located on or with ready access to a major road or state highway and well adapted to industrial development, but whose proximity to residential land necessitates minimal impacts. All uses are conducted indoors."

The proposed zoning designation and land uses detailed in the somewhat align with the intent of the Light Industrial area. Due to the site location at Etheridge Rd, and truck traffic restrictions funneling such vehicles south to the limited-service intersection with Atlanta Hwy, the site may not be considered to

have "ready access" to a major roadway. The property abuts the CSX railroad, but no railroad connections are proposed at this time.

WETLANDS, STREAMS, AND FLOODPLAIN

The development site does not contain wetlands, streams, or floodplains.

BARROW COUNTY ENVIRONMENTAL HEALTH

On October 28, 2026, Michelle Huff, the Environmental Health Manager at Barrow County Environmental Health, provided the following comment:

"The applicant would need to submit to [Environmental Health] for review. It is unlikely that this would be approved as proposed, but they will need to submit proposed GPD, soils, plat and application for review … Joint EPD review will also be required for an industrial project … Proposed lots with multiple units or buildings must meet multiples of the lot size ordinance."

PUBLIC WORKS

As of November 10, 2026, the Auburn Public Works department has not provided comment for this request.

TRANSPORTATION

In 2025, the Georgia Department of Transportation (GDOT) measured the annual average daily traffic (AADT) on Atlanta Highway (GA-8/US-29 Bus.) as 19,200 vehicles, calculation near its intersection with Auburn Run Lane. GDOT does not collect traffic data for Etheridge Road.

No traffic impact data has been provided as part of this rezoning request.

ZONING ANALYSIS

(1) Sec. 17.170.030 – Standards governing exercise of the zoning power

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:

(Language in bold is from the City of Auburn Zoning Ordinance. Bulleted information that is not bolded are factors known to staff that may apply to the Ordinance criteria.)

A. **Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property;**
    a. The local area hosts a mixture of industrial, commercial, agricultural, and single-family residential land uses.
        i. Rezoning the site to M-1: Light Industry would *not* allow for uses of greater industrial intensity than what exists on nearby industrial sites, such as the Scott Industrial Boulevard corridor.
        ii. The Mayor and City Council may grant this request with conditions of approval to better align land uses on the property with surrounding development.

B. Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property;

a. Staff does not anticipate any adverse effects on the usability nearby properties as a result of the rezoning proposal, provided that appropriate buffering and screening are established along property boundaries and future development is limited to uses that do not involve outdoor activities, storage, or operations that may generate excessive noise, lighting, or other impacts on surrounding properties.

C. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned;

a. The property is currently split between the AG: Agricultural and M-1: Light Industry zoning designations and has reasonable economic use with these zoning designations.
    i. The northern tract, in the AG zone, may continue to be used for agricultural purposes, consistent with other nearby parcels of similar zoning designations. This tract is subject to Conservation Use Exemption agreement through the end of 2032.
    ii. The southern tract is already zoned M-1; however, staff estimate its buildable area to be 0.32 acres, which is smaller than most industrial lots in the City.
    iii. Several parcels in the local area are zoned or used for industrial purposes, which is not permissible in the AG zone.

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;

a. Current Etheridge Road regulations disallow truck traffic north of Scott Industrial Boulevard, which may impact access to two (2) of the 13 proposed buildings per the conceptual plan layout.
b. Much of the traffic generated as a result of this request would travel through the Etheridge Road/Atlanta Highway intersection, which is limited service and does not have a traffic signal/light.
    i. Approximately 104,000 square feet of light industrial space would increase local traffic volumes.
c. This rezoning is not anticipated to cause excessive impacts to local utility systems.
    i. A private septic system is proposed for each lot, subject to review and approval by the appropriate authorities.

E. Whether the proposed rezoning is in conformity with the policy and intent of the land use plan; and

a. The proposed rezoning somewhat conforms to the subject Light Industrial future land use area; however, the site may not have "ready access" to Atlanta Highway as intended by the Comprehensive Plan because the limited-service intersection.
    i. The site abuts the CSX railroad, and a direct connection to the rail line may be possible. However, no connection is proposed as part of this application.

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.

a. Staff is not aware of any changing conditions which would inherently support approval or disapproval of the subject rezoning request.

COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION

Staff recommends **approval, with conditions** of this rezoning application. While the proposed use does not fully align with the intent of the Light Industrial future land use designation, staff finds that, with appropriate conditions to limit permitted uses and mitigate potential impacts on surrounding properties, the proposed rezoning can be compatible with the surrounding area. Accordingly, staff recommends the following conditions of approval:

1. Development of the site shall generally conform to the conceptual plan and supporting materials submitted as part of the subject application, except for modifications as necessary to satisfy the requirements of the Municipal Code or these conditions of approval. Minor modifications may be approved administratively, provided they do not materially alter the intensity or character of the development or conflict with these conditions of approval.
2. The approval of this rezoning request shall not confer nor assure relief from any requirement of the Municipal Code, such as a reduction of any minimum required buffer or setback. Any and all deviations from the Code shall be requested and approved in accordance with the applicable procedures.
3. No lot shall have direct access to Etheridge Road; all vehicular access shall be provided by the proposed internal roadway. A non-access easement shall be established directly along the eastern side of the Etheridge Road right-of-way, from the northern extent of the subject frontage south to the northernmost point opposite of the intersection with Scott Industrial Boulevard, measuring no less than 15 feet in depth into the site. No street, driveway, or access provision shall be established within or through the non-access easement.
4. The following land uses are prohibited in the development:
    a. Vehicle rental or leasing establishments.
    b. Commercial vehicle repair or maintenance.
    c. Truck terminals.
    d. Outdoor storage of junk or junk vehicles.
    e. Outdoor storage of buses, dump trucks, boats, semi-trucks, semi-trailers, or shipping containers.
    f. Light industrial uses that involve outdoor operations or activities, including but not limited to outdoor manufacturing, fabrication, assembly, processing, repair, or maintenance. All such activities shall be conducted entirely within enclosed buildings, and no outdoor work areas shall be permitted.
5. All outdoor storage shall abide by the following requirements:
    a. Maintain a minimum front yard separation of 50 feet.
    b. Maintain a minimum 25-foot separation from the Etheridge Road right-of-way.
    c. Maintain minimum side and rear yard separations of ten (10) feet. No outdoor storage shall encroach into the required zoning buffers.
    d. Be completely screened by a fully opaque fence or wall that maintains a height at least six (6) feet above grade. All gates shall be fully opaque and maintain a minimum height of six (6) feet. Where such a wall or fence faces a right-of-way with no intervening building, a row of evergreen vegetation shall be planted between the wall or fence and the street.

Individual plants shall be spaced no greater than ten (10) feet apart and be placed within ten (10) feet of the associated wall or fence. Plantings shall measure no less than three (3) feet in height at the time of installation and be of a species anticipated to reach a height of six (6) feet or taller within three (3) years of planting.

6. Each exterior building façade that faces or is otherwise visible from the Etheridge Road or CSX railroad rights-of-way shall comply with the following architectural standards:
    a. Exterior wall materials shall consist primarily of brick, stone, masonry, or stucco.
    b. Metal and vinyl siding shall be prohibited as exterior wall materials. The use of metal or vinyl shall be limited to gutters, downspouts, doors, windows, roofing, and architectural trim.
    c. No less than ten percent (10%) of each applicable façade shall be composed of transparent windows.

7. A landscaped strip shall be established on the property, directly adjacent to the eastern side of the Etheridge Road right-of-way, and shall measure no less than 15 feet in depth. The landscaped strip shall contain all the following elements:
    a. A split-rail or ornamental fence that maintains a height not less than four (4) feet shall be installed approximately parallel to the Etheridge Road right-of-way.
    b. No less than two (2) staggered rows of vegetation shall be planted between the right-of-way and the required fence. The plantings shall measure no less than four (4) feet in height at the time of planting and be anticipated to reach a height of six (6) feet or taller within two (2) years of the time of planting. Plantings shall be spaced as to form a continuous visual screen upon reaching maturity, but not greater than eight (8) feet apart. No greater than 50% of these plants shall be of the same species, and no less than 75% of them shall be of an evergreen species.
    c. Trees shall be planted at intervals no greater than 50 feet, except where interrupted by an intersecting street or driveway. Each tree shall measure at least eight (8) feet in height and two (2) inches DBH at the time of planting and be of a species which reaches a mature height of 25 feet or greater.

8. A traffic impact study shall be prepared and submitted for review and approval by the City Engineer or their designee prior to issuance of a land disturbance permit (LDP). The study shall evaluate site access, trip generation, queuing, and impacts to Atlanta Highway and Etheridge Road, and the CSX rail line. Coordination with the Georgia Department of Transportation (GDOT) shall be required, as applicable, including review associated with the site's proximity to the intersection of Atlanta Highway and Etheridge Road. Any required roadway, access, or operational improvements identified by the study and/or required by the City or GDOT shall be installed as part of the LDP process.

9. All site lighting shall be directed and shielded to minimize glare and light spill and prevent off-site illumination onto adjacent properties and rights-of-way.

10. No chain-link fencing, electrified fencing, or razor wire is permitted in the development.

11. All dumpsters shall be screened on all sides with opaque materials consistent with that of the principal building. The screening shall maintain a minimum height of six (6) feet.

ANNEXATION & REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME: SRB Partners, LLC	NAME: SRB Partners, LLC
ADDRESS: 1550 North Brown Road, Suite 125	ADDRESS:1550 North Brown Road, Suite 125
CITY: Lawrenceville	CITY: Lawrenceville
STATE: GA ZIP: 30043	STATE: GA ZIP: 30043
PHONE: 770-232-0000	PHONE: 770-232-0000
EMAIL: slanham@mptlawfirm.com	EMAIL: slanham@mptlawfirm.com
CONTACT PERSON: Shane Lanham	PHONE: 770-232-0000
EMAIL: slanham@mptlawfirm.com	

APPLICANT IS: ☐ OWNER'S AGENT ☑ PROPERTY OWNER ☐ CONTRACT PURCHASER	
PRESENT ZONING DISTRICT(S): AG, M1	REQUESTED ZONING DISTRICT: M1
PARCEL NUMBER(S): AU04 004	ACREAGE: 29.86
ADDRESS OF PROPERTY: Etheridge Road	
PROPOSED DEVELOPMENT: A 13 building light industrial park.	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
NO. OF LOTS/DWELLING UNITS: N/A	NO. OF BUILDINGS/LOTS: 13
DWELLING UNIT SIZE (SQ.FT.): N/A	TOTAL BUILDING SQ.FT.: 104,000
GROSS DENSITY: N/A	DENSITY:
NET DENSITY: N/A	

PLEASE ATTACHED A LETTER OF INTENT EXPLAINING PROPOSED DEVELOPMENT

Mahaffey Pickens Tucker, LLP
ATTORNEYS AT LAW

Matthew P. Benson
Catherine W. Davidson
Gerald Davidson, Jr.*
Brian T. Easley
Rebecca B. Gober
Christopher D. Holbrook
Jessica P. Kelly
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Jeffrey R. Mahaffey
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Wayne Tartline
Gabrielle H. Schaller
S. Tess Shaheen
Andrew D. Stancil
R. Lee Tucker, Jr.
Kassie Prater
*Of Counsel

LETTER OF INTENT FOR REZONING APPLICATION

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached Rezoning application (the "Application") on behalf of SRB Partners, LLC (the "Applicant") for the purpose of requesting the rezoning of approximately 29.86-acres (the "Property") located along Etheridge Road at its intersection with Atlanta Hwy NW, bearing Barrow County Tax Parcel number AU04 004. The Property is located within the Light Industrial Future Land Use Area of the City of Auburn Comprehensive Plan (the "Comp Plan") and is currently zoned M1 and AG.

The Applicant submits this Application requesting to rezone the Property to the M1 (Light Industrial District) zoning classification of the City of Auburn Code of Ordinances (the "Ordinance") to develop the Property as a light industrial park with thirteen buildings. Each building would be approximately 8,000 square feet and would be constructed of high-end building materials with attractive architectural elements to enhance the overall design of the industrial park. The Property would be accessible via two full access entrances on Etheridge Road with one entrance aligned with Wynfield Drive and the other near the intersection of Etheridge Road and Atlanta Hwy NW. The proposed entrance aligned with Wynfield Drive would provide direct access to two proposed buildings but would not provide access to the other eleven buildings. These two proposed buildings would share both access and a parking lot. The entrance near the

intersection of Etheridge Road and Atlanta Hwy would provide access to the eleven proposed buildings but not the other two buildings located further down Etheridge Road. The development would retain the existing pond on the Property and provide an additional pond. Additionally, the Applicant proposes to create an Industrial Owners' Association/Commercial Owners' Association for the industrial park that would require all property owners to keep their buildings, parking lots, and landscaping well-maintained as well as to require all property owners share responsibility for keeping common areas well-maintained.

The proposed development is compatible with surrounding uses and zoning classifications. The surrounding area is characterized by mix of land uses including industrial, commercial, and single-family detached residential uses. Abutting the Property is a 33.89-acre, undeveloped property zoned M1. To the West, directly across Etheridge Road, is the Scott Industrial Blvd industrial park, zoned M1. To the East of the Property, along Etheridge Road, is Boise Cascade, zoned M1. To the South of the Property, across Atlanta Hwy NW, are Ingles, Dollar General, and the Auburn Animal Hospital, zoned C2. To the Southeast, along Auburn Park Drive is a mixed commercial and industrial park, zoned M1 and C3. Lastly, to the North of the Property, is the Wynfield single-family detached subdivision, zoned R100.

The proposed development is also compatible with the Comp Plan, which broadly encourages economic development and expanding the workforce in Auburn by "building a diverse local employment base." In addition to the Comp Plan's general encouragement of economic development, the Light Industrial future land use area specifically encourages indoor, lower impact industrial uses as appropriate for the area. Further, properties classified within the Light Industrial area were chosen because they are "located on or with ready access to a major road or state highway and well adapted to industrial development." The proposed development of a light

industrial park would provide additional economic activity and job opportunities as encouraged by the Comp Plan, and would do so along a major transportation corridor that has been specifically designated for such light industrial uses.

Accordingly, the proposed development fits within the spirit and intent of the Comp Plan and is consistent with the established development pattern in the area. The Applicant and its representatives welcome the opportunity to meet with Planning & Development staff to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

This 9th day of October, 2026.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP

Shane M. Lanham

Shane M. Lanham
Attorneys for Applicant

1550 North Brown Road
Suite 125
Lawrenceville, Georgia 30043
(770) 232-0000

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.

AM Hill, SRB Partners LLC 9-2-2026

SIGNATURE OF PROPERTY OWNER DATE

Alex Hill Operating Manager

PRINT NAME AND TITLE

Pam W. Hanson 9-2-2026

SIGNATURE OF NOTARY PUBLIC DATE NOTARY SEAL

PAM W HANSON NOTARY PUBLIC BARROW COUNTY, GEORGIA COMMISSION EXPIRES MAY 7, 2028

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.

AHill 9-2-2025

SIGNATURE OF APPLICANT DATE

Alex Hill Operating Manager

PRINT NAME AND TITLE

Pam W. Hanson 9.2.2026

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.

SRB Partners LLC 9-2-26

SIGNATURE OF PROPERTY OWNER DATE

Alex Hill operating Manager

PRINT NAME AND TITLE

Pam W. Hanson 9.2.2026

SIGNATURE OF NOTARY PUBLIC DATE NOTARY SEAL

PAM W HANSON NOTARY PUBLIC BARROW COUNTY, GEORGIA COMMISSION EXPIRES JULY 1, 2028

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

Alex Hill

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.

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.

Russell Pyle 10/9/24

SIGNATURE OF PROPERTY OWNER DATE

Kassie Prater, Attorney for Applicant

PRINT NAME AND TITLE

Tara L Riley 10-9-2024

SIGNATURE OF NOTARY PUBLIC DATE NOTARY SEAL

TARA L RILEY NOTARY PUBLIC HALL COUNTY GEORGIA EXPIRES JUNE 26, 2027

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

Kassie Prater

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.

FLOOD HAZARD AREA EXISTS ON SITE AS PER F.I.R.M. COMMUNITY PANEL No. 13013C0040C, DATED 12/18/09

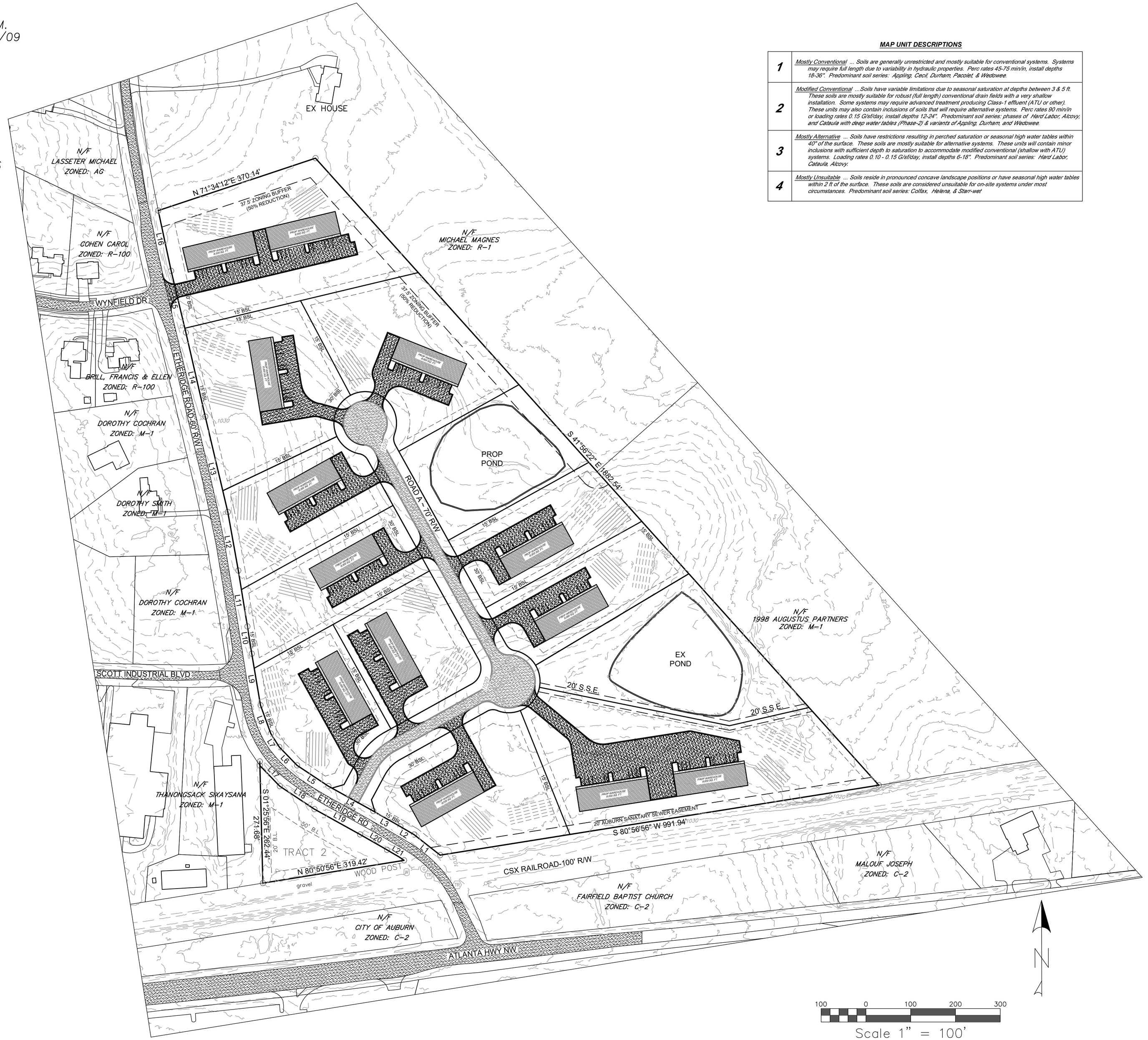
–BOUNDARY REFERENCED FROM PLAT PREPARED BY GARMON LAND SURVEYING, DATED 9/20/21
–SOURCE OF DATUM IS MEAN SEA LEVEL

–DOMESTIC WATER SUPPLY TO BE CITY OF AUBURN
–SANITARY SEWER TO BE INDIVIDUAL SEPTIC SYSTEMS
–CURRENT ZONING: AG/M1
–TO BE REZONED

MAP UNIT DESCRIPTIONS

1	Mostly Conventional ... Soils are generally unrestricted and mostly suitable for conventional systems. Systems may require full length due to variability in hydraulic properties. Perc rates 45-75 min/in, install depths 18-36". Predominant soil series: Appling, Cecil, Durham, Pacolet, & Wedowee.
2	Modified Conventional ...Soils have variable limitations due to seasonal saturation at depths between 3 & 5 ft. These soils are mostly suitable for robust (full length) conventional drain fields with a very shallow installation. Some systems may require advanced treatment producing Class-1 effluent (ATU or other). These units may also contain inclusions of soils that will require alternative systems. Perc rates 90 min/in or loading rates 0.15 G/sf/day, install depths 12-24". Predominant soil series: phases of Hard Labor, Alcovy, and Cataula with deep water tables (Phase-2) & variants of Appling, Durham, and Wedowee.
3	Mostly Alternative ... Soils have restrictions resulting in perched saturation or seasonal high water tables within 40" of the surface. These soils are mostly suitable for alternative systems. These units will contain minor inclusions with sufficient depth to saturation to accommodate modified conventional (shallow with ATU) systems. Loading rates 0.10 - 0.15 G/sf/day, install depths 6-18". Predominant soil series: Hard Labor, Cataula, Alcovy.
4	Mostly Unsuitable ... Soils reside in pronounced concave landscape positions or have seasonal high water tables within 2 ft of the surface. These soils are considered unsuitable for on-site systems under most circumstances. Predominant soil series: Colfax, Helena, & Starr-wet

LINE	BEARING	DISTANCE
L1	N 51°52'28" W	74.18'
L2	N 59°47'15" W	35.43'
L3	N 60°10'10" W	69.95'
L4	N 60°59'06" W	114.42'
L5	N 56°27'45" W	84.11'
L6	N 44°00'33" W	57.02'
L7	N 32°13'34" W	35.50'
L8	N 20°02'50" W	67.33'
L9	N 09°35'24" W	116.64'
L10	N 09°07'14" W	61.66'
L11	N 09°12'38" W	126.42'
L12	N 10°12'45" W	133.05'
L13	N 13°17'11" W	218.86'
L14	N 12°59'36" W	192.70'
L15	N 13°24'24" W	141.47'
L16	N 12°05'41" W	137.72'
L17	S 44°00'33" E	63.76'
L18	S 56°27'45" E	93.02'
L19	S 60°59'06" E	116.36'
L20	S 60°10'10" E	69.32'
L21	S 58°30'47" E	44.77'



26 EAST ATHENS STREET
WINDER, GA. 30680
PHONE: (678) 687-6219
mattsullins@gmail.com
CONTACT: MATTHEW SULLINS
Sullins Engineering,LLC
CIVIL ENGINEERS ~ LAND PLANNERS

DATE:	REVISION:

ALL MATERIAL, CONSTRUCTION, AND WORKMANSHIP ON THIS PROJECT SHALL BE IN STRICT CONFORMANCE WITH THE LATEST EDITION OF ALL APPLICABLE CODES AND REQUIREMENTS AND SHALL BE PERFORMED IN A WORKMANLIKE MANNER.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY OWNERS, DETERMINING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES, AND PROTECTING UTILITIES FROM DAMAGE DURING CONSTRUCTION AND SHALL BE LIABLE FOR ANY DAMAGES DUE TO HIS OPERATION.

THE DESIGNER DISCLAIMS ANY RESPONSIBILITY FOR DESIGN CHANGES MADE BY OTHERS.

THE CONTRACTOR SHALL CALL THE UTILITIES PROTECTION CENTER THREE WORKING DAYS BEFORE DIGGING. IN METRO ATLANTA DIAL 404-525-5935 THROUGHOUT GEORGIA DIAL 800-282-7411.

CONCEPT PLAN FOR:

ETHERIDGE RD

LOCATED IN:
PARCEL: AU04 004
BARROW COUNTY, GEORGIA

GEORGIA REGISTERED No. 28445 #998 PROFESSIONAL ENGINEER MATTHEW W. SULLINS

GSWCC #939
EXP. 10/01/2026

DATE	JOB #
10/2/2026	4376

SHEET 1

Z:\2026 - 4376\4376-ZONE - 10/2/2026 4:23 PM

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

FLOOD STATEMENT:

NO PORTION OF THIS PROPERTY LIES WITHIN A 100 YEAR FLOODPLAIN AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAPS IN THE BARROW COUNTY UNINCOPORATED AREAS.

13013C0040D — FLOOD INSURANCE RATE MAP #

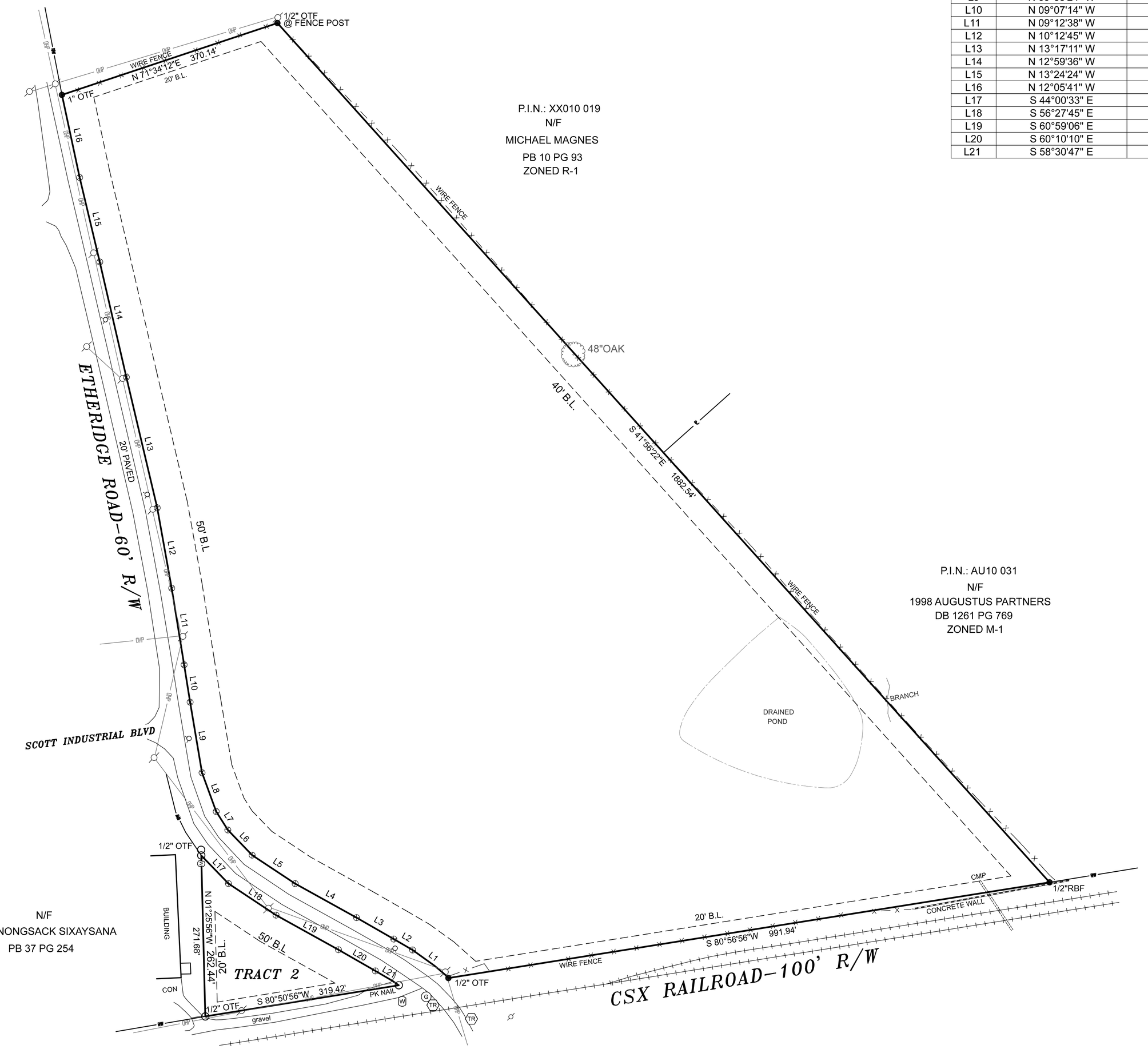
12/1/2022 — EFFECTIVE DATE:

N

GRID NORTH (NAD83)

GA STATE PLANE WEST ZONE

GRID - GA WEST



Course	Bearing	Distance
L1	N 51°52'28" W	74.18'
L2	N 59°47'15" W	35.43'
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L19	S 60°59'06" E	116.36'
L20	S 60°10'10" E	69.32'
L21	S 58°30'47" E	44.77'

LEGEND

IPS = IRON PIN SET
RBF = REBAR FOUND
OTF = OPEN TOP PIPE FOUND
N/F = NOW OR FORMERLY
P/L = PROPERTY LINE
R/W = RIGHT-OF-WAY
DB = DEED BOOK
PB = PLAT BOOK
PG = PAGE
B.L. = BUILDING LINE
CON = CONCRETE
DW = DRIVEWAY
=POWER POLE
= WATER METER
= FIRE HYDRANT
= WATER VALVE
VLT = VAULT
= IRON PIN SET
= IRON PIN FOUND
= BOUNDARY POINT
--X-- = FENCE LINE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
-OHP- = OVERHEAD POWER LINE

SURVEY NOTES

1. ALL IRON PINS SET ARE 1/2" REBAR UNLESS STATED OTHERWISE.
2. BEARINGS SHOWN HEREON ARE BASED ON GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) OBSERVATIONS UTILIZING THE TOPNET RTK NETWORK AND ARE REFERENCED TO THE GEORGIA STATE PLANE COORDINATE SYSTEM (GSPCS), WEST ZONE, NAD83 (2011). BOUNDARY LINES WERE RETRACED USING FIELD MEASUREMENTS BETWEEN FOUND MONUMENTATION AND RECORD BOUNDARY INFORMATION.
3. THE MAJORITY OF THE DATA SHOWN HEREON WAS OBTAINED USING GNSS OBSERVATIONS UTILIZING THE TOPNET RTK NETWORK. BOUNDARY CORNERS WERE ESTABLISHED BY DIRECT GNSS MEASUREMENTS AND VERIFIED BY FIELD CHECKS BETWEEN FOUND MONUMENTATION. THE RELATIVE POSITIONAL ACCURACY OF THE CORNERS SHOWN HEREON IS ±0.019 FEET HORIZONTALLY AND ±0.03 FEET VERTICALLY AT THE 95% CONFIDENCE LEVEL. LIMITED SUPPLEMENTAL DATA WAS OBTAINED BY AN OPEN TRAVERSE UTILIZING NO MORE THAN TWO SETUP POINTS.
4. EQUIPMENT USED IN THIS SURVEY INCLUDED A CARLSON MESA 2 DATA COLLECTOR, A LEICA TS06 TOTAL STATION, AND A CARLSON VIKING DUAL-FREQUENCY GNSS RTK RECEIVER.
5. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS RELATIVE POSITIONAL ACCURACY OF +-0.03 FEET.
6. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 80,163 FEET.
7. FIELD WORK COMPLETED ON APRIL 23, 2026.

SURVEY REFERENCES

1. PLAT FOR DON COCHRAN, DATED 6/5/1991, BY WT DUNAHOO AND ASSOCIATES, RECORDED IN PLAT BOOK 37, PAGE 254, BARROW COUNTY, GA. RECORDS.
2. PLAT FOR MICHAEL ETHERIDGE, DATED 9/20/2021, BY GARMON LAND SURVEYING.

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

4/16/2026

GEORGIA REGISTERED No. 3230 PROFESSIONAL LAND SURVEYOR ANTHONY P GARMON

TRACT 1
P.I.N. - AU04 004

ETHERIDGE RD
AUBURN, GA.
ZONED: AG

OWNER:
ETHERIDGE MICHAEL J SR
DEED BOOK: 1915 PAGE 366

TOTAL AREA:

28.98 ACRES
(1,262,221.25 SQ. FT.)

TRACT 2
P.I.N. - AU04 004

ETHERIDGE RD
AUBURN, GA.
ZONED: M1C

OWNER:
ETHERIDGE MICHAEL J SR
DEED BOOK: 1915 PAGE 366

TOTAL AREA:

0.88 ACRES
(38,359.87 SQ. FT.)

GARMON
LAND SURVEYING
1920 Railroad Street Statham Ga 30666
678-726-7582
tony@garmonsurveying.com
GA L.S.F. 1099

COUNTY: BARROW		CITY: AUBURN
LL:	DISTRICT:	G.M.D: 1740
PLAT DATE: 4/23/2026		DRAWN BY: TG
JOB NO. 2026-43		
DRAWING NAME: ETHERIDGE RD FARM		

BOUNDARY RETRACEMENT SURVEY FOR:

Hebron Commercial Properties LLC

0 100 200 300

GRAPHIC SCALE: 1"=100'

EXHIBIT "A"

LEGAL DESCRIPTION

Tract 1:
All that tract or parcel of land lying in being in the GMD 1740 Barrow County Georgia being depicted and being more particularly depicted on that survey for Hebron Commercial Properties LLC dated April 23rd, 2026 prepared by Garmon Land Surveying certified by Anthony P. Garmon, Georgia registered land surveyor number 3230 and being more particularly described as follows:

Beginning at the northern intersection of CSX Railroad 100' right of way and the Northeastern Right of way of Etheridge Road 60' right of way at an ½" to an open top found this being the TRUE POINT OF BEGINNING from the point of beginning running along the right of way of Etheridge Road North 51 degrees 52 Minutes 28 seconds west for a distance of 74.18 feet to a point, thence North 59 degrees 47 minutes 15 seconds west for a distance of 35.43 feet to a point, thence North 60 degrees 10 minutes 10 seconds West for a distance of 69.95 feet to a point, thence North 60 degrees 59 minutes 06 seconds West for a distance of 114.42 feet to a point, thence North 56 degrees 27 minutes 45 seconds West for a distance of 84.11 feet to a point, thence North 44 degrees 00 minutes 33 seconds West for a distance of 57.02 feet to a point, thence North 32 degrees 13 minutes 34 seconds West for a distance of 35.50 feet to a point, thence North 20 degrees 02 minutes 50 seconds West for a distance of 67.33 feet to a point, thence North 09 degrees 35 minutes 24 seconds West for a distance of 116.64 feet to a point, thence North 09 degrees 07 minutes 14 seconds West for a distance of 61.66 feet to a point, thence North 09 degrees 12 minutes 38 seconds West for a distance of 126.42 feet to a point, thence North 10 degrees 12 minutes 45 seconds West for a distance of 133.05 feet to a point, thence North 13 degrees 17 minutes 11 seconds West for a distance of 218.86 feet to a point, thence North 12 degrees 59 minutes 36 seconds West for a distance of 192.70 feet to a point, thence North 13 degrees 24 minutes 24 seconds West for a distance of 141.47 feet to a point, thence North 12 degrees 05 minutes 41 seconds West for a distance of 137.72 feet to an 1" open top found, thence leaving said right of way of Etheridge Road and running North 71 degrees 34 minutes 12 seconds East for a distance of 370.14 feet to ½" open top found, thence South 41 degrees 56 minutes 22 seconds East for a distance of 1882.54 to a ½" rebar found on the northern right of CSX Railroad 100' right of way, thence running along said right of way South 80 degrees 56 minutes 56 seconds West for a distance of 991.94 feet to the TRUE POINT OF BEGINNING.

Said survey indicates the tract contains 28.98 acres, more or less.

Tract 2:

All that tract or parcel of land lying in being in the GMD 1740 Barrow County Georgia being depicted as Tract 2 containing 0.88 acres, more or less, and being more particularly depicted on that survey for Hebron Commercial Properties LLC dated April 23rd, 2026 prepared by Garmon Land Surveying certified by Anthony P. Garmon, Georgia registered land surveyor number 3230 and being more particularly described as follows:

Beginning at the northern intersection of CSX Railroad 100' right of way and the Southwestern right of way Etheridge Road 60' right of way and being the TRUE POINT OF BEGINNING, thence running along the northern right of way of CSX Railroad South 80 degrees 50 minutes 56 seconds West for a distance of 319.42 feet to a ½" open top found, thence leaving said right of way and running North 01 degrees 25 minutes 56 seconds West for a distance of 262.44 to a ½" open top found, thence running along said right of way of Etheridge Road 60' right of way South 44 degrees 00 minutes 33 seconds East for a distance of 63.76 feet to a point, thence South 56 degrees 27 minutes 45 seconds East for a distance of 93.02 feet to a point, thence South 60 degrees 59 minutes 06 seconds East for a distance of 116.36 feet to a point, thence South 60 degrees 10 minutes 10 seconds East for a distance of 69.32 feet to a point, thence South 58 degrees 30 minutes 47 seconds East for a distance of 44.77 feet to the TRUE POINT OF BEGINNING.

MAP UNIT DESCRIPTIONS

1	Mostly Conventional ... Soils are generally unrestricted and mostly suitable for conventional systems. Systems may require full length due to variability in hydraulic properties. Perc rates 45-75 min/in, install depths 18-36". Predominant soil series: *Appling, Cecil, Durham, Pacolet, & Wedowee.*
2	Modified Conventional ...Soils have variable limitations due to seasonal saturation at depths between 3 & 5 ft. These soils are mostly suitable for robust (full length) conventional drain fields with a very shallow installation. Some systems may require advanced treatment producing Class-1 effluent (ATU or other). These units may also contain inclusions of soils that will require alternative systems. Perc rates 90 min/in or loading rates 0.15 G/sf/day, install depths 12-24". Predominant soil series: phases of *Hard Labor, Alcovy, and Cataula with deep water tables (Phase-2) & variants of Appling, Durham, and Wedowee.*
3	Mostly Alternative ... Soils have restrictions resulting in perched saturation or seasonal high water tables within 40" of the surface. These soils are mostly suitable for alternative systems. These units will contain minor inclusions with sufficient depth to saturation to accommodate modified conventional (shallow with ATU) systems. Loading rates 0.10 - 0.15 G/sf/day, install depths 6-18". Predominant soil series: *Hard Labor, Cataula, Alcovy.*
4	Mostly Unsuitable ... Soils reside in pronounced concave landscape positions or have seasonal high water tables within 2 ft of the surface. These soils are considered unsuitable for on-site systems under most circumstances. Predominant soil series: Colfax, *Helena, & Starr-wet*

GRAPHIC SCALE

100 0 50 100

(IN FEET)
1 inch = 100 ft.

2 ft Contour Topo

A1
Ce : Designates Boring Location
>72

DAVID C. COYLE
GEORGIA CERTIFIED SOIL CLASSIFIER
CERTIFICATION
NUMBER 144
VALID IN RED INK ONLY

ETHERIDGE RD

DATE: 7/31/26	
SHEET: 1 OF 1	
PRINT SCALE: 18x24 @ 1:100	
DRAWING SCALE 1'=100'	
Area Surveyed: +/- 28.5ac	

Parcel: AU04 004
Etheridge Rd
Auburn, GA
BARROW COUNTY
for
Alex Hill

LEVEL-2 SOIL SURVEY
for planning & diligence purposes only

REVIS.	DATE	DESCRIPTION

PO BOX 1746 WATKINSVILLE, GEORGIA 30677
SOLUM soils & water
706.714.8270 - service@solumsoilsandwater.com

ALL RIGHTS RESERVED
These documents and data, as well as reproductions, in whole or in part, are proprietary and are the property of Solum Soils & Water (SS&W). They should not be reproduced or used for any purposes other than those indicated herein without permission, release, and due compensation to SS&W. SS&W retains the right to demand return of these documents in cases of default of compensation or breach of contract.

BASE MAP SOURCE
Property boundaries digitized from plat provided by client. 2 ft contour topo obtained from USGS LIDAR data. Borings and features located with submeter GPS receiver. This map is not survey accurate.

Standards Governing the Exercise of the Zoning Power

A. Yes, approval of the Rezoning Application will permit a use that is suitable in view of the use and development of adjacent and nearby property. The proposed development is compatible with the majority commercial and industrial uses of nearby properties along Atlanta Hwy NW. Additionally, the light industrial use provides a transition from the higher intensity commercial developments across Atlanta Hwy NW and the lower intensity residential developments further along Etheridge Road.

B. No, approval of the Rezoning Application will not adversely affect the existing use or usability of adjacent or nearby property. The proposed development is complementary to the nearby commercial and residential uses and will provide a transition from the higher intensity commercial uses to the lower intensity residential uses.

C. Due to the size, location, layout, and dimensions of the subject property, the Applicant submits that the Property does not have a reasonable economic use as currently zoned.

D. No, approval of the Rezoning Application will not result in an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The proposed development has direct access to Etheridge Road very near its intersection with Atlanta Hwy NW.

E. Yes, approval of the Rezoning Application is in conformity with the policy and interest of the Land Use Plan of the City of Auburn as these areas specifically classify the property within the light industrial future land use and encourage light industrial development.

F. The Applicant submits that the close proximity to Scott Industrial Blvd and Auburn Park Drive's industrial park developments as well as its location along Etheridge Road near the intersection with Atlanta Hwy NW give supporting grounds for approval of the application.

JUSTIFICATION FOR REZONING

The portions of the City of Auburn's Code of Ordinances (the "Ordinance") which classify or may classify the property which is the subject of this Application (the "Property") into any less intensive zoning classification other than as requested by the Applicant, are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Ordinance as applied to the subject Property, which restricts its use to the present zoning classification, is unconstitutional, illegal, null and void, constituting a taking of the Applicant's and the Owner's property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

The Property is presently suitable for development under the M1 classification, and is not economically suitable for development under the present split AG and M1 zoning classifications. A denial of this Application would constitute an arbitrary and capricious act by the City of Auburn without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the City of Auburn to rezone the Property to the M1 classification with such conditions as agreed to by the Applicant, so as to permit the only feasible economic use of the Property, would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection

Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the subject Property to the M1 classification, subject to conditions which are different from the conditions by which the Applicant may amend its application, to the extent such different conditions would have the effect of further restricting the Applicant's and the Owner's utilization of the subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

Opponents to the request set forth in the Application, or in any amendments to the Application, have waived their rights to appeal any decision of the City of Auburn because they lack standing, have failed to exhaust administrative remedies, and/or because they failed to assert any legal or constitutional objections.

Accordingly, the Applicant respectfully requests that the rezoning application submitted by the Applicant relative to the Property be granted and that the Property be rezoned to the zoning classification as shown on the respective application.

This 9th day of October, 2026.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP

Shane M. Lanham

Shane M. Lanham

Attorneys for Applicant

1550 North Brown Road
Suite 125
Lawrenceville, Georgia 30043
(770) 232-0000