

**MAYOR**

Linda Blechinger

CITY ADMINISTRATOR

Alex W. Mitchem

CITY COUNCIL

Peggy J. Langley

Robert L. Vogel III

Bill Ackworth

Jay L. Riemenschneider

**CITY OF AUBURN
MAYOR and CITY COUNCIL
Business Meeting
City Council Chambers
August 5, 2021
5:00 PM**

INVOCATION**PLEDGE**

1. **Public Hearing** – Downtown Overlay Text Amendments
2. Council Reports and Announcements

NEW BUSINESS

3. Citizen Comments on Agenda Items
4. Consent Agenda
 - a. July 1, 2021 Council Business Meeting Minutes
 - b. July 15, 2021 Council Workshop Minutes
 - c. July 20, 2021 Council Special Called Budget Meeting Minutes
 - d. July 27, 2021 Council Special Called Budget Meeting Minutes
 - e. Roadway Evaluations – Iris Akridge
 - f. Danielle Purvis Appointment to ZBOA – Jay Miller
5. Downtown Overlay Text Amendments – Jay Miller
6. Fowler Farms – Apalachee Church Road - Tax Parcels XX014 001 & XX012 004 Annexation – Jay Miller
7. Fowler Farms– Apalachee Church Road Rezoning RZ21-0003 - Tax Parcels XX014 001 & XX012 004 – Jay Miller
8. Citizen Comments

Agenda subject to change prior to meeting

10
MAYOR

Linda M. Blechinger

CITY CLERK

Joyce Brown

**CITY OF AUBURN
CITY COUNCIL
BUSINESS MEETING
In Council Chambers
FOR
July 1, 2021**

City Council

Peggy J. Langley

Robert L. Vogel, III

Bill Ackworth

Jay L. Riemenschneider

Present: Mayor : Linda Blechinger
Council Member: Peggy Langley-Absent
Council Member: Bob Vogel
Council Member: Bill Ackworth
Council Member: Jay Riemenschneider

City Staff in Attendance: City Administrator Alex Mitchem, Joyce Brown, Jay Miller, Iris Akridge, Bel Outwater, Michelle Walker, Lt. Schotter.

Mayor Blechinger called the meeting to order at 5:00 p.m.

Alex Mitchem gave the invocation.

Alex Mitchem led the pledge to the flag.

Mayor Blechinger asked for a motion to table item number 6 Annexation and Rezoning of the Carl Cedar Hill Tract.

Motion: Made by **Council Member Vogel** to table item number 6 Annexation and Rezoning of the Carl Cedar Hill Tract.

Seconded: By **Council Member Ackworth**.

Mayor Blechinger asked for any discussion. There was none.

Vote was taken with all members present voting yes.

Council Reports and Announcements

Mayor Blechinger asked Bel Outwater to give a report on the recent Auburn Library events.

Bel Outwater reported that the Auburn Library recently had two great events. The first event was this past Monday, the Library had a Dairy Program called Jazzy the Cow's Legen-Dairy Party out in Whistlestop Park sponsored by Barrow County Farm Bureau and Mobile Dairy Classroom. They provided the opportunity for everyone to make ice cream and donated a book called Tales of the Dairy God Mother. There were over 70 people in attendance. The Auburn Library also had another event yesterday called Who Let the Dogs Out Event. They partnered with the Winder Public Library and Auburn Police Department's Sgt. Marc Pharr for the event. Sgt Pharr had several law enforcement K-9 units come out to demonstrate (Auburn Police Department K-9 unit, the Barrow County Sheriff's Department K-9 unit, the Gwinnett Sheriff's Department K-9 unit, and the Gwinnett Police Department K-9 unit). One of Bel's employees dressed up like K-9 Cody. They raffled off a giant stuffed dog. There were approximately 169 people in attendance. Bel stated that the K-9 units did some great demos. Bel says she loves making things positive. Stated the impressions on young children with law enforcement is something we need right now and that it is more critical than ever.

Item: **Citizen Comments on Agenda Items**

Mayor Blechinger asked for any Citizens comments for items on tonight's agenda.

None were given.

Item: **Consent Agenda**

Mayor Blechinger asked if any of the consent agenda items needed to be removed for further discussion.

None were given.

Mayor Blechinger asked for a motion to approve the Consent:

- a. June 1, 2021 - Council Special Called Meeting Minutes
- b. June 3, 2021 - Council Business Meeting Minutes
- c. June 17, 2021 - Council Workshop Meeting Minutes
- d. Lion's Club Property Donation
- e. Field Lights Donation

Motion: Made by **Council Member Riemenschneider** to approve the Consent Agenda.

Seconded: By **Council Member Ackworth**.

Mayor Blechinger asked for any discussion. There was none.

Vote was taken with all members present voting yes.

Item: **Prison Work Detail Contract**

Iris Akridge presented.

Mayor Blechinger asked for a motion to approve the work detail contract with Phillips State Prison, Buford, GA from July 1, 2021 through June 30, 2022, at the compensation rate of \$49,318.00.

Motion: Made by **Council Member Riemenschneider** to approve the work detail contract with Phillips State Prison, Buford, GA from July 1, 2021 through June 30, 2022, at the compensation rate of \$49,318.00.

Seconded: By **Council Member Vogel**.

Mayor Blechinger asked for any discussion. There was none.

Vote was taken with all members present voting yes.

Item: **Planning & Zoning Appointment**

Mayor Blechinger presented for **Jay Miller**.

Mayor Blechinger asked for a motion to approve appointment of Kevin Camon to the Planning Commission with a term ending in 2024.

Motion: Made by **Council Member Riemenschneider** to approve appointment of Kevin Camon to the Planning Commission with a term ending in 2024.

Seconded: By **Council Member Ackworth**.

Mayor Blechinger asked for any discussion. There was none.

Vote was taken with all members present voting yes.

Mayor Blechinger swore in Kevin Camon to the Planning Commission with a term ending in 2024.

Item: **Annexation and Rezoning Carl Cedar Hill Tract (TABLED)**

Item: **Citizen Comments**

Mayor Blechinger asked for any Citizens comments.

Mayor Blechinger reminded everyone that Auburn's Independence Day Celebration is Saturday, July 3, 2021 starting at 5:30PM, with fireworks at dusk. Mayor is expecting a great turn-out for the event.

ADJOURN: **Mayor Blechinger** asked for a motion to adjourn.

Motion: Made by **Council Member Vogel** to adjourn.

Seconded: By **Council Member Ackworth**.

Mayor Blechinger asked for any discussion. There was none.

Vote was taken with all members present voting yes. Meeting adjourned.

Respectfully submitted,

Read and approved this _____ Day of August 2021

Attest:

Mayor Linda M. Blechinger



MAYOR
Linda M. Blechinger

CITY ADMINISTRATOR
Alex W. Mitchem

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

**CITY OF AUBURN
CITY COUNCIL WORKSHOP MEETING
July 15, 2021
5:00 PM
Council Chambers**

Mayor: Linda Blechinger
Council Member: Peggy Langley-Absent
Council Member: Bob Vogel
Council Member: Bill Ackworth
Council Member: Jay Riemenschneider

City Staff in Attendance: Alex Mitchem, Chief Hodge, Joyce Brown, Jay Miller, Iris Akridge, Bel Outwater, Michelle Walker, Lt. Schotter, Jack Wilson.

Mayor Blechinger called meeting to order at 5:00 pm.

Citizen Comments on Agenda Items

Mayor Blechinger asked for any citizen comments on tonight's agenda items.

None were given.

Item: **Roadway Evaluations**

Iris Akridge presented

-placed on August 5, 2021 Council Business Agenda

Item: **Appointment of Danielle Purvis to Zoning Board of Appeals**

Jay Miller presented

-placed on August 5, 2021 Council Business Agenda

Item: **Fowler Farms Annexation (Two Public Hearings have been held. Planning Commission recommended denial on May 19th. The case was tabled at the June 3rd meeting by City Council to the July 15th workshop.)**

Jay Miller presented (Discussion on Traffic Impact Study – Proposed Fowler Farm Residential Subdivision, dated 07/01/2021; Marc R. Acampora, PE, LLC. – Conclusions and Recommendations Attached).

-placed on August 5, 2021 Council Business Agenda

Item: **Fowler Farms Rezoning** (Two Public Hearings have been held. Planning Commission recommended denial on May 19th. The case was tabled at the June 3rd meeting by City Council to the July 15th workshop.)

Jay Miller presented (Discussion on Traffic Impact Study – Proposed Fowler Farm Residential Subdivision, dated 07/01/2021; Marc R. Acampora, PE, LLC. – Conclusions and Recommendations Attached).

-placed on August 5, 2021 Council Business Agenda

Item: **Downtown Overlay District Text Amendments**

Jay Miller presented

-placed on August 5, 2021 Council Business Agenda

Item: **Barrow County Call for SPLOST**

Alex Mitchem presented

-placed on August 5, 2021 Council Business Agenda

Respectfully submitted,

Joyce Brown, City Clerk

Read and approved this ____ day of August 2021

Mayor Linda M. Blechinger

Conclusions and Recommendations

This traffic impact study evaluates the impact of a proposed residential subdivision in the City of Auburn. The site is located on the west side of Apalachee Church Road and will include 335 single-family homes and 194 townhomes. One full-movement vehicular access will be provided on Apalachee Church Road. The following are the findings and recommendations of this study:

1. Existing operations at the studied intersections are generally acceptable. The one location that experiences high delays is the northbound approach of Apalachee Church Road at US 29 Business. A change in control is necessary to mitigate this issue, and this can include either a signal or a roundabout. The existing side street volumes do not appear to be sufficient to warrant signalization. A northbound right turn lane should be added on Apalachee Church Road. This lane is a system improvement and should be added whether or not the proposed subdivision is developed.
2. Traffic volume growth in this area has been positive and moderate and this is expected to continue into the future.
3. The no-build condition will see increases in delays on the northbound approach of Apalachee Church at US 29 Business. The side street volumes may become sufficient to warrant signalization by the no-build condition and this signalization should be considered whether or not the proposed subdivision is developed. The right turn lane discussed for the existing condition is still appropriate in the no-build.
4. The proposed subdivision will generate 333 a.m. peak hour trips, 431 p.m. peak hour trips, and 4,588 weekday trips.
5. A significant proportion of the subdivision's trips will travel to/from US 29/GA 316 both to travel into the Atlanta metro area and to Athens. The most direct route of travel is via Lawrence Road, but a section of that route is unimproved. Improving that section of road would route area trips and subdivision trips away from the Apalachee Church Road / US 29 Business intersection, improving operations there.
6. With the addition of the subdivision's trips, delays will increase further from the no-build condition. The right turn lane and signalization identified in the existing and no-build analysis, respectively, will continue to be appropriate for the future build condition.
7. The intersection of Apalachee Church Road at Lawrence Road / Brown Bridge Road will continue to operate well in the future.
8. The project access will work acceptably. It is recommended that a northbound left turn lane and a southbound right turn lane be constructed on Apalachee Church Road at the project access. Additionally, separate left and right turn lanes should be provided exiting the subdivision. The exiting approach should be controlled by side street stop sign and accompanying stop bar.

9. Due to the large number of homes, consideration should be given to providing a second access to the project and fire codes may require this.
10. The site engineer should comply with all applicable design standards at the site access and internal site roadways, including sight distances, turn radii, driveway widths, islands, angles with the adjacent roadways, and grades.



MAYOR
Linda M. Blechinger

CITY ADMINISTRATOR
Alex W. Mitchem

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

**CITY OF AUBURN
CITY COUNCIL
Budget FY 2022 Pre-Planning Special Called Meeting
July 20, 2021
6:30 PM
Council Chambers**

Mayor: Linda Blechinger
Council Member: Peggy Langley
Council Member: Bob Vogel-Absent
Council Member: Bill Ackworth
Council Member: Jay Riemenschneider

City Staff in Attendance: City Administrator, Alex Mitchem, Joyce Brown, Iris Akridge, Michael Parks.

Mayor Blechinger called meeting to order at 6:30 pm.

Alex Mitchem reviewed the FY 2022 Budget and Schedule.

The following budgets were presented and reviewed:

Revenue Projects:
General Fund, Water, and Stormwater

Expenditures:
Government Buildings, Public Works, Roads, Street Lights, Special Events, Parks and Leisure,
Water, and Stormwater

Respectfully submitted,

Joyce Brown, City Clerk

Read and approved this ____ day of August 2021

Mayor Linda M. Blechinger



MAYOR
Linda M. Blechinger

CITY ADMINISTRATOR
Alex W. Mitchem

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

**CITY OF AUBURN
CITY COUNCIL
Budget FY 2022 Pre- Planning Special Called Meeting
July 27, 2021
5:00 PM
Council Chambers**

Mayor: Linda Blechinger
Council Member: Peggy Langley
Council Member: Bob Vogel
Council Member: Bill Ackworth
Council Member: Jay Riemenschneider

City Staff in Attendance: City Administrator, Alex Mitchem, Chief Hodge, Jay Miller, Joyce Brown, Bel Outwater.

Mayor Blechinger called meeting to order at 5:00 pm.

Alex Mitchem reviewed the FY 2022 Budget and Schedule.

The following budgets were presented and reviewed:

Revenue Projects:
General Fund, Water, and Stormwater

Expenditures:
Expenditures: Legislative Council, Executive Mayor, Elections, Administration/Financial, Law, Information Technology, Library, Code Enforcement, Courts, Police, Planning and Zoning, Downtown Development, and Main Street.

Respectfully submitted,

Joyce Brown, City Clerk

Read and approved this ____ day of August 2021

Mayor Linda M. Blechinger



MAYOR
Linda Blechinger

CITY ADMINISTRATOR
Alex Mitchem

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

AGENDA ITEM NO: 4e

TO: MAYOR & COUNCIL

FROM: Iris Akridge – Public Works Director

DATE: August 5, 2021

PURPOSE: To consider approval for professional engineering services with Engineering Management Inc. for City roadway evaluations

BACKGROUND: A Roadway Assessment Report will be developed for the City of Auburn by Engineering Management for the 43-miles of roadway within the unincorporated limits of the city.

The roadway evaluation will allow the city to prioritize improvements needed for future planning and budgets. Road segments will be evaluated based on the condition of the road, standard practices, and each road will be given a score. Scores will be organized into a spreadsheet to help with prioritizing the improvements needed and assist with selections for the upcoming LMIG (Local Management Improvement Grant). Results of the report will take 8 to 10 weeks to develop a draft report for approval to proceed.

Work will consist of the following activities in a phased approach:

I.	Road Evaluations	\$11,000
II.	Evaluation Report	\$ 2,600

FUNDING: Roads (100-000-42200-521200)

RECOMMENDATION: Approve proposal for professional engineering services with Engineering Management Inc. for City roadway evaluations for \$13,600.

Attachment: Auburn Roadway Evaluation Proposal



June 18, 2021

Ms. Iris Akridge
Public Works Director
City of Auburn
P.O. Box 1059
Auburn, GA 30011

**RE: City of Auburn – Professional Engineering Services
Roadway Evaluations**

Dear Ms. Akridge:

It was a pleasure discussing the City's needs for an updated roadway evaluation report to assist the City with future budgets and planning. As we discussed, the evaluations will encompass the +/- 43 miles of roadways within the incorporated limits of the City. Once the roadway evaluations are complete, the scores will be organized in a spreadsheet to assist the City with prioritizing the improvement needs. The final deliverable will be a letter report summarizing the findings and offering suggestions for future planning and budgeting.

The proposal is developed in an "hourly not-to-exceed" basis, which will allow us to possibly complete the work for less than the maximum amounts listed.

Please feel free to contact us at any time should you have questions.

Sincerely,

ENGINEERING MANAGEMENT, INC.

Kenneth Peters, PE, Project Engineer
(kpeters@eminc.biz)
Enclosure

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June 18, 2021

Honorable Linda Blechinger, Mayor
City of Auburn
P.O. Box 1059
1369 Fourth Avenue
Auburn, GA 30011

**RE: Proposal for Professional Engineering Services
City of Auburn-Roadway Evaluations**

Dear Mayor Blechinger:

Engineering Management, Inc. (EMI) is pleased to provide the City of Auburn with a proposal for professional services for roadway evaluations of the +/- 43 miles of roadways within the incorporated limits of the City. EMI is very thankful to the City for the opportunity to work with its staff and honorable officials.

The roadway evaluations will allow the City to prioritize the improvement needs with future planning and budgets. Each road segment will be evaluated based on the condition of the roadway and standard practice and given a score. The scores will be organized in a spreadsheet to assist the City with prioritizing the improvement needs.

More specifically, this work shall consist of the following activities. EMI proposes to perform the necessary services in a phased approach as follows:

- I. **Road Evaluations:** Engineering Management, Inc. (EMI) understands that there are +/- 43 miles of roadways within the incorporated limits of the City. EMI will utilize a roadway evaluation form and inspect the roads that are maintained by the City. An evaluation form will be completed for each road section, the results tallied, and each roadway section given a score. After the roadways are evaluated, EMI will utilize a spreadsheet to prioritize the improvement needs.
- II. **Evaluation Report:** Based on the road evaluations and spreadsheet, EMI will develop a letter report summarizing the findings and offering suggestions for future planning and budgeting.

Honorable Linda Blechinger, Mayor
June 18, 2021
Page 2 of 2

Schedule

We estimate the above work will take 8 to 10 weeks to develop a draft report from the City's approval to proceed.

Fee Proposal

Our proposed fees to perform the scope of services described in this letter are on an "hourly not-to-exceed" basis. This allows EMI to perform the services for less than the maximum amounts listed below in many cases. The "not-to-exceed" fees are as follows:

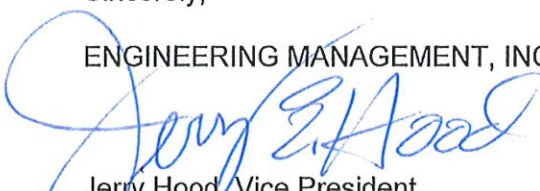
I.	Road Evaluations	\$11,000
II.	<u>Evaluation Report</u>	<u>\$2,600</u>
	Total Proposed Fee	\$13,600

EMI is very thankful for the opportunity to work with Auburn on this project. We look forward to meeting with you and appropriate staff to review, discuss and refine this information and make any adjustments required based upon those discussions. If our proposal is satisfactory to the City, please so indicate by signing in the space provided below and return a copy to us.

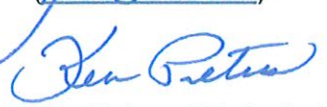
Please feel free to contact us at any time should you have questions.

Sincerely,

ENGINEERING MANAGEMENT, INC.



Jerry Hood, Vice President
(jhood@eminc.biz)



Ken Peters, PE, Project Engineer
(kpeters@eminc.biz)

Accepted by the City of Auburn, Georgia:

By: _____

Date: _____

Z:\PROJECTS\1515053-Auburn-Roadway Evaluation\Funding Stage\FS2-Agreement for Engr Svcs-Addenda\Updated Proposal
June 2021\Auburn Roadway Evaluation Prop 06-18-21.docx

**MAYOR**

Linda Blechinger

CITY ADMINISTRATOR

Alex W. Mitchem

CITY COUNCIL

Peggy J. Langley

Robert L. Vogel III

Bill Ackworth

Jay L. Riemenschneider

AGENDA ITEM: 4f

TO: Mayor and Council

FM: Jay Miller, Community Development Director

DATE: August 5, 2021

PURPOSE

Approval of Ms. Danielle Purvis to the Zoning Board of Appeals.

BACKGROUND

Due to the vacancy created with Kevin Camon transferring to the Planning Commission, Councilman Riemenschneider would like to appoint Ms. Danielle Purvis to the Zoning Board of Appeals. The Zoning Board of Appeals is a five-member board that meets on the 2nd Wednesday of every month. Ms. Purvis is a resident of the city and resides in the St. Andrews neighborhood.

Zoning Board of Appeals

Chair – Rick Langley

Vice Chair – Wanda Hawthorne

Secretary – Charlie Sewell

Member – Sherri Jewell

Member – Danielle Purvis (proposed)

RECOMMENDATION

Approval.

ATTACHMENTS

None.



MAYOR
Linda Blechinger

CITY ADMINISTRATOR
Alex W. Mitchem

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

AGENDA ITEM:

5

PUBLIC HEARING

TO: Mayor and Council
FM: Jay Miller, Community Development Director

DATE: August 5, 2021

PURPOSE

Approval of text amendments to Chapter 17.91- Auburn Downtown Overlay District.

BACKGROUND

Staff has continued to work on finalizing the text amendments to the Overlay District during the moratorium and has made minor modifications to permitted and prohibited land uses, development regulations, inserts and omissions, and general improvements to the context of the zoning text. Previous drafts have been presented to Council for consideration and feedback. Planning Commission held a public hearing on July 21st at 6:00 pm. A public hearing is scheduled for City Council on August 5th at 5:00 pm.

RECOMMENDATION

Approval of text amendments.

ATTACHMENTS

Draft - Chapter 17.91 – Auburn Downtown Overlay District

ORDINANCE NO. 21-005

AN ORDINANCE TO AMEND THE CITY OF AUBURN CODE OF ORDINANCES

Chapter 17.91 AUBURN DOWNTOWN OVERLAY DISTRICT

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

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

WHEREAS, the City has received inquiries regarding a number of permitted and prohibited uses within the Downtown Overlay District; and

WHEREAS, the City has undertaken a comprehensive review of its Code related to the uses and architectural standards within the Downtown Overlay District; and

WHEREAS, the City has conducted multiple public hearing and meetings to gain input from citizens and affected businesses; and

WHEREAS, both the City's Planning Commission and the City's Downtown Development Authority have conducted meetings and provided comments and suggestions reflected in the amendment outlined in this Ordinance; and

WHEREAS, it is in the best interest of the health, safety and welfare of the citizens of the City to amend the City's Zoning Ordinance to modify permitted and prohibited uses in several zoning districts; to revise the provisions applicable to accessory uses or structures; to incorporate by reference the Design Guidelines for the Downtown Overlay District; and for other purposes;

NOW THEREFORE, THE COUNCIL OF THE CITY OF AUBURN HEREBY ORDAINS that the existing Chapter 17.91 is deleted and the following Chapter 17.91 is substituted in its place:

Chapter 17.91 – AUBURN DOWNTOWN OVERLAY DISTRICT

Section 17.91.010 – CREATION OF DOWNTOWN OVERLAY DISTRICT BOUNDARIES

This division establishes standards and procedures that apply to any development, use, alteration, structure, or natural growth on any lot or portion thereof which is contained within the boundaries of the Auburn Downtown Overlay District. The district boundaries shall be as established on the Official Zoning Map and shall include generally all properties located within or bordering Second Avenue to the north, Ninth (north of railroad) and Eight (south of railroad) Streets to the east, Sixth Avenue to the south, and Lyles Road/Mount Moriah Road, and Third Avenue to the west.

Section 17.91.020 – AUBURN DOWNTOWN OVERLAY DISTRICT

The Auburn Downtown Overlay District (ADOD) focuses on the preservation and rehabilitation of historic structures and their elements, where feasible, and enables new development in a creative manner where

appropriate. The goal for alterations to new construction in the ADOD is to ensure compatibility with existing development.

Section 17.91.030 – PURPOSE

The purpose of the Auburn Downtown Overlay District is to foster a strong viable downtown as a commercial, civic, residential, and cultural art center with its own unique identity and to provide a mechanism to establish special land use regulations, standards, or procedures in a defined area with unique land use, site planning, building design, or environmental resource issues.

Specifically:

1. Implement the City of Auburn's "Auburn 2015" plan to achieve specific land use and design objectives.
2. Accommodate mixed-use buildings and developments with neighborhood-serving retail, service and other uses on the ground floor and residential units above the nonresidential space.
3. Encourage rehabilitation and re-use of existing historic buildings.
4. Promote new infill residential and non-residential development in a planned format.
5. Encourage development that exhibits the physical design characteristics that promotes pedestrian oriented storefront-style shopping, and,
6. Promote the health and well-being of residents by encouraging physical activity, alternative transportation modes and greater social interaction.

Section 17.91.040 – PRINCIPAL USES AND PRINCIPAL STRUCTURES

The principal uses of land and structures which are allowed in the Auburn Downtown Overlay District are as provided below. All permitted and prohibited uses are subject to the limitations and standards contained within this Chapter 17.91.

Section 17.91.041 – ACCESSORY USES AND ACCESSORY STRUCTURES

The accessory uses of land and structures which are allowed in the Auburn Downtown Overlay District are as provided by the applicable zoning district and the below permitted and prohibited uses, subject to the limitations and standards contained within this division.

Section 17.91.042 – PERMITTED PRINCIPLE USES AND STRUCTURES

Within the adopted Downtown Overlay District, no building shall be erected, used, or structurally altered, nor shall the land or premises be used in whole or in part, except for uses permitted in the following table:

1. Agricultural or commercial small batch manufacturing.
2. Banks and other financial institutions.
3. Beauty parlors and barber shops.
4. Brewery or brew pub.
5. Camera store.
6. Church, temple, or synagogue.
7. Private clinical or medical office.
8. Clothing sales.
9. Community center.
10. Cultural facility.
11. Dance studio.

12. Day care facilities provided they comply with all state day care and health department requirements.
13. Dental clinic.
14. Drug stores and pharmacies.
15. Dry cleaning, pick-up station.
16. Dwellings including, renovation and reconstruction of existing single family detached homes; new single family detached construction on existing single-family lots; single-family attached; multifamily attached or detached; and residential over commercial or office.
17. Eating and drinking establishments.
18. Flower and gift shops.
19. Gasoline station and convenience store, without service bays, fronting Highway 8, provided no more than two (2) such uses may be permitted per 18,000 in City population. At no time shall the number of licenses issued by the City permitting the number of gasoline stations and convenience stores within the Downtown Overlay District exceed the number found as a result of dividing the total population of the City, as found in the most recent population estimates published by the United States Bureau of the Census, by the whole number 18,000. If the number resulting from the division required by this subsection is a number other than a whole number (for example 2.75) then said number will be adjusted downward to the next whole number where it will remain until the population increases to such an extent which would cause said number to equal or exceed the next higher whole number. Notwithstanding the foregoing, the number of licenses permitted by this section shall never be less than two.
20. General retail, including book shops.
21. Gift shop.
22. Grocery stores. Grocery stores means any premises wherein all of the following are exposed, offered for sale, or sold by retail: fresh fruits and vegetables; bakery; meat, poultry, or fish products; frozen foods; and processed and pre-packaged food. Gasoline pumps as an accessory use to grocery stores shall be prohibited within the Downtown Overlay District.
23. Hardware store.
24. Jewelry store.
25. Laundry, self-serve, pick-up.
26. Locksmith.
27. Lodges, fraternal and social organizations.
28. Museum, historical display.
29. Offices, professional and business.
30. Parking lots and parking garages.
31. Picture framing.
32. Photocopying/reproduction service.
33. Photographic studio or supply.
34. Planned shopping centers, or multiple tenant buildings.
35. Public and private educational institutions offering general education courses, including nursery schools and kindergartens.
36. Public buildings, uses and facilities (government owned).
37. Recreation facilities, indoor, provided that these facilities are enclosed in a building.
38. Shoe repair.
39. Specialty shop.
40. Travel agency.
41. Utility structures, such as electric transformer stations, telephone exchanges, gas regulator

stations, waste and wastewater pumping stations, and water tanks may be located to serve the public interest, provided such facilities comply with the following regulations:

- a. Any building or structure, except a surrounding fence, shall be set back at least thirty feet from any property line.
- b. The facility shall be either completely surrounded by a woven wire fence at least eight feet high or shall be enclosed within a building.
- c. The facility shall be furnished with a planted buffer not less than ten feet wide to create an effective visual screen on all sides.
- d. The facility may not be used for the storage of vehicles or equipment.

42. Watch, computer, or electronic repair.

Section 17.91.043 – PROHIBITED USES

The following uses shall not be permitted in the Auburn Downtown Overlay District:

1. Pawnshops and check cashing businesses, excluding banks and credit unions.
2. Adult entertainment establishments, as defined by Section 5.40 of this Code including, but not limited to, adult bookstores, video or DVD adult rental or purchase, adult movie or adult live theaters, adult gifts and novelties, and other venues for viewing other adult entertainment through any other electronic or other technological medium.
3. Automotive repair shops, dealerships and service stations, boat sales, auto parts stores.
4. Billiard parlors and pool halls.
5. Carnivals.
6. Stables.
7. Shooting galleries, firearm and archery ranges.
8. Firearms dealers.
9. Modeling agencies.
10. Massage parlors.
11. Bathhouses.
12. Hypnotists.
13. Handwriting analysis.
14. Escort services.
15. Bazaars.
16. Stores selling illegal drug paraphernalia.
17. Flea markets.
18. Junk stores.
19. Labor pools.
20. Hookah, tobacco, vape, or smoke shops.
21. Tattoo parlors or shops.
22. Body piercing parlors or shops.

Section 17.91.050 – DEVELOPMENT STANDARDS

Except as otherwise noted, buildings and uses in the Downtown Overlay District shall comply with the following requirements:

1. Building Entrances. Buildings shall have at least one public entrance that faces the street.
2. Façade Design. Building facades that face a street shall conform to the following design criteria.
 - a. Front, side, and rear façade style shall be in accordance with one of the following architectural styles: Victorian, Arts and Crafts (Craftsman), or Art Deco. These styles contribute to the historic nature of the downtown area.
 - b. Windows shall conform to the following guidelines:
 - i. A minimum of seventy-five (75) percent of the street-facing building façade between three (3) feet and eight (8) feet in height must be comprised of clear windows that allow views of indoor space or product display areas.
 - ii. Punched-type windows are appropriate. They should be inset a minimum of eight (8) inches from the face of the building to create deep shadow lines and visual relief.
 - iii. To control glare and reinforce the traditional image of bearing wall architecture, ribbon windows and curtain walls are not allowed.
 - iv. Clear glass is required in all storefronts; smoked, reflective, or black glass is prohibited. However, if specialized retail items or activities require a different type glass, the developer may request approval of an alternative by the Planning Commission.
 - c. The use of bare metal, aluminum siding, metal panels, plastic, and mirrored glass shall be prohibited.
 - d. The use of fixed metal security bars is prohibited; if security bars are necessary, they shall be of the overhead door variety with a valance covering the rolling door mechanism.
 - e. Exterior colors shall be compatible with the colors on adjacent buildings, subject to review by the Planning Commission. Proposed colors shall be specified on the site plan. Colors must be in accordance with the preset palette of accepted colors for the overlay district.
3. Side or Rear Facade Design. Wherever a side or rear facade is visible from a public street, or if parking is located at the side or rear of a building, the facade shall be designed to create a pleasing appearance, in accordance with the following design criteria:
 - a. Materials and architectural features similar to those present on the front of the building shall be used on the side or rear facade.
 - b. Dumpster and service areas shall be completely screened with landscaping, a fence, a wall, or a combination thereof.
 - c. Open areas shall be landscaped with lawn, ground cover, ornamental shrubs and trees. On every site involving new development or redevelopment foundation plantings adjacent to the building shall be provided. The species and design shall be identical to or compatible with the landscaping schematic on file with the City Building Official.
 - d. Sidewalks and parking areas shall be properly lighted to facilitate the safe movement of pedestrians and vehicles and provide a secure environment. In parking areas, the light intensity shall average a minimum of one (1.0) foot candle, measured five (5) feet above the surface. In pedestrian areas, the light intensity shall average a minimum of two (2.0) foot candles, measured five (5) feet above the surface.
4. Awnings. Awnings shall be permitted on buildings as follows:
 - a. Structural awnings/canopies are encouraged at the ground level to enhance articulation of the building volumes.
 - b. The material of awnings and canopies shall be architectural materials that

complement the building such as metal flashing and wood trim. Some fabrics may be allowed; however, vinyl is prohibited.

- c. Awnings/canopies shall not be internally illuminated.
 - d. Awnings/canopies shall not exceed the length of fifty (50) feet without a break.
 - e. Awnings/canopies, when installed, shall extend a minimum of three (3) feet and a maximum of five (5) feet over the sidewalk or right-of-way, whichever is closer.
 - f. Awnings and canopies are not recommended adjacent to street trees and lighting.
 - g. Awnings shall be attached directly to the building, rather than supported by columns or poles.
5. Lighting. Exterior lighting must be placed and shielded so as to direct the light onto the site and away from adjoining properties. The lighting source shall not be directly visible from adjoining properties. Floodlights, wall pack units, other types of unshielded lights, and lights where the lens is visible outside of the light fixture shall be prohibited, except where historical-style lighting is used that is compatible with historic-style street lamps installed by the City. Neon lighting as accent lighting is prohibited in this district.
6. Parking. Parking and parking lot design shall comply with the standards below, in addition to the provisions of Section 17.100.030.
- a. No new parking lot shall be created nor any existing parking lot expanded in front of a building unless the Planning and Zoning Commission determines that parking in front of the building would be acceptable for either of the following reasons:
 - i. Front yard parking is required to maintain the continuity of front building setbacks in the block while making efficient use of the site, or
 - ii. Front yard parking is required for the purposes of traffic safety and to minimize driveway curb cuts where the new parking lot is proposed to connect with one or more parking lots on adjoining parcels.
 - b. Parking located in front of or on the side of a building shall be screened from the road with a three (3) foot high red or brown brick wall or evergreen landscaping.
 - c. Parking decks constructed within this area shall include ground-floor retail as a part of the design so as to encourage pedestrian activity along major thoroughfares.
 - d. In order to maximize the amount of land area left for landscaping and open space, paving shall be confined to the minimum area necessary to comply with the parking requirements in Article 17.100.030.
7. Landscaping. Landscaping shall comply with the provisions of Section 17.110.060, in addition to the standards below:
- a. On every site involving new development or redevelopment, street trees shall be provided at twenty-five (25) foot increments. Any of the following street trees shall be planted within the road right-of-way at this set interval: Allee Elm, Shumard Oak, Willow Oak, October Glory Maple, Red Maple, European Hornbeam, or any other material specifically approved by the Planning Commission.
 - b. On every site involving new development or redevelopment, a landscape plan shall be submitted for review and approval. The landscape installation shall be identical to the landscape plan approved by the Planning Commission.
8. Setbacks. The maximum front yard setback within the Downtown Overlay District shall be ten (10) feet. The side yard setback may be zero (0) where buildings meet applicable fire safety codes. In all other cases, the minimum side yard setback shall be five feet. The minimum rear yard setback shall be five feet (5'). The Planning Commission is authorized to set specific side and rear yard setback requirements consistent with this provision during the plan review process

described in Section 17.01.030. The intention of this section is to provide uniformity of development so that the downtown area retains its current character and so that development meets the standards outlined in the City's design criteria for the Downtown Overlay District.

9. Building Height. Building height shall not exceed forty-five (45) feet, or three (3) stories. The minimum first floor height for developments along Fourth Avenue shall be fourteen (14) feet.

Section 17.91.060 - SIGNAGE

1. Design. The overall design of all signage including the mounting framework shall relate to the design of the principal building on the property. Buildings with a recognizable style such as Victorian, Arts and Crafts, Art Deco, et al., should use signage of the same style. For buildings without a recognizable style, the sign shall adopt the decorative features of the building or the elements of one of the aforementioned styles, utilizing the same materials and colors as the façade.
2. Purpose. Signs shall be for the purpose of identifying businesses. No permanent signs displaying advertising or promotions are permitted (exempting historic wall paintings), other than those relating to the primary use of a property. Lettering describing a business's general goods or services may be permitted if it conforms to other guidelines as to size and quality.
3. Permit Required. A permit for the placement, erection, or installation of any sign in this district shall be required before placement, erection or installation.
4. Prohibited Signs.
 - a. Off premise signs are prohibited.
 - b. Portable signs are prohibited except one A-frame "sandwich" sign will be allowed per business.
 - c. Roof top signs are prohibited.
 - d. Electronic message board signs are prohibited.
 - e. Inflatable, moving, animated and revolving signs are prohibited.
 - f. Flags which are not governmental in nature are prohibited.
5. Mounting and Placement.
 - a. Signs shall be mounted or erected so they do not obscure the architectural features or openings of the building.
 - b. Signs shall not be located in the right-of-way unless projecting from building in conformance with this ordinance.
 - c. Sandwich board signs shall be allowed but shall not be an impediment to pedestrian traffic.
 - d. Free standing signs are permitted but shall not be taller than eight (8) feet or located closer than ten (10) feet to the public right-of-way.
 - e. No sign or portion of a sign shall extend above the cornice line at the top of the building face.
 - f. Ground-floor businesses in multi-story buildings cannot mount signs higher than fourteen (14) feet above grade.
6. Size and Area.
 - a. Size of the sign shall be determined by measuring the area within each face of a geometric shape enclosing all elements of informational or representational matter including blank masking. Structural supports not bearing information shall not be included in the computation of display area. For double faced signs, provided only one side can be seen from the public right-of-way at any location, only one side shall be counted toward the maximum allowable square footage.
 - b. The total maximum allowable sign area for all wall mounted signs is two (2) square feet per linear front foot of the principal building on a public right-of-way including multi-tenant

- buildings. Permitted area may be divided up between a maximum of three (3) signs. No single sign shall exceed eighty (80) square feet. Signs affixed to awnings shall be considered a wall mounted sign.
- c. The total allowable square footage of display area, per side of a monument sign is thirty-six (36) square feet.
 - d. Signs projecting from the building face shall not exceed fifteen (15) square feet or project farther than five (5) feet or one-half the distance to the street curb, whichever is less, and shall not be lower than eight (8) feet above the sidewalk.
 - e. Changeable copy message boards shall not exceed twenty-five (25) square feet and shall be counted toward the maximum square footage allowed for on-site signs.
7. Materials. The structural materials of the sign shall match the historic materials of the building. Wood, metal, stucco, stone, or brick is allowed. Plastic, vinyl, or similar materials are prohibited. Resin simulating the appearance of wood, and fabric may be used as appropriate.
8. Lighting.
- a. Internally lighted signs are subject to review.
 - b. Signs incorporating lighting (back illuminated, neon, etc.) shall be reviewed for appropriateness regardless of the above-mentioned size limitations.
 - c. Lighted signs shall use focused, low intensity illumination. Such lighting shall not shine into or create glare at pedestrian or vehicular traffic, nor shall it shine into adjacent areas. Light fixtures mounted on the ground shall be screened by landscaping.
 - d. Flashing, blinking, revolving, or rotating lights are not permitted.
 - e. Exposed neon may be used but only if appropriate to the context as decided by the appropriate authority.
9. Window Signs.
- a. Signs painted directly on window glass, affixed to the window, or hung in windows are permitted for business identification and logos only. They shall be counted toward the maximum size requirement and shall not exceed twenty-five (25) percent of the window area.
10. Multi-Tenant Buildings.
- a. Signage for the building and for the tenants shall be consistent in size and design.
 - b. Square footage allocation between various tenant spaces shall be responsibility of the owner.
 - c. Multiple individual free-standing signs are prohibited.
 - d. Building identification signs or signs describing the historical context of the building not exceeding six (6) square feet are permitted.
11. Special Purpose Signs. Special purpose signs are not reviewed except as noted.
- a. On site construction signs or signs giving information about the construction or renovation of a building on the same site must be removed at the completion of the project.
 - b. Directional signs, real estate signs or incidental safety signs such as "entrance" or "exit" or that give non-commercial information but do not contain advertisements are exempt from this ordinance.
12. Building Codes. All signs must comply with building code requirements.
13. Non-Conforming Signs. A nonconforming sign is any sign permanently affixed to the ground or a building within the Downtown Overlay District on the effective date of this article which is prohibited by, or does not conform to the requirements of these regulations. Temporary or portable signs shall not be afforded nonconforming status. Qualifying nonconforming signs may continue provided:

- a. The sign provided it is properly maintained,
- b. It is not structurally altered except as required to meet building code requirements,
- c. It is not expanded or altered in any manner except for a change of copy,
- d. Any damage does not exceed fifty (50) percent of the estimated replacement cost.

Section 17.91.070 – PLANS REQUIRED

1. Plans required. Prior to the issuance of any land disturbance permit, building permit or sign permit, the applicant shall submit to the planning and zoning commission with the exception that signs on zero setback properties fronting on Fourth Ave. and Fifth St. shall be submitted for administrative review, an application, full plans including a site plan, landscaping plan, building design including elevations and architectural details of proposed buildings, exterior materials and colors, and plans and elevations of all signs, all of which shall demonstrate that the proposed design is in compliance with all of the requirements of this Auburn Downtown Overlay District
2. Review. The Planning Commission (the "Commission") shall review each application for compliance with all requirements of the Auburn Downtown Overlay District. Upon decision by the Commission that said plans comply with the requirements of the Auburn Downtown Overlay District, the applicant shall then be able to apply for land disturbance, building or signs permits. Where the Commission determines that said plans do not comply with the requirements of this chapter, then the Commission shall notify the applicant in writing stating the manner in which said applicant fails to comply with such requirements. Any appeal of the Planning Commission's decision in this regard shall be to the Mayor and City Council.

Moratorium

The purposes for which the Moratorium enacted April 1, 2021 having been completed upon the adoption of this Ordinance, the Moratorium is hereby terminated, and the City staff is authorized to receive and process properly filed applications for building, development and zoning in the Downtown Overlay District.

Conflict

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

Effective Date

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

Severability

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

SO ORDAINED this ____ day of August, 2021.

Mayor Linda Blechinger

Robert L. Vogel, III Council Member

Peggy J. Langley, Council Member

Bill Ackworth, Council Member

Jay L. Riemenschneider, Council Member

Attest:

Joyce Brown, City Clerk

**MAYOR**

Linda Blechinger

CITY ADMINISTRATOR

Alex W. Mitchem

CITY COUNCIL

Peggy J. Langley

Robert L. Vogel III

Bill Ackworth

Jay L. Riemenschneider

AGENDA ITEM: 4e

TO: Mayor and Council

FM: Jay Miller, Community Development Director

DATE: August 5, 2021

PURPOSE

Approval of annexation of Fowler Farm.

BACKGROUND

Two public hearings have been held for the Fowler Farm case. Planning Commission recommended denial on May 19th. The case was tabled at the June 3rd meeting by City Council to the July 15th workshop. The applicant submitted a traffic impact study for the city's further review and discussion. Staff has finalized proposed conditions of annexation and rezoning for City Council consideration.

RECOMMENDATION

Approval of annexation of Fowler Farm.

ATTACHMENTS

Staff recommended conditions.

**MAYOR**

Linda Blechinger

CITY ADMINISTRATOR

Alex W. Mitchem

CITY COUNCIL

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AGENDA ITEM:

7

TO: Mayor and Council

FM: Jay Miller, Community Development Director

DATE: August 5, 2021

PURPOSE

Approval of rezoning Fowler Farm from AG to PSV.

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RECOMMENDATION

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ATTACHMENTS

Staff recommended conditions.