



CITY ADMINISTRATOR
Michael E. Parks

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

PLANNING COMMISSION

AGENDA

April 15, 2026

1 Auburn Way

6:00 p.m.

CALL TO ORDER:

New Business

Appointment of Officers

Approval of Agenda

Approval of Meeting Minutes from August 20, 2025

1. (SU26-0001) Mark Edgar with The Scruggs Company – DBA Sunbelt Asphalt Services, has petitioned for a special use permit at tax map parcel AU09 022 (1410 Sunbelt Way) to alter an existing asphalt plant facility.
2. (RZ26-0001) Telegraph Properties, LLC, has petitioned to rezone tax map parcel AU05 020A from C-1 (Neighborhood Commercial District) to C-3 (Central Business District) to construct a multi-use commercial development.

ANNOUNCEMENTS

ADJOURNMENT

Agenda subject to change.



Mayor
Richard E. Roquemore

City Council
Robert L. Vogel III
Taylor Sisk
Jamie Bradley
Joshua Rowan

City Administrator
Michael E. Parks

Planning & Zoning
Commission Meeting
Minutes
August 20, 2025

1. Call to Order:

- The meeting was called to order by Chairwoman Skriba at 6:00 PM.
- **Members Present:** Bo Bland, Rob Yoe, Sylvia Barber, Carolyn Wade, Kimberly Skriba

2. Approval of Agenda:

- Chairwoman Skriba entertained a motion to approve the meeting agenda.
- **Motion:** Commissioner Bland, 2nd by Commissioner Yoe
- **Vote:** All in favor. Motion approved and carried.

3. Approval of Minutes (July 23, 2025):

- Chairwoman Skriba entertained a motion to approve the minutes from the July 23, 2025, meeting.
- **Motion:** Commissioner Bland made the motion to approve the minutes.
- **Seconded** by Commissioner Barber
- **Vote:** All in favor. Motion approved.

4. New Business:

Motion to open Public Hearing

Motion: made by Commissioner Yoe, Seconded by Commissioner Bland, motion approved

Case RZ25-0001: Cornerstone Home Builders, LLC The Planning and Zoning Commission held a public hearing for a petition to rezone Tax Map Parcels AU05018 and AU05019 from **Agricultural (AG)** to **Planned Unit Development (PUD)**. The request was to construct a 40-lot single-family residential subdivision.

The primary points of discussion were:

- **Second Entrance:** Commissioners expressed concerns regarding safety and emergency access at the single entrance on Apalachee Church Road and recommended a second entrance on McCully Drive.

- **Landscape Buffer:** The applicant requested a reduction of the 10-foot landscape buffer to 5 feet, with the addition of a privacy fence. Commissioners were concerned that this would set a negative precedent.
- **Traffic and Sewer:** Concerns were raised about future traffic from nearby developments and the existing sewer capacity issues in Barrow County. The applicant clarified that a traffic study was not required for this number of units and that their project had a vested agreement for sewer connections.

Commission Recommendation

A motion was approved to recommend approval of the rezoning application to the mayor and city council, subject to two specific conditions:

1. A **second entrance** must be added on McCully Drive.
2. The **10-foot landscape buffer** must be maintained with no reduction.



MAYOR
Richard E. Roquemore

CITY ADMINISTRATOR
Michael E. Parks

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

AGENDA ITEM: 1

TO: City of Auburn Planning Commission

FROM: Sarah McQuade
City Planner

DATE: April 15, 2026

PURPOSE: SU26-0001. Special use permit to expand/alter an existing asphalt plant in a M-2: Heavy Industry district (tax map parcel AU09 022).

BACKGROUND: The applicant is requesting a special use permit to expand/alter an existing asphalt plant on a 16.18± acre tract in a M-2 (heavy industrial) zone. Pursuant to Code Sec. 17.90.110.D.1, asphalt plants in the M-2 zone require a special use permit, which includes the alteration of existing facilities. If the subject request is denied, the applicant would be able to retain the existing asphalt plant on the site.

STAFF RECOMMENDATION: Approval, with the following conditions:

1. All prior conditions of zoning from the 2015 Special Use Permit shall remain in effect unless specifically modified or superseded herein.
 - 1.1 A construction stormwater National Pollutant Discharge Elimination System (NPDES) permit is required for this site.
 - 1.2 Sunbelt shall prepare a Spill Prevention, Control, and Countermeasure (SPCC) Plan in accordance with the U.S. Environmental Protection Agency's oil spill planning rule. The SPCC must be certified by a Professional Engineer licensed in the State of Georgia; self-certification is not acceptable. The SPCC must cover both the existing Sunbelt facility and the proposed asphalt plant. Prior to construction, the SPCC must be reviewed and concurred with by a Professional Engineer retained on behalf of the City.
 - 1.3 Sunbelt shall prepare a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the Georgia Stormwater Management Manual (GSMM). The SWPPP must meet the requirements:
 - 1.4 In the GSMM, Volume 3, Pollution Prevention Guidebook, pertaining to Asphalt Production Facilities.

- 1.5 In the document entitled "Additional Requirements for Concrete and Asphalt Batch Plants" published by the State of Oklahoma.
- 1.6 The SWPPP must be certified by a Professional Engineer licensed in the State of Georgia; self-certification is not acceptable. The SWPPP must cover both the existing Sunbelt facility and the proposed asphalt plant. Prior to construction, the SWPPP must be reviewed and concurred with by a Professional Engineer retained on behalf of the City.
- 1.7 Wastewater arising from stormwater runoff and spills should be collected and transported to an offsite wastewater treatment facility. Wastewater may alternatively be treated and disposed of onsite. If the above alternatives are not viable then an industrial stormwater NPDES Permit as required by State and Federal Agencies is required. Prior to construction, Sunbelt shall be required to obtain approval of their selected method of wastewater treatment through reports, plan and/or specifications submitted to the City under the seal of a Professional Engineer registered in the State of Georgia. Prior to construction, the wastewater treatment facility shall be reviewed and concurred with by a Professional Engineer retained on behalf of the City.
- 1.8 Sunbelt shall be required to implement all air and water emission control technologies and procedures set forth by State and Federal Agencies in the course of permitting the facility.
2. Development of the site shall generally conform to the conceptual plan and supporting materials submitted as part of the subject application. Minor modifications may be approved administratively, provided they do not materially alter the intensity or character of the use.
3. No portion of the new asphalt plant, nor any buildings or structures directly associated with it, except for fences and walls, shall be constructed closer to any side or rear property line than proposed on the submitted conceptual plan.
4. Except for temporary testing activities, the new asphalt plant shall never operate at the same time as the existing asphalt plant.
5. The existing asphalt plant shall cease operations upon commencement of regular operations of the new facility and shall be fully decommissioned and removed from the site within ninety (90) days thereafter, including all associated equipment, structures, and materials, unless otherwise approved by the City.
6. All site lighting shall be directed and shielded to minimize glare and light spill and prevent off-site illumination onto adjacent properties and public rights-of-way.

FUNDING: N/A



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

DATE RECEIVED _____
 CASE FILE #: SUP _____

SPECIAL USE PERMIT APPLICATION

Applicant: is the (check one) Owner's Agent _____
 Contractor Purchaser _____ Owner, if not the applicant
 Property Owner _____

The Scruggs Company - DBA Sunbelt Asphalt Services

Name (please print) _____ Name (please print) _____

1410 Sunbelt Way

Address _____ Address _____

Auburn, GA 30011

City, State, Zip Code _____ City, State, Zip Code _____

(770) 867-5312

Phone Number(s) _____ Fax _____ Phone Number(s) _____ Fax _____

Contact Person Mark Edgar Phone (770) 867-5312 Fax _____

Cell phone (404) 886-1454 E-mail medgar@sunbeltasphalt.com

Present Zoning Classification(s): M2 - Heavy Manufacturing / Industry District

Proposed Zoning Classification: M2 - Heavy Manufacturing / Industry District

(If different from present, Rezoning Application must be filed)

Proposed Use: Asphalt Plant (Upgrades & Updates to Existing Plant)

Property Location 1410 Sunbelt Way

District _____ Land Lot _____ Tax Map Parcel #: AU 09 021

Staff note:
 The correct tax map parcel
 number is AU09 022.

As a minimum, the following items are required with submittal of this application. Incomplete applications will not be accepted.

1. Payment of fee. (\$850.00 for residential properties and \$1,000.00 for commercial) Make checks payable to City of Auburn.
2. A legal description of the property proposed for rezoning and/or special use permit. (Original or copy, NO FAX)
3. Sixteen (16) copies of the proposed site plan, and one (1) 8 1/2 x 11 reduction of the plan, drawn to scale, showing north arrow, land lot and district, the dimensions, acreage, location of the tract(s), the present zoning classification of all adjacent parcels, the proposed location of the structures, driveways, parking and loading areas, and the location and extent of required buffer areas, prepared by an architect, engineer, landscape architect, or land surveyor whose state registration is current and valid. Site plan must be stamped valid by one of the four above-mentioned professionals no more than three (3) months from date of submittal. The Planning Director strongly encourages the applicant to provide architectural building renderings indicating building elevation and construction materials that the facades and roofs will consist of. All documents must be folded to 8 1/2 x 11".
4. Sixteen (16) stapled or bound copies of the Special Use Permit application and all supporting documents, in addition to one (1) unbound application bearing original signatures and seal. All documents must be folded to 8 1/2 x 11".
5. Additional information in narrative form, or depicted on the site plan, demonstrating how all provisions regarding the special use as listed in the Zoning Regulations will be complied with.
6. Analysis of impact of the proposed Special Use Permit pursuant to Section 17.17.30 of the Zoning Regulation.
7. Applicant's and/or Owner's Certification.
8. Conflict of Interest and Disclosure of Campaign Contributions.

Standards and factors governing review of proposed amendments to official zoning maps. The following standards and factors are found to be relevant to the exercise of the City's zoning powers and shall govern the review of all amendments to the official zoning maps. The applicant's written answers to the following questions are paramount in justifying the requested Special Use or action.

Please respond to the following standards in the space provided or attach additional sheets if necessary. Simply yes/no answers are not acceptable.

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.
The proposed asphalt plant relocation is suitable, as the property is zoned M-2 Heavy Manufacturing / Industry District and is currently developed and operating as an asphalt production facility. The conceptual site plan shows the new plant located within the same industrial parcel, maintaining appropriate separation from property boundaries and surrounding uses. The surrounding area consists of industrial and commercial properties, making the continued asphalt operation consistent with the existing development pattern.
2. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby property.
The relocation of the asphalt plant will not adversely affect nearby properties, as the use already exists on-site. The conceptual plan shows the new plant located internally within the property, while maintaining existing access points, buffers, and site infrastructure. The removal of the existing plant and replacement with updated equipment will maintain orderly site operations and compatibility with
3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
The property has a reasonable economic use under its current M-2 zoning and is currently used for asphalt production and related industrial operations. The proposed relocation allows continued use of the property for its intended industrial purpose while improving the layout and efficiency of operations, as shown on



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

Date Received: _____

File #: _____

CONFLICT OF INTEREST DISCLOSURE

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

[Signature] 3/2/26
Signature of Applicant Date

Signature of Owner Date

Mark Edgar VP 3/2/26
Type or Print Name and Title Date

Type or Print Name and Title Date

[Signature] 3/2/26
Signature of Notary Public Date





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

Date Received: _____

File #: _____

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

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

_____ YES X NO

If yes, please complete the following section:

Name and Official Position of Government Official(s):

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

Mark Edgar
Signature of Applicant

3/2/26
Date

Mark Edgar
Print Name

-
-
4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools,
The conceptual site plan shows the continued use of existing entrances, internal drives, and supporting infrastructure. Because the asphalt plant is being relocated rather than expanded to a new site, traffic volumes and utility demands are expected to remain consistent with current operations. The industrial use does not
5. Whether the zoning proposal is in conformity with the policy and intent of the Land Use Plan,
The proposal is consistent with the Land Use Plan, as the property is designated and zoned for heavy industrial use. The conceptual site plan demonstrates continued use of the property for asphalt production within an established industrial area, supporting the intended purpose of the M-2 zoning district.
6. Whether there is other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.
The conceptual site plan reflects the relocation of the asphalt plant to improve site layout and replace the existing facility with modern equipment. The existing office, shop, scales, and parking areas will remain, allowing continued use of established infrastructure. The removal of the existing plant and installation of the new plant represents an investment in the property and supports its continued industrial use in accordance



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Date Received _____

File #: _____

CERTIFICATIONS

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

OWNER'S CERTIFICATION

The undersigned below, hereby declares that they are the owner(s) of the property, which at 1410 Sublett Way Auburn GA 30011 as shown in the records of Barrow county, GA.

[Signature] 3/3/26
Signature of Owner Date

Mark Edgar VP 3/3/26
Type or Print Name and Title Date

[Signature]
Signature of Notary Public



AGENT'S CERTIFICATION

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

Name of Agent

Signature of Owner

Appeared before me personally this
_____ day of _____, 2____

Agent's Address

Signature of Notary Public

Phone

E-mail

Notary Seal

March 2, 2026

City of Auburn
Planning & Development Department
1 Auburn Way
Auburn, GA 30011

RE: Letter of Intent – Special Use Permit Application
Asphalt Plant Relocation – 1410 Sunbelt Way, Auburn, GA

To Whom It May Concern,

This letter serves as a formal statement of intent to request a Special Use Permit for the property located at 1410 Sunbelt Way, Auburn, Georgia (Parcel AU 09-022). The property encompasses approximately 16.18 acres and is currently zoned M-2 Heavy Manufacturing / Industry District. The request is to allow for the relocation and replacement of the existing asphalt plant with supporting equipment, located approximately 500 feet west of the current plant location, while maintaining existing office, shop, scale, and parking facilities.

The subject property is currently developed and operating as an asphalt production facility and supporting industrial site. The proposed relocation is intended to modernize the existing operation, improve site layout and operational efficiency, and replace aging equipment while maintaining the same overall industrial use of the property. The new plant will be constructed within the same parcel and zoning district, and the existing plant will be removed following completion and commissioning of the new facility.

The Special Use Permit request is justified by several factors. The property is zoned M-2 Heavy Manufacturing / Industry District, which is intended to accommodate intensive industrial uses such as asphalt production. The proposed relocation represents a continuation and improvement of an existing, legally established industrial use and is consistent with the City of Auburn's zoning regulations and industrial land use policies. The relocation allows for improved site organization, continued utilization of existing infrastructure, and long-term operational viability of the facility.

The proposed project will not significantly alter traffic patterns, access points, or utility demands, as the facility currently operates on the property. Existing access drives, office buildings, and support infrastructure will remain in use. The relocation represents reinvestment in the property and supports continued industrial productivity within an appropriately zoned and developed industrial area.

To support this Special Use Permit application, we have included a conceptual site plan and supporting documentation illustrating the proposed plant location, existing infrastructure to remain, and overall site configuration. These materials demonstrate compliance with applicable zoning requirements and the compatibility of the proposed relocation with the existing industrial character of the area.

We are confident that the proposed relocation and replacement of the asphalt plant will provide continued economic benefit and support the long-term industrial use of the property in a manner consistent with the City of Auburn's zoning regulations and land use policies. We look forward to working with the City throughout the review process and are available to provide any additional information as needed.

Thank you for your consideration.

Sincerely,

Jeremy Heidt

The Scruggs Company / Sunbelt Asphalt
4679 Old US 41 North
Mableton, GA 31632
770-867-5312
jheidt@sunbeltasphalt.com

Exhibit "A"
Legal Description

All that tract or parcel of land lying and being in the 1740th District G.M., State of Georgia, County of Barrow, City of Auburn, being Tract 2, encompassing 16.21 acres, more or less, and being more particularly described and delineated according to a plat and survey prepared by Schmitt Engineering and Land Surveying, Inc., certified by Warren Grey Hunter, Georgia Registered Surveyor No. 3010, dated June 5, 2007, entitled "Boundary Survey for: Spencer McCroskey," said plat being of record in the Office of the Clerk for Superior Court for Barrow County, Georgia, in Plat Book 60, Page 211, which said plat and the recording thereof are by reference hereto incorporated herein for a more complete and detailed description.



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

CASE NUMBER:	SU26-0001
LOCATION:	1410 Sunbelt Way
PARCEL NUMBER:	AU09 022
ACREAGE:	16.18± acres
CURRENT ZONING:	M-2: Heavy Manufacturing / Industry district
REQUEST:	Special use permit to expand/alter an existing asphalt plant
FUTURE DEVELOPMENT MAP:	Heavy industrial future land use area
STAFF RECOMMENDATION:	Approval with Conditions
APPLICANT:	The Scruggs Company – DBA Sunbelt Asphalt Services
CONTACT:	Mark Edgar

SUMMARY

The applicant is requesting a special use permit to expand/alter an existing asphalt plant on a 16.18± acre tract in a M-2 ([heavy manufacturing / industry](#)) zone. Pursuant to Code [Sec. 17.90.110.D.1](#), asphalt plants in the M-2 zone require a special use permit, which includes the alteration of existing facilities. If the subject request is denied, the applicant would be able to retain the existing asphalt plant on the site.

The property is located at the intersection of Sunbelt Way (a private road) and Parks Mill Rd, and records indicate it was annexed into Auburn in 2012. In 2015, Sunbelt Paving Company petitioned for a special use permit to operate an asphalt plant on the site. The property was zoned M-2 prior to the request; no rezoning was necessary. On October 1, 2015, the special use permit request was approved with conditions, and an asphalt plant was installed on the site. This enabled the transition of the company's asphalt plant from 301 Parks Mill Rd to the subject 1410 Sunbelt Way. The adopted conditions of the special use permit are provided below:

1. A construction stormwater National Pollutant Discharge Elimination System (NPDES) permit is required for this site.
2. Sunbelt shall prepare a Spill Prevention, Control, and Countermeasure (SPCC) Plan in accordance with the U.S. Environmental Protection Agency's oil spill planning rule. The SPCC must be certified by a Professional Engineer licensed in the State of Georgia; self-certification is not acceptable. The SPCC must cover both the existing Sunbelt facility and the proposed asphalt plant. Prior to construction, the SPCC must be reviewed and concurred with by a Professional Engineer retained on behalf of the City.

3. Sunbelt shall prepare a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the Georgia Stormwater Management Manual (GSMM). The SWPPP must meet the requirements:
 - a. In the GSMM, Volume 3, Pollution Prevention Guidebook, pertaining to Asphalt Production Facilities.
 - b. In the document entitled "Additional Requirements for Concrete and Asphalt Batch Plants" published by the State of Oklahoma.

The SWPPP must be certified by a Professional Engineer licensed in the State of Georgia; self-certification is not acceptable. The SWPPP must cover both the existing Sunbelt facility and the proposed asphalt plant. Prior to construction, the SWPPP must be reviewed and concurred with by a Professional Engineer retained on behalf of the City.

4. Wastewater arising from stormwater runoff and spills should be collected and transported to an offsite wastewater treatment facility. Wastewater may alternatively be treated and disposed of onsite. If the above alternatives are not viable then an industrial stormwater NPDES Permit as required by State and Federal Agencies is required. Prior to construction, Sunbelt shall be required to obtain approval of their selected method of wastewater treatment through reports, plan and/or specifications submitted to the City under the seal of a Professional Engineer registered in the State of Georgia. Prior to construction, the wastewater treatment facility shall be reviewed and concurred with by a Professional Engineer retained on behalf of the City.
5. Sunbelt shall be required to implement all air and water emission control technologies and procedures set forth by State and Federal Agencies in the course of permitting the facility.

Applicable state and federal environmental regulations, including NPDES, SPCC, and SWPPP requirements, remain in effect regardless of this Special Use Permit approval. These requirements operate independently of zoning conditions, and compliance is required in addition to, not in place of, any conditions adopted by the Mayor and Council in 2015, or established as part of this application process. The 2015 conditions of zoning continue to apply unless specifically modified or superseded by the Mayor and Council as part of this request.

The applicant indicates the existing asphalt plant, placed on the site following 2015 special use approval, requires replacement due to age and reliability concerns. The proposal to replace this facility with a newer one on the same site necessitates this subject special use permit request, as it deviates from the original approval. In a conversation following submittal, the applicant clarified that the new facility would have approximately the same output as the existing one. Additionally, the existing and new facilities would not operate concurrently except for testing of the latter. The existing plant would be decommissioned once the new facility formally begins production.

The Barrow County portion of the City of Auburn, which contains the subject site, is in the Northeast Georgia Regional Commission (NEGRC) area. Pursuant to the Georgia Department of Community Affairs (DCA), all new asphalt plants, or the expansion of an existing asphalt plant by greater than 50% percent, are considered Developments of Regional Impact (DRI). Staff with the NEGRC and Auburn have determined that the subject development would not be considered a DRI due to confinement of the activity to the same property and no temporary nor permanent output increase beyond 50%.

The table below compares the relative placement of the existing and proposed asphalt plants. In summary, the new facility would be closer to the residences west of the site, in unincorporated Barrow County, but it

would be set back further from Parks Mill Rd.

	Existing Asphalt Plant	Proposed Asphalt Plant	Net Change
Distance to Nearest Residential Property Line	510 ft	110 ft	-400 ft
Distance to Nearest Wetlands	80 ft	100 ft	+20 ft
Distance to Parks Mill Rd	760 ft	1,210 ft	+450 ft
Note: Distances are measures as the shortest straight-line separation rounded to the nearest ten feet.			

The abutting three (3) residential properties have deep rear setbacks in part due to the creek that bisects each of them. The shortest distance separating a primary residence from the subject industrial property is approximately 480 feet (parcel XX031 015). From there, around 820 feet would separate the property line from the conceptualized asphalt plant, totaling nearly 1,300 feet (a quarter-mile) of separation.

The application states that impacts to local traffic patterns and infrastructure are not anticipated as the new facility would use the same internal drives and entrances/exits as present. All other land uses on the site, including an office, maintenance shop, scale, and associated parking, would also remain consistent.

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
N	M-2: Heavy Industry district, Barrow County AG: Agricultural district	Government offices and facilities, single-family residential	Heavy Industrial, Barrow County Traditional Neighborhood
S	M-1 Light Industry district, Barrow County AG: Agricultural district	Asphalt plant, single-family residential	Heavy Industrial, Barrow County Traditional Neighborhood
W	Barrow County AG: Agricultural district, Barrow County AR: Agricultural Residential district	Single-family residential	Barrow County Traditional Neighborhood
E	M-1 Light Industry district	Utility facilities	Heavy Industrial

Pursuant to the City of Auburn Comprehensive Plan, 2023-2028, the subject site is located within the Heavy Industrial future land use area. This Area is intended for "intensive manufacturing and industrial operations and processes that are not public nuisances and are not dangerous to the health, safety, or general welfare of the inhabitants of the city."

This request does not constitute a significant change of land use or intensity, and it aligns with the subject future land use area.

WETLANDS, STREAMS, AND FLOODPLAIN

The southern edge of the property is located within Flood Zone A according to the FEMA Flood Map Service Center. Per the special use conceptual plan, a portion of the property is also designated wetlands. The existing asphalt plant lies within approximately 80 feet of a designated wetland. The conceptualized replacement facility would maintain near 100 feet of separation from the nearest wetland.

Rock Creek passes through the southeastern portion of the property.

DEVELOPMENT REVIEW

The development shall be subject to the regulations described in the Auburn Municipal Code, unless relief has been explicitly granted as part of this application.

Approval of an erosion control plan from the Georgia Soil and Water Conservation Commission, and Barrow County Fire Marshal development plan approval, is required prior to land disturbance activity.

TRANSPORTATION

In 2024, the Georgia Department of Transportation (GDOT) measured the annual average daily traffic (AADT) on Parks Mill Rd as 1,940 vehicles. This measurement was taken 650 feet south the intersection of Parks Mill Rd and Sunbelt Way.

SPECIAL USE PERMIT ANALYSIS

Pursuant to Sec. 17.170.040, which governs impact analysis, special use permit requests shall be evaluated per the standards of Sec. 17.170.030.

(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.)

Mentions of "rezoning" in the Ordinance criteria shall be interpreted to mean "special use permit" for the purposes of this request.

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 special use permit request would maintain the same land use (asphalt plant) that was approved in 2015 and has been present on the property since then.
- b. The subject site is located along an industrial corridor (Parks Mill Rd); however, the rear of the property abuts a predominantly single-family residential area in unincorporated Barrow County.
 - i. An asphalt plant is suitable and consistent with the land uses found elsewhere along Parks Mill Rd, but does not align with the character of the unincorporated areas to the west.
 - ii. The replacement asphalt plant would *not* be more intense than the existing facility, but its position further west on the property might bring increased impacts to

abutting and nearby residential properties.

- 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 of nearby properties because of the rezoning proposal.
- C. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned;**
 - a. The property is currently zoned M-2 (heavy manufacturing / industry) and is currently developed with an asphalt plant, the replacement of which is the subject of this special use permit request.
- 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. The new asphalt plant is not anticipated to be more burdensome to local infrastructure than the existing facility. Construction, installation, and decommissioning activities might cause a temporary increase in local traffic demand.
- E. Whether the proposed rezoning is in conformity with the policy and intent of the land use plan; and**
 - a. The special use permit request is aligned with the subject Heavy Industrial future land use area.
- 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 request.

COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION

Staff recommends **approval with conditions** of subject special use permit request SU26-0001, as the proposal generally aligns with City regulations and local land use patterns. Staff recommends the following **conditions** be adopted as part of the approval:

1. All prior conditions of zoning from the 2015 Special Use Permit shall remain in effect unless specifically modified or superseded herein.
 - 1.1 A construction stormwater National Pollutant Discharge Elimination System (NPDES) permit is required for this site.
 - 1.2 Sunbelt shall prepare a Spill Prevention, Control, and Countermeasure (SPCC) Plan in accordance with the U.S. Environmental Protection Agency's oil spill planning rule. The SPCC must be certified by a Professional Engineer licensed in the State of Georgia; self-certification is not acceptable. The SPCC must cover both the existing Sunbelt facility and the proposed asphalt plant. Prior to construction, the SPCC must be reviewed and concurred with by a Professional Engineer retained on behalf of the City.
 - 1.3 Sunbelt shall prepare a Stormwater Pollution Prevention Plan (SWPPP) in accordance with

the Georgia Stormwater Management Manual (GSMM). The SWPPP must meet the requirements:

- 1.4 In the GSMM, Volume 3, Pollution Prevention Guidebook, pertaining to Asphalt Production Facilities.
 - 1.5 In the document entitled "Additional Requirements for Concrete and Asphalt Batch Plants" published by the State of Oklahoma.
 - 1.6 The SWPPP must be certified by a Professional Engineer licensed in the State of Georgia; self-certification is not acceptable. The SWPPP must cover both the existing Sunbelt facility and the proposed asphalt plant. Prior to construction, the SWPPP must be reviewed and concurred with by a Professional Engineer retained on behalf of the City.
 - 1.7 Wastewater arising from stormwater runoff and spills should be collected and transported to an offsite wastewater treatment facility. Wastewater may alternatively be treated and disposed of onsite. If the above alternatives are not viable then an industrial stormwater NPDES Permit as required by State and Federal Agencies is required. Prior to construction, Sunbelt shall be required to obtain approval of their selected method of wastewater treatment through reports, plan and/or specifications submitted to the City under the seal of a Professional Engineer registered in the State of Georgia. Prior to construction, the wastewater treatment facility shall be reviewed and concurred with by a Professional Engineer retained on behalf of the City.
 - 1.8 Sunbelt shall be required to implement all air and water emission control technologies and procedures set forth by State and Federal Agencies in the course of permitting the facility.
2. Development of the site shall generally conform to the conceptual plan and supporting materials submitted as part of the subject application. Minor modifications may be approved administratively, provided they do not materially alter the intensity or character of the use.
 3. No portion of the new asphalt plant, nor any buildings or structures directly associated with it, except for fences and walls, shall be constructed closer to any side or rear property line than proposed on the submitted conceptual plan.
 4. Except for temporary testing activities, the new asphalt plant shall never operate at the same time as the existing asphalt plant.
 5. The existing asphalt plant shall cease operations upon commencement of regular operations of the new facility and shall be fully decommissioned and removed from the site within ninety (90) days thereafter, including all associated equipment, structures, and materials, unless otherwise approved by the City.
 6. All site lighting shall be directed and shielded to minimize glare and light spill and prevent off-site illumination onto adjacent properties and public rights-of-way.



MAYOR
Richard E. Roquemore

CITY ADMINISTRATOR
Michael E. Parks

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

AGENDA ITEM: 2

TO: City of Auburn Planning Commission

FROM: Sarah McQuade
City Planner

DATE: April 15, 2026

PURPOSE: RZ26-0001. Rezone tax map parcels AU05 020A from C-1: Neighborhood Business district) to C-3: Central Business district to construct a multi-use commercial development.

BACKGROUND: The applicant is petitioning to rezone a 4.18± acre tract at the corner of Apalachee Church Rd and Atlanta Hwy to C-3: Central Business district to construct a multi-use commercial development. The site would be intended for an indoor self-storage facility with retailers and restaurants as secondary land uses. If the rezoning request is approved, the site would be developed with approximately 90,000 square feet of commercial space.

STAFF RECOMMENDATION: Approval, with the following conditions:

1. Development of the site shall generally conform to the conceptual plan and supporting materials submitted as part of the subject application. Minor modifications may be approved administratively, provided they do not materially alter the intensity or character of the use.
2. No fewer than 75% of self-storage units shall be indoor and climate-controlled. No outdoor storage of vehicles, boats, trailers, equipment, or materials shall be permitted. Self-storage access shall be limited to the hours of 7:00 a.m. to 10:00 p.m.
3. The following land uses are prohibited on the site:
 - a. Automotive repair, maintenance, or modification establishments, including body shops and tire stores.
 - b. Car washes, whether automatic, self-service, or full-service, except for temporary charity or non-profit events.
 - c. Contractor yards, equipment rental yards, or similar uses involving outdoor storage or staging of materials or equipment.
 - d. Gas stations, fuel sales, and convenience stores, including any use combining retail sales with fuel dispensing.

- e. Hotels, motels, extended stay facilities, or similar lodging uses.
 - f. Liquor stores, package stores, or establishments where the primary use is the retail sale of alcoholic beverages for off-premises consumption.
 - g. Pawn shops, title pawn establishments, check cashing establishments, or similar financial service uses not involving traditional banking institutions.
 - h. Smoke shops, vape shops, CBD/hemp stores, or similar establishments primarily engaged in the sale of tobacco, nicotine, or hemp-derived products.
 - i. Tattoo parlors, body piercing establishments, or similar personal service uses.
 - j. Vehicle rental, leasing, or sales establishments, including new or used automobile, truck, or equipment sales.
4. Outdoor storage, sales, and display shall be prohibited. This shall include the storage of vehicles, equipment, materials, or merchandise outside of enclosed buildings.
 5. No portion of any building on the site shall have a building height greater than thirty (30) feet.
 6. The following architectural requirements shall be satisfied by each individual building:
 - a. All facades shall have an architectural treatment of brick, stone, stucco, fiber cement, or glass.
 - b. No greater than 80% of the total area of any façade shall consist of any one architectural material.
 - c. Metal siding is prohibited, except for secondary architectural elements such as trim or canopies.
 - d. No individual self-storage unit doors shall face or be directly visible from any abutting public roadway.
 7. The developer shall provide direct, ADA-accessible pedestrian access, from the Atlanta Highway right-of-way to the site. Sidewalks shall be constructed along the entire property frontage at no less than five (5) feet wide and shall connect to primary building entrances and the internal sidewalk network.
 8. No direct vehicular site access shall occur from Atlanta Highway.
 9. The development shall function as a unified commercial development. Internal access drives shall provide cross-access between all buildings and any future subdivided parcels, and shared access, cross-access easements, and coordinated stormwater management and parking shall be provided. The site shall be designed to allow for future interparcel vehicular access to adjacent properties, where feasible. Pedestrian connectivity shall be provided between all buildings and uses on the site through an internal sidewalk network connecting to required public sidewalks.
 10. All site lighting shall be directed and shielded to minimize glare and light spill and prevent off-site illumination onto adjacent properties and public rights-of-way.

11. Drive-through facilities shall provide sufficient on-site stacking to prevent overflow onto internal drives or public rights-of-way.
12. All dumpsters and service areas shall be screened on all sides with materials consistent with the principal building.
13. No fence, gate, or wall greater than seven (7) feet in height at any point shall be installed on the site.
14. Natural vegetation shall remain on the property until the issuance of a land disturbance permit (LDP) for site development.
15. A traffic impact study shall be prepared and submitted for review and approval by the City Engineer prior to issuance of a land disturbance permit (LDP). The study shall evaluate site access, trip generation, queuing, and impacts to Atlanta Highway and Apalachee Church Road. 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 Apalachee Church 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.

FUNDING: N/A

REZONING APPLICATION



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

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

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME: TELEGRAPH PROPERTIES, LLC	NAME: RSE PROPERTIES SEVEN, LLC	ADDRESS: 1021 TURPLEY CT	ADDRESS: P.O. Box 210
CITY: WATKINSVILLE	CITY: STEPHENS	STATE: GA ZIP: 30677	STATE: GA ZIP: 30667
PHONE: 706-224-4215	PHONE: 404-372-0400	EMAIL: CONTACT @ CHUCK WARREN, COM	EMAIL: RODDY.RSE @ AOL.COM
CONTACT PERSON: JUN MANTOOTH		PHONE: 706-338-9413	
EMAIL: MAN2TH @ yahoo.com			

APPLICANT IS:	<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICT(S):	C-1	REQUESTED ZONING DISTRICT:	C-3
PARCEL NUMBER(S):	AV05 020A	ACREAGE:	4.18
ADDRESS OF PROPERTY: NO SITES ADDRESS / South East Intersection of ^{NR Hwy} Apartment Church Rd			
PROPOSED DEVELOPMENT: MIXED USE - RESTAURANT / COFFEE / RETAIL / STORAGE			

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
NO. OF LOTS/DWELLING UNITS:	NO. OF BUILDINGS/LOTS: 3 / 3
DWELLING UNIT SIZE (SQ.FT.):	TOTAL BUILDING SQ.FT.: 90,000
GROSS DENSITY:	DENSITY:
NET DENSITY:	

PLEASE ATTACHED A LETTER OF INTENT EXPLAINING PROPOSED DEVELOPMENT

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

PURSUANT TO REQUIREMENTS OF THE ZONING ORDINANCE, THE CITY COUNCIL FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

(1) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

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

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

(4) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

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

(6) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED REZONING:

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

PURSUANT TO REQUIREMENTS OF THE ZONING ORDINANCE, THE CITY COUNCIL FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER. PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

(1) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

The proposed rezoning to C-3 will permit a commercial use that is consistent with and suitable for the established commercial character of the intersection of Atlanta Highway and Apalachee Church Road. The property is surrounded by commercially zoned properties (C-1 and C-3) and is located across from existing highway-oriented commercial uses including restaurants and a convenience store. The proposed self-storage facility and neighborhood-scale pad-ready retail sites are appropriate for a major commercial corridor and represent a lower-intensity use than many uses currently permitted in adjacent zoning districts.

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

The proposed rezoning will not adversely affect adjacent or nearby properties. Self-storage is a low-traffic, low-noise, low-impact commercial use with no outdoor activity areas and limited access hours. The development will be fully gated and secured. The pad-ready sites are restricted to neighborhood-scale retail and restaurant uses. No heavy commercial or intensive C-3 uses are proposed. Given the commercial nature of the surrounding intersection and the absence of directly adjacent residential zoning, the proposed use will be compatible and should not diminish the usability or value of nearby properties.

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

While the property could, in theory, be developed under its current C-1 classification, the C-1 district is primarily intended for neighborhood-serving retail uses. Given the site's location on a high-traffic commercial corridor (approximately 19,000 vehicles per day), a corridor-oriented commercial classification is more appropriate. The current zoning does not permit self-storage, which is a suitable and economically viable use for this parcel. The requested C-3 classification aligns the property's regulatory framework with its physical location and surrounding commercial development pattern.

(4) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

The proposed development will not create an excessive or burdensome impact on public infrastructure. Self-storage facilities generate significantly fewer daily vehicle trips than many commercial uses permitted under existing zoning. Atlanta Highway is a major arterial corridor with capacity to accommodate projected traffic volumes. Water and sewer services are available through the City, and self-storage facilities have minimal sewer demand compared to retail or restaurant uses. The project will have no impact on school capacity and is not anticipated to increase demands on public safety services due to its secure, controlled-access design.

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


The property is designated Commercial Corridor in the City's Comprehensive Land Use Plan. The proposed rezoning to C-3 supports the policy intent of concentrating commercial activity along designated corridors and major intersections. The development reinforces the corridor's commercial function while maintaining controlled intensity through voluntary limitations on building height, prohibited heavy uses, and dark-sky compliant lighting. The request is consistent with the Comprehensive Plan's objective of orderly and compatible commercial growth.

(6) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED REZONING:

The subject property is located at a signalized intersection within an established commercial node experiencing continued growth and development, including nearby restaurant, convenience store, and retail uses. The Commercial Corridor designation reflects the City's recognition of this area as appropriate for corridor-scale commercial activity. Additionally, the absence of floodplain, wetlands, or significant environmental constraints supports orderly development. The requested rezoning allows the property to develop in a manner consistent with existing and emerging commercial patterns while maintaining compatibility through voluntary conditions.

REZONING APPLICANT'S CERTIFICATION

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


SIGNATURE OF APPLICANT

2-26-26
DATE

Jon Manboeth
PRINT NAME AND TITLE


SIGNATURE OF NOTARY PUBLIC

2-26-26
DATE

NOTARY SEAL

LISSETH TANNEBERGER
Notary Public - State of Georgia
Oconee County
My Commission Expires Apr 30, 2027

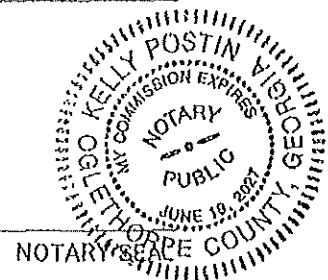
REZONING PROPERTY OWNER'S CERTIFICATION

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.

Kelly Postin 2-23-2026
SIGNATURE OF PROPERTY OWNER DATE

Ruddy Stueckvant Manager
PRINT NAME AND TITLE
RSE Properties Seven LLC

Kelly Postin 2-23-2026
SIGNATURE OF NOTARY PUBLIC DATE



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.

[Signature] 2-23-2026
 SIGNATURE OF PROPERTY OWNER DATE

Roddy Sturdivant Manager
 PRINT NAME AND TITLE RSE Properties Seven LLC

[Signature] 2-23-2026
 SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

YES NO

[Signature]
 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.

LETTER OF INTENT

Rezoning Request – Parcel AU05 020A
Intersection of Atlanta Highway & Apalachee Church Road
Auburn, Georgia

1. Project Identification

Owner:

RSE Properties Seven, LLC

Applicant:

Telegraph Properties, LLC
Representative: Jon Mantoofh
Email: man2th@yahoo.com
Phone: 706-338-9413

Builder:

Milestone Construction

Property Location:

Parcel ID: AU05 020A
Location: Intersection of Atlanta Highway and Apalachee Church Road
(No assigned situs address)

Acreage:

4.18 acres

Road Frontage:

Approximately 453 feet along Atlanta Highway
Approximately 483 feet along Apalachee Church Road

Adjacent Zoning:

North – C-1
South – C-1
East – C-1
West – C-3

Existing Zoning: C-1 (Neighborhood Commercial)

Requested Zoning: C-3 (Central Business District)

Current Land Use:

The property is currently vacant and undeveloped.

2. Project Description and Purpose

Overview

The applicant proposes development of a Class A self-storage facility with two pad-ready commercial outparcels. The request for C-3 zoning is necessary to permit self-storage use while allowing flexibility for compatible commercial pad development consistent with the Commercial Corridor designation of the City's Comprehensive Plan.

Self-Storage Component

- One bi-level building
- 80,000 square feet gross building area
- Approximately 68,000 square feet net rentable area
- Approximately 540 storage units
- 75% climate-controlled / 25% drive-up
- Maximum building height: 24 feet (front elevation), 12 feet (rear)
- Voluntary maximum height cap: 30 feet

The facility will be:

- Fully fenced and gated
- Unmanned
- Tenant access limited to 7:00 a.m. – 10:00 p.m.
- Equipped with AI-based surveillance, mobile access technology, keypad entry, and full camera coverage

Estimated deliveries: approximately two per week.

Self-storage is a low-traffic, low-impact commercial use and generates substantially fewer daily trips than many uses permitted in C-3 districts.

Retail / Pad-Ready Component

- Two pad-ready sites
- Lot 1, located along the Western side of the parent tract, is designed to accommodate a drive thru coffee shop. Typical coffee shops of this design contain approximately 1,800 Square feet.
- Lot 2 is designed to accommodate a single-story building with a footprint of approximately 7,200 square feet. Final usage of square footage not determined at this time, but for purposes of this application, the assumption is that 50% of the building will be in restaurant use and the remaining 50% of the building used for retail/services.
- Shared access drives and stormwater infrastructure installed upfront.

- Approximately 97 parking spaces provided for entire site development.

Pad sites are intended for neighborhood-scale retail, restaurant, or coffee shop uses. Drive-through facilities will be permitted.

Deliveries for future restaurant users are expected daily; however, the size and scale are intended to remain corridor-appropriate and neighborhood-serving.

Estimated Traffic

Primary Access: Apalachee Church Road

Prepared using data from the Trip Generation Manual, published by the Institute of Transportation Engineers (ITE), 2021.

Proposed Development Program

The proposed development consists of the following uses:

- 80,000 SF Self-Storage Facility
- 3,600 SF Fast Casual Restaurant
- 3,600 SF Retail/Service Space (Strip Retail)
- 1,800 SF Drive-Through Coffee Shop

Total commercial building area: 89,000 SF

Trip Generation – Gross (Unadjusted)

ITE 11th Edition weighted average trip generation rates were applied as follows:

Land Use	ITE Code	Size	Daily Trips	AM Peak Hour	PM Peak Hour
Self-Storage	151	80,000 SF	216	12	20
Fast Casual Restaurant	930	3,600 SF	350	21	67
Strip Retail	822	3,600 SF	138	27	48
Drive-Through Coffee	937	1,800 SF	960	182	79
TOTAL (Gross)			1,664	242	214

All peak-hour volumes reflect the adjacent street's peak-hour conditions.

Pass-By Adjusted (Net New) Trips

Given the site's location along a developed commercial corridor, a substantial portion of retail and restaurant traffic is expected to consist of pass-by trips (vehicles already traveling on the roadway network).

Planning-level pass-by adjustments were applied as follows:

- Self-Storage: 0% reduction
- Fast Casual Restaurant: 43% pass-by
- Strip Retail: 40% pass-by
- Drive-Through Coffee: 55% pass-by

After applying pass-by reductions:

Category	Daily Trips	AM Peak	PM Peak
Net New Trips	~931	~122	~122

Summary Observations

- The self-storage component generates minimal traffic relative to typical commercial uses.
- The drive-through coffee shop contributes the highest AM peak activity; however, a majority of those trips are expected to be pass-by in nature.
- Total net new traffic volumes are modest for a commercial corridor context.
- Primary site access on Apalachee Church Road allows operational separation from Atlanta Highway through traffic.

Based on ITE planning-level analysis, the proposed development is not expected to create traffic impacts disproportionate to those of typical commercial development of a similar scale.

Timeline

- Target Rezoning Hearing: May 14, 2026
- Construction Start: July 2026
- Anticipated Completion: April 2027

3. Justification and Impact Analysis

Reason for Rezoning

The current C-1 designation is intended primarily for neighborhood-serving retail uses and does not permit self-storage facilities. Given the property's location along Atlanta Highway — a designated Commercial Corridor and identified growth corridor — the C-3 classification is more appropriate.

The requested zoning aligns the property's regulatory designation with its location in the corridor and the surrounding commercial intensity.

Consistency with Comprehensive Plan

The property is designated Commercial Corridor in the City's Comprehensive Plan. The proposed development supports corridor-oriented commercial activity by:

- Placing a structured commercial building at a prominent intersection
- Providing future retail pad opportunities
- Maintaining a controlled and low-impact primary use

The project reinforces the corridor's economic function without introducing high-intensity or incompatible uses.

Compatibility with Surrounding Area

Existing uses surrounding the property include:

- McDonald's and AutoZone across Atlanta Highway
- Amoco gas station/convenience store across Apalachee Church Road
- Liquor store under construction to the east
- Converted SFR currently being used as Glory Heights Church to the south

The area is predominantly commercial in character at the intersection node.

While residential subdivisions are approximately one-half mile up Apalachee Church Road, the subject property is located within an established commercial intersection and is not directly adjacent to residential zoning.

Impact on Public Infrastructure

- **Water and Sewer:** Provided by the Local Government; storage facilities and retail usage place minimal demand on sewer infrastructure. This lower usage of these 2 use types offsets the water/sewer usage of the potential restaurant/coffee shop
- **Schools:** No impact.
- **Public Safety:** Unmanned operation with advanced surveillance reduces public safety demand.
- **Traffic:** Traffic generation is modest relative to corridor capacity.

The site contains no floodplain, wetlands, or streams. The property slopes generally from the south toward the northwest corner; stormwater management will be engineered accordingly. Shared stormwater facilities will be constructed as part of initial development.

4. Special Considerations and Voluntary Conditions

To ensure compatibility and provide clarity regarding future development, the applicant voluntarily proposes the following conditions:

1. Maximum building height limited to 30 feet.
2. Prohibition of heavy C-3 uses such as auto repair facilities, heavy equipment sales, or similar intensive uses.

These voluntary limitations ensure the development remains consistent with corridor expectations while avoiding unintended intensification.

5. Attachments and Closing

A conceptual site plan is submitted concurrently with this Letter of Intent illustrating:

- Building layout
- Access points
- Parking
- Stormwater concept
- Pad-ready configuration
- Circulation and service areas

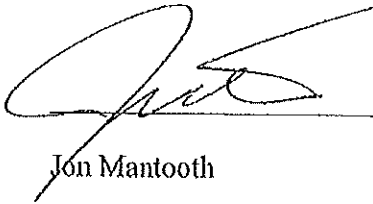
Conclusion

The requested rezoning from C-1 to C-3 is a logical and appropriate adjustment for a prominent intersection within the City's designated Commercial Corridor. The proposed development provides:

- A low-impact commercial use
- Controlled and modern design
- Limited infrastructure demand
- Opportunity for neighborhood-serving retail
- Enhanced economic activity without adverse community impact

The project promotes the public health, safety, and general welfare by delivering orderly commercial growth consistent with the Comprehensive Plan.

Respectfully submitted,



Jon Mantoath

Telegraph Properties, LLC
Authorized Representative

Business Plan

Ground-Up Class A Storage Facility

The LockBox Auburn project represents a cutting-edge approach to self-storage and retail. Our business plan involves constructing a modern facility designed for efficiency and sustainability. With tech-enabled operations, we aim to lower overhead costs while maximizing tenant satisfaction, ensuring a strong return on investment for our stakeholders.



Ground-Up Class A Retail Facility

The retail component is designed to activate the Atlanta Highway frontage and create a steady flow of daily traffic that enhances visibility and long-term value for the storage facility. Target tenants include national and regional operators such as Dunkin', Scooter's Coffee, Barberitos, Cafe Racer, and a high-end laundry concept, all of which serve the surrounding residential growth corridor. This complementary retail mix strengthens the project's cash flow diversity while increasing site visibility, convenience, and overall asset value at exit.



BEGINNING at the intersection of the southwesterly right-of-way line of Apalachee Church Road (80' R/W) and the southeasterly right-of-way line of Georgia State Road No. 8 (80' R/W), run thence along the aforesaid right-of-way line of Georgia State Road No. 8 North 73 degrees 24 minutes 11 seconds East a distance of 355.84 feet to a point; continuing along the aforesaid right-of-way line, run thence North 74 degrees 05 minutes 34 seconds East a distance of 50.74 feet to a point; continuing along the aforesaid right-of-way line, run thence North 72 degrees 34 minutes 15 seconds East a distance of 1.79 feet to a point; leaving the aforesaid right-of-way line, run thence South 28 degrees 28 minutes 58 seconds East a distance of 432.54 feet to a point; run thence South 68 degrees 11 minutes 02 seconds West a distance of 417.66 feet to a point located on the aforesaid right-of-way line of Apalachee Church Road; run thence along the aforesaid right-of-way line North 22 degrees 11 minutes 54 seconds West a distance of 82.79 feet to a point; continuing along the aforesaid right-of-way line, run thence North 26 degrees 10 minutes 10 seconds West a distance of 97.20 feet to a point; continuing along the aforesaid right-of-way line, run thence North 27 degrees 23 minutes 21 seconds West a distance of 93.24 feet to a point; continuing along the aforesaid right-of-way line, run thence North 28 degrees 04 minutes 28 seconds West a distance of 94.89 feet to a point; continuing along the aforesaid right-of-way line, run thence North 28 degrees 32 minutes 07 seconds West a distance of 101.21 feet to a point, said point being the true place or point of BEGINNING.

TOGETHER WITH AND SUBJECT TO the easements contained in Warranty Deed dated January 3, 1996 from W.R. Rooks, Ruth Tullis Rooks and Pamela Kay Rooks to William L. Lewis recorded in Deed Book 307, page 399, Barrow County Records.

Said property is conveyed subject to those permitted title exceptions set forth on Exhibit "A" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **PLEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of Grantor and all others claiming by, through or under Grantor, but not otherwise.

PLAT FOR

1740 G.M.D. 4.18 ACRES
 BARROW COUNTY, GEORGIA
 SCALE: 1"=100' OCTOBER 29, 2002

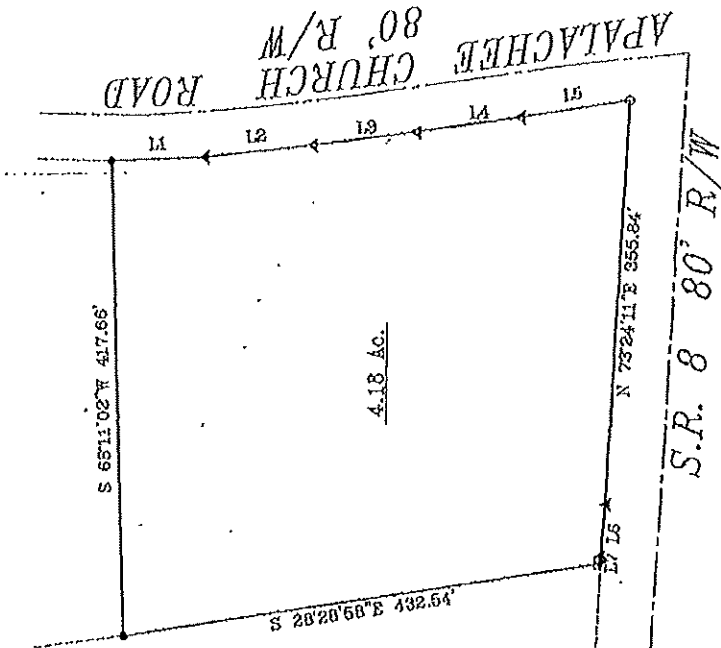
TOPCON CRT 241D
 TRAVERSE CLOSURE 1/20,000
 NO ADJUSTMENT
 MAP CLOSURE 1/486,714

THIS PLAT IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND
 PROTECTIVE COVENANTS OF RECORD.



JERRY PATRICK WARD, P.L.S. #2561
 PATTERSON & ASSOCIATES, INC.
 105 BRISTOL GEORGIA 30675
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JOB# 2207L



N/F HARDERS

LEGEND

○	1/2" REBAR SET
°	1/2" PIPE FOUND
⊗	1/2" REBAR FOUND
A	COMPUTED POINT

Course	Bearing	Distance
L1	N 22°11'54" W	82.79'
L2	N 25°10'10" W	97.20'
L3	N 27°23'21" W	93.24'
L4	N 28°04'25" W	94.89'
L5	N 28°32'07" W	101.21'
L6	N 74°05'34" E	50.74'
L7	N 72°34'15" E	1.79'



COMMUNITY DEVELOPMENT DEPARTMENT
 CITY OF AUBURN
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 AUBURN, GA 30011
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CASE NUMBER: RZ26-0001
LOCATION: Atlanta Highway NW
PARCEL NUMBER: AU05 020A
ACREAGE: 4.18± acres
CURRENT ZONING: C-1: Neighborhood Business district
REQUEST: Rezone to C-3: Central Business district to construct a multi-use commercial development
FUTURE DEVELOPMENT MAP: Corridor Commercial future land use area
STAFF RECOMMENDATION: Approval with Conditions
APPLICANT: Telegraph Properties, LLC
CONTACT: Jon Mantooth

SUMMARY

The applicant is petitioning to rezone a 4.18± acre tract from C-1: Neighborhood Business district ([Sec. 17.90.070](#)) to C-3: Central Business district ([Sec. 17.90.090](#)) to construct a multi-use commercial development. No specific tenants have been identified, but the applicant intends for an indoor self-storage facility with retailers and restaurants as secondary land uses. If the rezoning request is approved, the site would be developed with approximately 90,000 square feet of commercial space.

The subject site, located at the eastern corner of Apalachee Church Road and Atlanta Highway (GA-8/US-29 Business), is currently vacant and has no recorded history of development. The intended development would be entirely non-residential, anchored by an approximately 80,000 square foot indoor self-storage facility. A project description has been provided as part of the application. Staff has analyzed the description in the table below:

Applicant Project Description: Self-Storage Component	Staff Analysis
80,000 square feet total, 68,000 square feet of net rentable area split between approximately 540 storage units	The Zoning Ordinance does not govern building footprints nor square footages for the C-3 zone.
Around 75% of units will be climate controlled, the others will be drive-up [accessed from the outside]	Drive-up units create an industrial appearance; staff recommends these entrances be oriented toward the rear as to not be visible from Atlanta Highway nor Apalachee Church Road.

One bi-story building; not to exceed 30 feet in height; the front elevation will measure 24 feet, and the rear will be 12 feet	This would comply with Code-required 40-foot maximum height and maintain consistency with surrounding development.
Fully fenced and gated, unmanned; tenant access will be limited to 7:00am to 10:00pm	Fences and gates must meet emergency access provisions and Code requirements.
Technological features to include surveillance, mobile access, keypad entry, and security cameras	Security lighting shall not leak onto surrounding properties.
<u>Please Note:</u> Some component items have been combined into one line in this table.	

The application describes the remainder of the site to be "retail/pad-ready." Each building would be on its own parcel per the concept plan; requiring subdivision of the site into three (3) lots. If approved, the final site configuration would be determined at time of permitting by the applicant, as multiple commercial buildings are permitted on one parcel. Any subdivision would be required to meet the minimum district requirements of the C-3 district, including applicable yard and height standards, in accordance with the Sec. 17.90 Use Provisions and other applicable standards for site development. The application describes a roughly 1,800 square foot drive-through coffee shop, and a separate commercial building around 7,200 square feet intended for retail and restaurant uses; however, these uses are proposed and illustrative only. The property may be developed with any use permitted by right within the C-3: Central Business district. The application includes architectural renderings; the self-storage facility rendering is generally consistent with the narrative; providing a one-story building with overhead doors, windows, and architectural façade treatment. Absent specific zoning conditions adopted as part of rezoning approval, the property owner would retain land use flexibility pursuant to the land uses permitted in the C-3: Central Business district.

The application includes traffic impact data; however, no formal traffic impact study has been presented to staff at the time of writing. The traffic data provides standard vehicle volumes by land use type and does not include recommendations. According to the data, 1,664 new daily vehicle trips would be generated by the proposed development; when adjusted for pass-by traffic, it decreases to 931 daily trips. Substantial traffic volume would be added to Apalachee Church Road and its intersection with Atlanta Highway due to this project. The submittal indicates the site is located "at a signalized intersection," but there is no traffic signal at Apalachee Church Road and Atlanta Highway. The development would be accessed by two driveways from Apalachee Church Road, one of which appears exclusive to the self-storage segment.

Pursuant to [Sec. 17.170.060](#), the City Council may impose conditions of zoning as part of a rezoning action. The applicant voluntarily proposes two (2) zoning conditions to be adopted if their application is approved:

1. Maximum building height limited to 30 feet.
2. Prohibition of heavy C-3 uses such as auto repair facilities, heavy equipment sales, or similar intensive uses.

The proposed zoning conditions are consistent with zoning regulations and represent restrictions upon the use and development of the property. These conditions would only be enforceable if adopted at the time of rezoning approval.

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
N	C-1: Neighborhood Business district	Vacant land	Corridor Commercial
S	C-1: Neighborhood Business district	Place of worship	Neighborhood Commercial
W	C-3: Central Business District, PUD: Planned Unit Development	Gas station/convenience store, single-family residential (under construction)	Corridor Commercial, Agricultural
E	C-1: Neighborhood Business district	Retail (under construction)	Corridor Commercial

Pursuant to the City of Auburn Comprehensive Plan, 2023-2028, the development site is located within the Corridor Commercial future land use area. This Area is intended for "location[s] accessible to large numbers of people [that] serve substantial portions of the community. Predominantly located along Atlanta Highway. Includes civic space."

The proposed zoning district and land uses detailed in the application generally align with the intent of the Corridor Commercial area.

WETLANDS, STREAMS, AND FLOODPLAIN

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

DEVELOPMENT REVIEW

The development shall be subject to the regulations described in the **Auburn Municipal Code**, unless relief has been explicitly granted as part of this application.

Approval of an erosion control plan from the Georgia Soil and Water Conservation Commission, and Barrow County Fire Marshal development plan approval, is required prior to land disturbance activity.

The conceptual plans shows on-site stormwater detention at the northwest corner of the site, near the roadway intersection, and the application notes the facility would be shared by all site occupants.

TRANSPORTATION

In 2024, the Georgia Department of Transportation (GDOT) measured the annual average daily traffic (AADT) on Atlanta Highway (GA-8/US-29 Business) as 19,000 vehicles, measured near its intersection with Auburn Run Ln. GDOT does not maintain traffic counts for Apalachee Church Road.

Traffic impact data has been provided as part of this request, estimating 1,664 vehicle trips per day. However, no professional traffic impact study with recommendations has been made available at the time of writing.

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 Atlanta Highway corridor is characterized by small- and medium-scale commercial developments, including retail, quick-service restaurants, and gas stations.
 - b. The areas immediately south of Atlanta Highway are developed with low-density residential land uses.
 - i. The proposed rezoning is intended for land uses that are consistent with the Atlanta Highway corridor and would not infringe upon the low-density residential character of areas south.

- 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.

- C. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned;**
 - a. The property is currently zoned C-1 (Neighborhood Commercial district), and has reasonable economic use with this zoning designation.
 - b. Several nearby properties are zoned C-1; land uses include places of worship, retailers, and personal services.

- 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. Per the application, an average of 1,664 vehicles would visit the property daily if the rezoning is approved, and all traffic would use Apalachee Church Road to access the site.
 - i. The increased traffic volume associated with the development might negatively impact the functionality of the Apalachee Church Road intersection with Atlanta Highway.

- E. Whether the proposed rezoning is in conformity with the policy and intent of the land use plan; and**
 - a. The proposed rezoning generally conforms to the subject Corridor Commercial future land use area.
 - i. The development would be accessible to a larger consumer base and serve a substantial portion of the community, which is aligned with the Corridor Commercial

intent.

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 subject rezoning request RZ26-0001, as the proposal generally aligns with City regulations and local land use patterns. Staff recommends the following **conditions** be adopted as part of the approval:

1. Development of the site shall generally conform to the conceptual plan and supporting materials submitted as part of the subject application. Minor modifications may be approved administratively, provided they do not materially alter the intensity or character of the use.
2. No fewer than 75% of self-storage units shall be indoor and climate-controlled. No outdoor storage of vehicles, boats, trailers, equipment, or materials shall be permitted. Self-storage access shall be limited to the hours of 7:00 a.m. to 10:00 p.m.
3. The following land uses are prohibited on the site:
 - a. Automotive repair, maintenance, or modification establishments, including body shops and tire stores.
 - b. Car washes, whether automatic, self-service, or full-service, except for temporary charity or non-profit events.
 - c. Contractor yards, equipment rental yards, or similar uses involving outdoor storage or staging of materials or equipment.
 - d. Gas stations, fuel sales, and convenience stores, including any use combining retail sales with fuel dispensing.
 - e. Hotels, motels, extended stay facilities, or similar lodging uses.
 - f. Liquor stores, package stores, or establishments where the primary use is the retail sale of alcoholic beverages for off-premises consumption.
 - g. Pawn shops, title pawn establishments, check cashing establishments, or similar financial service uses not involving traditional banking institutions.
 - h. Smoke shops, vape shops, CBD/hemp stores, or similar establishments primarily engaged in the sale of tobacco, nicotine, or hemp-derived products.
 - i. Tattoo parlors, body piercing establishments, or similar personal service uses.
 - j. Vehicle rental, leasing, or sales establishments, including new or used automobile, truck, or equipment sales.
4. Outdoor storage, sales, and display shall be prohibited. This shall include the storage of vehicles, equipment, materials, or merchandise outside of enclosed buildings.
5. No portion of any building on the site shall have a building height greater than thirty (30) feet.
6. The following architectural requirements shall be satisfied by each individual building:
 - a. All facades shall have an architectural treatment of brick, stone, stucco, fiber cement, or glass.
 - b. No greater than 80% of the total area of any façade shall consist of any one architectural

- material.
- c. Metal siding is prohibited, except for secondary architectural elements such as trim or canopies.
 - d. No individual self-storage unit doors shall face or be directly visible from any abutting public roadway.
7. The developer shall provide direct, ADA-accessible pedestrian access, from the Atlanta Highway right-of-way to the site. Sidewalks shall be constructed along the entire property frontage at no less than five (5) feet wide and shall connect to primary building entrances and the internal sidewalk network.
 8. No direct vehicular site access shall occur from Atlanta Highway.
 9. The development shall function as a unified commercial development. Internal access drives shall provide cross-access between all buildings and any future subdivided parcels, and shared access, cross-access easements, and coordinated stormwater management and parking shall be provided. The site shall be designed to allow for future interparcel vehicular access to adjacent properties, where feasible. Pedestrian connectivity shall be provided between all buildings and uses on the site through an internal sidewalk network connecting to required public sidewalks.
 10. All site lighting shall be directed and shielded to minimize glare and light spill and prevent off-site illumination onto adjacent properties and public rights-of-way.
 11. Drive-through facilities shall provide sufficient on-site stacking to prevent overflow onto internal drives or public rights-of-way.
 12. All dumpsters and service areas shall be screened on all sides with materials consistent with the principal building.
 13. No fence, gate, or wall greater than seven (7) feet in height at any point shall be installed on the site.
 14. Natural vegetation shall remain on the property until the issuance of a land disturbance permit (LDP) for site development.
 15. A traffic impact study shall be prepared and submitted for review and approval by the City Engineer prior to issuance of a land disturbance permit (LDP). The study shall evaluate site access, trip generation, queuing, and impacts to Atlanta Highway and Apalachee Church Road. 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 Apalachee Church 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.