



CITY ADMINISTRATOR
Michael E. Parks

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

PLANNING COMMISSION

AGENDA

June 17, 2026

1 Auburn Way

6:00 p.m.

CALL TO ORDER:

New Business

Approval of Agenda

Approval of Meeting Minutes - April 15, 2026

1. The City of Auburn petitions for a proposed update to the official zoning map to reflect all zoning changes approved after the prior update.
2. Consider the adoption of text amendments to the City's Zoning Ordinance to clarify standards for fences and walls.

ANNOUNCEMENTS

ADJOURNMENT

Agenda subject to change.



MAYOR
Rick E. Roquemore

CITY ADMINISTRATOR
Michael E. Parks

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

Planning Commission Meeting Minutes
April 15, 2026

1. Call to Order:

- The meeting was called to order by Chairwoman Skriba at 6:09 PM.
- **Members Present:** Bo Bland, Kim Skriba, Kendall Roseboro, Nathan Deal
- **Appointment of Officers:**
- **A:** Nomination made to appoint Kimberly Skriba to serve as chair made by Commissioner Bland, 2nd by Commissioner Deal, all in favor
- **B:** Nomination made to appoint Bo Bland to serve as vice-chair by Commissioner Deal, 2nd by Commissioner Roseboro, all in favor

2. Approval of Agenda:

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

3. Approval of Minutes for August 20, 2025

- Chairwoman Skriba entertained a motion to approve the minutes from the August 20, 2025, meeting.
- **Motion:** Commissioner Bland made the motion to approve the minutes, 2nd by Commissioner Roseboro, all in favor, motion approved

4. New Business:

- 1- SU26-0001 Mark Edger 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
- Staff presented

Public Hearing

Commissioner Bland made motion to open the public hearing, 2nd by Commissioner Roseboro, all in favor

In favor:

Ethan Underwood 202 Triple Gap Rd., Cumming spoke in favor of the SUP.

Commissioner Bland asked questions

Opposition:

- Daniel Oehrke 257 Mt. Moriah Rd. spoke in opposition
- Linda Hulsey 257 Mt. Moriah Rd. spoke in opposition

Rebuttal:

- Ethan Underwood 202 Triple Gap Rd addressing opposition comments, noise, smells, lights & hours of operation
- Commissioners had additional inquiries for the applicant
- Motion request made to close the public hearing by Commissioner Roseboro, seconded by Commissioner Bland, motion passed unanimously
- Staff made additional comments that the DRI by the state is pending and the applicant will go to Mayor and Council, May 28 workshop & June 11, 2026, Public Hearing
- Vote with conditions, motion made by Commissioner Bland to approve remove item 5 & 1 but leave item 4 in place. 2nd by Commissioner Roseboro, Commissioner Deal voted no. Motion carried 2-1.

2- RZ26-0001 Telegraph Properties, LLC, has petitioned to rezone tax map parcel AU05 020A from C-1 (Neighbor Commercial District to C-3 (Central Business District) to construct a multi-use commercial development

- Staff presented
- Commission Chair entertained a motion to open the public comment, motion to open made by Commissioner Bland, 2nd by Commissioner Roseboro, all in favor, motion carried
- Chris Adamson, Carter Engineering, 1010 Commerce Dr., Bogart, GA, presented on behalf of the applicant

- Opposition: Mindy Robertson 1535 Willow Gate Way spoke in opposition
- Ronnie Robertson 1535 Willow Gate Way spoke in opposition
- Rebuttal: Chris Adamson, Carter Engineering will abide by all conditions set forth

Chairwoman entertained a motion to close the public hearing, motion made by Commissioner Bland, 2nd by Commissioner Roseboro, motion passed

Commissioner Bland asked staff about the Traffic Study and staff stated traffic study will be completed & turned in prior to LDP approval

Chairwoman Skriba asked for a motion to approve with conditions presented by staff, motion made by Commissioner Bland to approve with conditions, 2nd by Commissioner Roseboro, Commission Deal voted no. Motion passed.

Chairwoman asked for a motion to adjourn, motion made by Commissioner Bland, 2nd by Commissioner Roseboro, motion passed.

Meeting adjourned



MAYOR
Richard E. Roquemore

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Jamie L. Bradley
Joshua Rowan

AGENDA ITEM: 1

TO: City of Auburn Planning Commission

FROM: Sarah McQuade
City Planner

DATE: June 17, 2026

PURPOSE: Periodic update to the official zoning map.

BACKGROUND: The City of Auburn is petitioning for an update to the official zoning map. The proposed update would be periodic and not alter the zoning or annexation status of any properties. Periodic updates are intended to refresh the official zoning map by adding zoning or annexation changes that occurred since the previous periodic update.

COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION:
Approval

FUNDING: N/A



COMMUNITY DEVELOPMENT DEPARTMENT

CITY OF AUBURN

1 AUBURN WAY

AUBURN, GA 30011

PHONE: 770-963-4002

www.cityofauburn-ga.org

REQUEST: The City of Auburn petitions for a proposed update to the official zoning map to reflect all zoning changes approved after the prior update

STAFF RECOMMENDATION: Approval

APPLICANT: City of Auburn

CONTACT: Community Development Department

SUMMARY

The City of Auburn is petitioning for an update to the official City zoning map. The proposed update would be periodic and not alter the zoning or annexation status of any properties. Periodic updates are intended to refresh the official zoning map by adding zoning or annexation changes that occurred since the previous periodic update. The current official zoning map was adopted by the Mayor and City Council at their public meeting on July 11, 2024. The Community Development Department recommends the zoning map undergo a periodic update once per year.

Following the July 2024 approval, Staff discovered errors on the official zoning map that impacted apparent zoning designations. The mapping errors are not binding on the subject properties, nor are they considered to have changed the zoning designations of those sites. The following mapping errors would be corrected by adoption of the proposed zoning map:

Tax Map Parcel Number	Error	Correction (to be provided on the updated map)
AU04 001A	Entire parcel depicted as a R-100 zone instead of split-zoned with AG.	Revert front/eastern portion of the property to an AG zone.
AU04 004	Entire parcel depicted as a M-1 zone instead of split-zoned with AG.	Revert the portion of the property east of Etheridge Road to an AG zone.
AU05B 018	Entire parcel depicted as a M-1 zone instead of split-zoned with C-3.	Revert the southeastern portion of the property to a C-3 zone.

The periodic map update will include the following zoning changes that have been approved and adopted since July of 2024:

Tax Map Parcel Number(s)	Land Use Case Number and Rezoning Adoption Date	Prior Zoning Designation	Current Zoning Designation (to be provided on the updated map)
AU11 148 & AU11 031B	Case RZ24-000, adopted 04/10/2025	AG	PUD
AU05 018 & AU05 019	Case RZ25-0001, adopted 09/11/2025	AG	PUD
AU05 020A	Case RZ25-0001, adopted 05/14/2026	C-1	C-3

No properties have been approved for annexation into the City of Auburn to be included on the updated zoning map.

COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION

Staff recommends **approval** of the proposed periodic zoning map update and adoption of a new official zoning map.



ZONING MAP CITY OF AUBURN, GA

□ Auburn City Limits

Legend

- AG: Agricultural
- C-1: Neighborhood Business
- C-2: General Business
- C-3: Central Business
- CCD: City Center
- ADOD: Auburn Downtown Overlay
- M-1: Light Industry
- M-2: Heavy Industry
- MH: Mobile Home Park
- PSV: Planned Suburban Village
- PUD: Planned Unit Development
- R-100: Residential Single-Family
- RM-8: Residential Multifamily Apartment
- RM-D: Residential Multifamily Duplex

Certified as the Official Zoning Map
for the City of Auburn

Rick Róquemoire, Mayor

Date of Adoption

Map up-to-date as of May 26, 2026



The City of Auburn assumes no responsibility for the legal accuracy of the information contained herein. All data is for informational purposes only.





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Richard E. Roquemore

CITY MANAGER
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AGENDA ITEM: 2

TO: City of Auburn Planning Commission

FROM: Sarah McQuade
City Planner

DATE: June 17, 2026

PURPOSE: Consider amendments to the text of zoning Ordinance Sec. 17.070.010 – Walls and fences.

BACKGROUND: City staff proposes text amendments to the zoning Ordinance (Title 17), specifically to Section 17.070.110 – Walls and fences. This Section governs the design, height, and installation of walls and fences within the City.

PLANNING COMMISSION RECOMMENDATION: N/A

STAFF RECOMMENDATION: Approval.

FUNDING: N/A



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

MEMORANDUM

TO: City of Auburn Planning Commission

FROM: Sarah McQuade, City Planner

DATE: June 17, 2026

RE: Text Amendments to Municipal Code Title 17, Chapter 17.070.010 – Walls and fences

Dear Planning Commission,

The staff of the City of Auburn proposes text amendments to the zoning Ordinance (Title 17), specifically to Section 17.070.110 – Walls and fences. This Section governs the design, height, and installation of walls and fences within the City. The proposed text amendments would reorganize the section for clarity and introduce limited changes to the existing content.

If adopted, the proposed text amendments would result in the following changes:

- Allow fences that enclose athletic courts to reach a maximum height of 12 feet.
 - Currently, there is no separate height limit for athletic court areas.
- Prohibit fences and walls from crossing or overlapping lot lines, with exceptions.
- Prohibit vinyl as a fence material.
- Limits the use of chain link fencing in residential districts to rear yards only.
- Clarifies the application of wall and fence regulations upon corner lots.
- Additional minor adjustments for clarity throughout the Section.

COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION:

Staff recommends **approval** of the proposed text amendments to Municipal Code Title 17, Section 17.070.010.

17.70.010 Walls and fences.

Walls and fences shall be installed and maintained pursuant to the following regulations.

- A. Walls and fences shall not be subject to minimum setback requirements of this Title.
- B. No wall or fence shall cross or overlap any property boundaries except in one or more of the following circumstances.
 - 1. The affected properties are within a common development and have not yet been issued building permits.
 - 2. The owners of all affected properties complete an authorization form, including a location plan, prior to fence or wall installation.
- C. No wall or fence shall obstruct or interfere with the use of any parking space, dumpster, utility service area, mail delivery area, public sidewalk, or street.
- D. If a fence has a decorative side, it shall face outward from the interior of the fenced property.
- E. Walls and fences shall abide by the following material composition requirements.
 - 1. No wall or fence shall be constructed of exposed concrete block, tires, junk, or vinyl.
 - 2. No wall or fence on any residentially zoned or used property shall contain barbed wire or any electrified deterrent system.
 - 3. On properties residentially zoned or used, chain link fencing is only permitted in rear yards.
- F. Walls and fences on residentially zoned or used property shall abide by the following dimensional requirements.
 - 1. Maximum height of four (4) feet if located in front of the front plane of the principal building.
 - a. If the subject property is a corner lot, this requirement shall apply to each side of the lot that faces a street.
 - b. This requirement shall not apply to double frontage lots or through lots at frontages without driveways.
 - c. This requirement shall not apply to walls or fences erected in the common area of residential subdivisions.
 - 2. Maximum height of eight (8) feet in all other areas.
- G. Walls and fences on any property not residentially zoned or used shall not exceed eight (8) feet in height.
- H. Fences enclosing athletic courts and fields, such as basketball courts and tennis courts, shall not exceed 12 feet in height. This regulation shall control over conflicting fence height standards in this Section.

be permitted in any zoning district and are not subject to front, side and rear setback requirements.

 - A. Adequate provisions shall be made for access of normal utility service, including garbage collection, water and other utility meters and mail delivery. No fence may interfere with required off-street parking. All wooden or structural fences must be constructed in such a manner that the exterior of the fence or the side of the fence visible to the public is the finished side of the fence. Fences or walls shall not be constructed of exposed concrete block, tires, junk, or other discarded materials.
 - 1. No wall or fence shall exceed eight feet in height within a side yard or rear yard, and must be constructed in such a manner that the exterior of the fence or the side of the fence visible to the public is the finished side of the fence.

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B. Walls or Fences in a Residential Zoning District:

1. Fences located in front yards adjoining street rights-of-way of residential zones shall be ornamental or decorative and constructed of brick, stone, wood, stucco, wrought iron, split rail, and shall not exceed four feet in height. Rear yards of through lots which adjoin a street right-of-way shall not be interpreted to be a front yard.
2. Any subdivision entrance, wall or fence shall not exceed twelve feet in height (monuments or columns) and be only eight feet at wall height, and shall be subject to approval of the city clerk, after the submission to the city landscape plan, site plan and architectural elevations.
3. Electric and barb wire fences shall be prohibited in residential districts.

(Ord. 265A (part), 2001)

(Ord. No. 08-016, § 4, 8-7-08)

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