**MAYOR**
Richard E. Roquemore

**CITY MANAGER**
Michael E. Parks

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

**CITY OF AUBURN**
**MAYOR and CITY COUNCIL**
**November 19, 2026**
**6:00 PM**
**Council Workshop Meeting**
**1 Auburn Way**
**Auburn, GA 30011**

**COUNCIL REPORTS AND ANNOUNCEMENTS**

**NEW BUSINESS**

1) Renaming of Parks Mill Fields – Michael Parks
2) 2027 Holiday Closure and Event Schedule – Michael Parks
3) T-SPLOST Roads Projects – Michael Parks
4) Change Order #9 and #10 to Raw Water Storage Project– Michael Parks
5) OAR26-0004 31 Old Church Road – Sarah McQuade
6) RZ27-0002, Rezone Tax Map Parcel AU04 004, 0 Etheridge Road – Sarah McQuade

**CITIZEN COMMENTS ON AGENDA ITEMS**

**ADJOURN**

**MAYOR**
Richard E. Roquemore

**CITY MANAGER**
Michael E. Parks

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

**AGENDA ITEM: 1**

**TO:** Mayor and Council

**FROM:** Michael E. Parks
City Manager

**DATE:** November 19, 2026

**PURPOSE:** To request approval of renaming Parks Mill Fields to Bob Vogel Fields.

**BACKGROUND:** The City of Auburn proposes renaming the Parks Mill Fields, located at 252 Parks Mill Road, in honor of former Councilman Robert L. "Bob" Vogel III.

Bob Vogel dedicated many years of service to the City of Auburn, serving as a member of the City Council, including serving as Mayor Pro Tem. Throughout his years of service, Bob demonstrated a genuine commitment to the City and its residents. He was known for his willingness to serve, his knowledge of the community, and his dedication to making Auburn a better place.

Bob's commitment extended beyond his responsibilities as a Council member. He worked tirelessly at the City's ballfields, helping provide Auburn's youth with a place to play, compete, and enjoy the game of baseball and softball. His personal involvement and dedication to these facilities reflected his belief in the importance of providing opportunities for the next generation.

Renaming the Parks Mill Fields in Bob's honor is a fitting tribute to his years of public service and the lasting impact he made on the Auburn community. The facility will serve as a reminder of his dedication and the contributions he made to the City and its residents.

**RECOMMENDATION:** Staff requests that the City Council consider and approve renaming Parks Mill Fields to Bob Vogel Fields, located at 252 Parks Mill Road, and authorize staff to proceed with updating signage and other applicable references to reflect the new name.

**FUNDING:** General Fund

**ATTACHMENTS:** Proposed Signage


CITY OF AUBURN
Bob Vogel
Fields
252 Parks Mill Rd

**MAYOR**
Richard E. Roquemore

**CITY MANAGER**
Michael E. Parks

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

**AGENDA ITEM: 2**

**TO:** Mayor and Council

**FROM:** Michael E. Parks
City Manager

**DATE:** November 19, 2026

**PURPOSE:** To request approval of the 2027 City of Auburn Holiday and Events Schedule.

**BACKGROUND:** The City of Auburn traditionally follows the State of Georgia's annual employee holiday schedule. The proposed 2027 holiday schedule will be granted to all regular employees as holidays with full pay.

The City of Auburn also hosts and sponsors various community events throughout the year to promote community engagement, enhance quality of life, and provide opportunities for residents and visitors to participate in City activities.

The proposed 2027 City-sponsored events calendar identifies the planned events and activities for the upcoming year. Staff will work will the Police Department for possible road closures that may be needed.

**RECOMMENDATION:** Staff recommends approval of the 2027 City of Auburn Employee Holiday Schedule and the 2027 City of Auburn Events Schedule as presented.

**FUNDING:** N/A

**ATTACHMENTS:** Employee Holidays Schedule
City Events Schedule

**MAYOR**
Richard E. Roquemore

**CITY MANAGER**
Michael E. Parks

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

# 2027 STATE HOLIDAYS

| | |
|---|---|
| NEW YEAR'S DAY | FRIDAY, JANUARY 1 |
| MARTIN LUTHER KING, JR'S BIRTHDAY | MONDAY. JANUARY 18 |
| WASHINGTON'S BIRTHDAY | FEBRUARY 15 - OBSERVED THURSDAY, DECEMBER 23 |
| STATE HOLIDAY | OBSERVED GOOD FRIDAY, MARCH 26 |
| MEMORIAL DAY | MONDAY, MAY 31 |
| JUNETEENTH | JUNE 19 – OBSERVED FRIDAY, JUNE 18 |
| INDEPENDENCE DAY | JULY 4 – OBSERVED MONDAY, JULY 5 |
| LABOR DAY | MONDAY, SEPTEMBER 6 |
| COLUMBUS DAY | MONDAY, OCTOBER 11 |
| VETERANS DAY | THURSDAY, NOVEMBER 11 |
| THANKSGIVING DAY | THURSDAY, NOVEMBER 25 |
| STATE HOLIDAY | OBSERVED FRIDAY, NOVEMBER, 26 |
| CHRISTMAS DAY | DECEMBER 25 – OBSERVED FRIDAY, DECEMBER 24 |

Auburn
GEORGIA • EST 1892

**Proposed Events for 2027**

| EVENTS | DATE |
|---|---|
| Car Show | Saturday, February 27 |
| Auburn's 5k Run/Walk | Saturday, March 6 |
| Car Show | Saturday March 27 |
| Easter Egg Hunt | Saturday, March 21 |
| Auburn Clean-up | Friday, April 23<br>Saturday, April 24 |
| Food Truck Friday | Friday, April 23 |
| Car Show | Saturday, April 24 |
| Auburn Ever After | Saturday, May 1 |
| Farmers Market - Tuesdays | May 4-October 23 |
| Food Truck Friday | Friday, May 14 |
| Community Yard Sale | Saturday, May 15 |
| Car Show | Saturday, May 22 |
| Food Truck Friday | Friday, June 11 |
| Car Show | Saturday, June 26 |
| ***Independence Day Celebration** | Saturday, July 3 |
| Food Truck Friday | Friday, July 16 |
| Car Show | Saturday, July 24 |
| Food Truck Friday | Friday, August 14 |
| Community Yard Sale | Saturday, August 21 |
| Car Show | Saturday, August 28 |
| Car Show | Saturday, September 25 |
| Auburn Clean-up | Friday, October 15<br>Saturday, October 16 |
| ***AuburnFest** | Saturday, October 23 |
| Trunk or Treat | Tuesday, October 26 |
| Car Show | Saturday, October 30 |
| Car Show | Saturday, November 27 |
| Sounding Off Christmas | Saturday, December 6 |

* Independence Day Celebration, and AuburnFest events are planned to be on 4th Ave but are subject to change due to construction.

*All event dates are subject to change.

**MAYOR**
Rick E. Roquemore

**CITY MANAGER**
Michael E. Parks

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

**AGENDA ITEM: 3**

**TO:** Mayor and Council

**FROM:** Michael E. Parks
City Manager

**DATE:** November 19, 2026

**PURPOSE:** To approve the proposed list of roads to be included in the City's upcoming road resurfacing project and authorize staff to proceed with the necessary agreements and preparations.

**BACKGROUND:** The City has identified several roads that are in need of resurfacing or rehabilitation. The proposed project includes roads within the City of Auburn as well as two road segments involving the Town of Carl.

**RFB27-001 (not yet bid by Auburn)-** Project includes:

County Line-Auburn Road, Sixth Street, Sharpton Drive, Hickory Ridge Trail, Cabot's Drive, Main Street, and Carl-Cedar Hill Road.

Cost Reimbursement from the Town of Carl for ½ cost of the shared portion of 6th Street at $59,487 plus Carl Cedar Hill Road at $33,506 = $92,993

Cost Reimbursement from Barrow County for 435' County Line-Auburn Road = $46,643

Total Reimbursements from Town of Carl & Barrow County = $139,636

Total estimated project cost = $1,383,384.00.

**RECOMMENDATION**: Staff recommends approval with the project for cost estimation and preparation of any necessary documents.

**FUNDING:** TSPLOST

**ATTACHMENTS**: IGA – Barrow County (Auburn-County Line)
IGA – Town of Carl (Sixth Street)
Project Cost Estimation

STATE OF GEORGIA

BARROW COUNTY

**INTERGOVERNMENTAL AGREEMENT FOR ROAD IMPROVEMENTS**

THIS AGREEMENT entered into effective the _____ day of December, 2026 between Barrow County, Georgia, hereinafter referred to as the "County", and The City of Auburn, Georgia, a Municipal Corporation hereinafter referred to as the "City".

W I T N E S S E T H:

WHEREAS, the County and City desire to establish this "Agreement" wherein the County will provide certain work and administration for road improvement to the City in consideration for payment; and

WHEREAS, O.C.G.A. § 36-70-20, et seq. (Service Delivery Act) encourages local governments to minimize inefficiency resulting from duplication of services and competition between local governments, and to strive for the efficient delivery of services to citizens; and

WHEREAS, this Agreement provides for the most efficient delivery of necessary services; and

WHEREAS, both parties have studied and agreed on the need for road improvements in the locations described on Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, the affected roadways pass through both jurisdictions with each jurisdiction being responsible for the maintenance of those portions of the roads located within their jurisdictional limits; and

WHEREAS, the parties have agreed that the City shall administer the improvements described herein (the "Project") in accordance with the description of the work outlined in Exhibit "A"; and

WHEREAS, the City will advertise the Project and accept bids for the work in accordance with State law and City and County procurement requirements; and

WHEREAS, the parties have determined that this Agreement and the completion of the Project as described herein is it in the best interests of their constituents and promotes the most efficient use of public resources;

NOW THEREFORE, in consideration for Ten Dollars in hand paid, and the mutual promises and benefits outlined herein, the receipt and sufficiency of which are hereby acknowledged, the parties hereto mutually agree as follows:

**Section 1. Completion of the Project.** The City shall hire the Contractor and supervise its completion of the work described on Exhibit "A" attached hereto and incorporated herein by reference.

**Section 2. Term.** This Agreement shall be effective as of December ___, 2026 and shall remain in effect completion of the work described on Exhibit "A" attached hereto.

**Section 3. Payment.** The parties agree that the City will engage a contractor to perform the work summarized on Exhibit "A" attached hereto. Upon completion of the work in accordance with the plans and descriptions attached hereto, the County shall pay the City the estimated lump sum of $46,643.00.

**Section 4. Contract Administration.** Each party to this Agreement is an independent entity with respect to the subject matter herein. Nothing in this Agreement shall make any employee of the City a County employee for any purpose, including, but not limited to, for withholding of taxes, payment of benefits, workers compensation, or any other rights or privileges accorded City employees by virtue of their employment. At all times pertinent hereto, employees of the County are acting as County employees and employees of the City are acting as City employees. Each party shall report and account for its uses of funds in accordance with State law.

**Section 5. Counterparts.** This Agreement may be executed in several counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

**Section 6. Governing Law.** This Agreement. And all transactions contemplated hereby shall be governed by and construed and enforced in accordance with the laws of the State of Georgia.

**Section 7. Severability.** Should any provision of this Agreement, or application thereof to any person or circumstance be held invalid or unenforceable, the remainder of this Agreement, or the application of such provision to any person or circumstance, other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each remaining provision of this Agreement shall be valid and enforceable to the full extent permitted by law.

**Section 8. Notices.** All notices, demands, or requests required or permitted to be given pursuant to this Agreement shall be in writing, and shall be deemed to have been properly given or served and shall be effective upon being deposited or placed in the United States mail, postage prepaid and registered or certified with return receipt requested to the addresses appearing below or when delivered by hand to the addresses indicated below:

Barrow County
30 N. Broad Street
Winder, GA 30680

City of Auburn
Auburn Municipal Complex
1 Auburn Way
Auburn, GA 30011

IN WITNESS WHEREOF, the parties hereto have set their hands and seals as of the date written above.

BARROW COUNTY, GEORGIA

_____

(SEAL) Pat Graham, Chair

Attest:

_____

Abril Olivas, County Clerk

CITY OF AUBURN, GEORGIA

_____
Mayor Richard E. Roquemore

(SEAL)
Attest:

_____
Brooke Haney, City Clerk

Exhibit A

Description of the Project

- County Line – Auburn Road, Section 2 (Barrow County Section, 435' Linear feet or 0.08 mile) – from 270' feet north of Heatherwood Drive (Auburn City Limits) to 705' feet north of Heatherwood Drive. The City of Auburn estimated the cost of the work to be $46,643.00 (see attached Roadway Summary for detailed estimate).

- Barrow County understands that the City of Auburn's (original) estimated construction costs for these projects are approximate costs. Once the lowest, responsible & reliable bid has been awarded, the estimate will be (revised) based upon the awarded unit prices. Barrow County also understands that the County will be responsible for reimbursing The City of Auburn for (actual) quantities installed at the awarded unit prices for the segment within the County identified above, which may be higher or lower than the estimated quantities. The parties agree that if the updated Project costs exceed the estimates my more than twenty percent (20%), the City will notify the County and provide it an opportunity to remove work on such segment from this Agreement.

- The City of Auburn and Barrow County share a portion of this road and wish to have the entire road segment paved at one time. The roads will be repaired and paved using the full depth reclamation method for base repair, binder and wearing course asphalt layers, shoulder reconstruction, turf establishment, traffic line striping and traffic control. The City of Auburn expects to start advertising for bids in January- February 2027, award in the Spring of 2027 with all work planned to be completed by the summer/fall of 2027.

**ROADWAY SUMMARY**
**(PAGE 1 OF 2)**

## COUNTY LINE-AUBURN ROAD (Section 2)

**Barrow County Section**

From: 270' feet north of Heatherwood Drive (Auburn City Limits)
To: 705' feet north of Heatherwood Drive

435 Lin. Ft. 0.08 Mile 21' Wide Pavement (no curb & gutter)
22' Wide Full Depth Reclamation
(6" wider each side of new pavement edge)

| ITEM | UNIT OF MEASURE | APPROX. QUANTITY |
|---|---|---|
| Full Depth Reclamation with Portland Cement, Including pulverization/recycling of existing soil/ crushed stone base and existing asphalt pavement materials. Recycle depth to be **10**" inches. Reconstruction to include reshaping, grading, proper compaction and curing. **50** lbs/yd2 of Portland Cement to be used. Light Sand Coat included. | SQUARE YARD<br>$16.00 | 1,070<br>$17,120 |
| Recycled Asphaltic Concrete, 19 MM Superpave, Group 1 or 2, including Bituminous Material, Hydrated Lime & Haul, 220 lbs/yd2. | TON<br>$100.00 | 130<br>$13,000 |
| Recycled Asphaltic Concrete, 12.5 MM Superpave Wearing Course, **Group 2 Only**, Including **GROUND TIRE RUBBER (GTR)-MODIFIED BITUMINOUS MATERIALS**, Hydrated Lime & Haul. 165 lbs/yd2. | TON<br>$115.00 | 100<br>$11,500 |
| Bituminous Tack Coat | GALLONS<br>$5.00 | 120<br>$600 |
| Saw Cut Existing Pavement | LINEAR FOOT<br>$3.00 | 21<br>$63 |

**ROADWAY SUMMARY**
**(PAGE 2 OF 2)**

**COUNTY LINE-AUBURN ROAD**
**(Section 2, Barrow County Section – Continued)**
From: 270' feet north of Heatherwood Drive (Auburn City Limits)
To: 705' feet north of Heatherwood Drive

| ITEM | UNIT OF MEASURE | APPROX. QUANTITY |
|---|---|---|
| Solid Traffic Stripe, 5" (inch), White, Standard Thermoplastic | LINEAR FOOT<br>$1.00 | 870<br>$870 |
| Solid Traffic Stripe, 5" (inch), Yellow, Standard Thermoplastic | LINEAR FOOT<br>$1.00 | 870<br>$870 |
| Shoulder Re-Construction & Turf Establishment | SHOULDER MILE<br>$7,000 | 0.16<br>$1,120 |
| Traffic Control | LUMP<br>$1,500 | 100 %<br>$1,500 |

ESTIMATED COST TOTAL = $46,643

STATE OF GEORGIA

BARROW COUNTY

**INTERGOVERNMENTAL AGREEMENT FOR ROAD IMPROVEMENTS**

THIS AGREEMENT entered into between the Town of Carl, Georgia, a Municipal Corporation, hereinafter referred to as the "Town", and The City of Auburn, Georgia, a Municipal Corporation hereinafter referred to as the "City".

WITNESSETH:

WHEREAS, the Town and City desire to establish this "Agreement" wherein the City will provide administration for certain road improvement to the Town in consideration for payment; and

WHEREAS, O.C.G.A. § 36-70-20, et seq. (Service Delivery Act) encourages local governments to minimize inefficiency resulting from duplication of services and competition between local governments, and to strive for the efficient delivery of services to citizens; and

WHEREAS, this Agreement provides for the most efficient delivery of necessary services;

NOW THEREFORE, in consideration for Ten Dollars in hand paid, and the mutual promises and benefits outlined herein, the receipt and sufficiency of which are hereby acknowledged, the parties hereto mutually agree as follows:

**Section 1. Representation of the Parties.** Each party hereto makes the following representations and warranties which are specifically relied upon by the other party as a basis for entering into this Agreement:

(a) The Town is a Municipal Corporation as defined by law and judicial interpretation, and has, through its duly elected officials, validly adopted a resolution to authorize it to enter into this Agreement at a public meeting of its Town Council, conducted in compliance with the Open Meetings Act (O.C.G.A. § 50-14-1, *et seq*.)

(b) The City is a Municipal Corporation as defined by law and judicial interpretation and has, through its duly elected officials, validly adopted a resolution to authorize it to enter into this Agreement at a public meeting of its City Council, conducted in compliance with the Open Meetings Act (O.C.G.A. § 50-14-1, *et seq*.)

**Section 2. Term.**

(a) This Agreement shall be effective as of December ____ 2026 and shall remain in effect completion of the work described on Exhibit "A" attached hereto.

(b) Termination and Notice of Termination. This Agreement is terminable by either party without cause and in its sole discretion if such party provides written notice to the other party no later than 6 months prior to the expiration of the five year term then running.

**Section 3. Provision of Services.** The City shall provide administration for the road improvements described on Exhibit "A" attached hereto and incorporated herein by reference.

**Section 4. Compensation for Services.** The parties agree that the City will engage a contractor to perform the work summarized on Exhibit "A" attached hereto. The Town will pay the City the actual costs incurred for said work. The parties acknowledge and agree that sums stated in Exhibit "A" represent only their best estimate of the actual costs of the improvements. City shall bill the Town the actual costs incurred and the Town shall pay the City the actual costs of the work.

**Section 5. Contract Administration.** Each party to this Agreement is an independent entity with respect to the subject matter herein. Nothing in this Agreement shall make any employee of the City a Town employee for any purpose, including, but not limited to, for withholding of taxes, payment of benefits, workers compensation, or any other rights or privileges accorded City employees by virtue of their employment. At all times pertinent hereto, employees of the Town are acting as Town employees and employees of the City are acting as City employees. Each party shall report and account for its uses of funds in accordance with State law.

**Section 6. Counterparts.** This Agreement may be executed in several counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

**Section 7. Governing Law.** This Agreement. And all transactions contemplated hereby shall be governed by and construed and enforced in accordance with the laws of the State of Georgia.

**Section 8. Severability.** Should any provision of this Agreement, or application thereof to any person or circumstance be held invalid or unenforceable, the remainder of this Agreement, or the application of such provision to any person or circumstance, other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each remaining provision of this Agreement shall be valid and enforceable to the full extent permitted by law.

**Section 9. Notices.** All notices, demands, or requests required or permitted to be given pursuant to this Agreement shall be in writing, and shall be deemed to have been properly given or served and shall be effective upon being deposited or placed in the United States mail, postage prepaid and registered or certified with return receipt requested to the addresses appearing below or when delivered by hand to the addresses indicated below:

Town of Carl
1690 Carl Bethlehem Road
Carl, GA 30011

City of Auburn
Auburn Municipal Complex
1 Auburn Way
Auburn, GA 30011

IN WITNESS WHEREOF, all parties hereto have agreed as of this _____day of December, 2026.

TOWN OF CARL, GEORGIA

_____
(SEAL) Mayor Shannon Stinchcomb

Attest:

_____
Laura Crenshaw, City Clerk

CITY OF AUBURN, GEORGIA

_____
Mayor Richard E. Roquemore

(SEAL)
Attest:

_____
Brooke Haney, City Clerk

# Exhibit "A"

## ROADWAY SUMMARY
## (PAGE 1 OF 2)

**SIXTH STREET**
2026 L.R.A.
City of Auburn & Town of Carl shared portion

From: 1,075' feet south of Woodlawn Drive
To: Carl-Midway Church Road

1,200 Lin. Ft. 0.23 Mile 20.5' Wide Pavement
21.5' Wide Full Depth Reclamation
(6" wider each side of new pavement edge)

| ITEM | UNIT OF MEASURE | APPROX. QUANTITY |
|---|---|---|
| Full Depth Reclamation with Portland Cement, Including pulverization/recycling of existing soil/ crushed stone base and existing asphalt pavement materials. Recycle depth to be **8**" inches. Reconstruction to include reshaping, grading, proper compaction and curing. **40** lbs/yd2 of Portland Cement to be used. Light Sand Coat included. | SQUARE YARD<br>$12.00 | 3,050<br>$36,600 |
| Recycled Asphaltic Concrete, 19 MM Superpave, Group 1 or 2, including Bituminous Material, Hydrated Lime & Haul, 220 lbs/yd2. | TON<br>$100 | 340<br>$34,000 |
| Recycled Asphaltic Concrete, 12.5 MM Superpave, **Group 2 Only**, Including Bituminous Material, Hydrated Lime & Haul. 165 lbs/yd2. | TON<br>$105 | 260<br>$27,300 |
| Bituminous Tack Coat | GALLONS<br>$5.00 | 400<br>$2,000 |
| Saw Cut Existing Pavement | LINEAR FOOT<br>$3.00 | 120<br>$360 |
| Solid Traffic Stripe, 5" (inch), White, Standard Thermoplastic | LINEAR FOOT<br>$1.00 | 2,400<br>$2,400 |

# Exhibit "A"

## ROADWAY SUMMARY
## (PAGE 2 OF 2)

**SIXTH STREET (Continued)**
(From 1,075' feet south of Woodlawn Drive to Carl-Midway Church Road)

| ITEM | UNIT OF MEASURE | APPROX. QUANTITY |
|---|---|---|
| Solid Traffic Stripe, 5" (inch), Yellow, Standard Thermoplastic | LINEAR FOOT<br>$1.00 | 2,400<br>$2,400 |
| Solid Traffic Stripe, 24" (inch), White, Standard Thermoplastic. | LINEAR FOOT<br>$12.00 | 12<br>$144 |
| Pavement Marking Word, "STOP", Type 2, White, Standard Thermoplastic ( south approach to Carl-Midway Church Road) | EACH<br>$200 | 1<br>$200 |
| Pavement Marking Word, "AHEAD", Type 4, White, Standard Thermoplastic ( south approach to Carl-Midway Church Road) | EACH<br>$200 | 1<br>$200 |
| Shoulder Re-Construction & Turf Establishment | SHOULDER MILE<br>$7,000 | 0.46<br>$3,220 |
| Traffic Control | LUMP<br>$10,000 | 100 %<br>$10,000 |
| Asphaltic Concrete Testing (To include Asphaltic Concrete Core Samples) | EACH<br>$150 | 1<br>$150 |

ESTIMATED COST TOTAL = $118,974

City of Auburn's estimated share (1/2 cost) = $59,487

Town of Carl's estimated share (1/2 cost) = $59,487

FY 2027 Roadway Paving Project - RFB27-001

(To be bid upon Council approval on Dec. 10, 2026)

Roads with Estimated Cost:

- County Line Auburn Road, 0.53 mile (from 4th Avenue to Parks Mill Rd.) = $405,100
- County Line Auburn Road, 0.56 mile (from Parks Mill Rd. to Barrow Limits) = $384,550
- County Line Auburn Road, 435' feet (Barrow County Section – from 270' feet north of Heatherwood Dr. (Auburn City Limits) to 705' feet north of Heatherwood Dr. = $46,643
- Sixth Street, 0.20 mile (from Woodlawn Dr. to 1,075' feet S. of Woodlawn Dr. = $109,820
- Sixth Street, 0.23 mile (City of Auburn & Town of Carl shared portion) – from 1,075' feet south of Woodlawn Dr. to Carl-Midway Church Road = $118,974
- Sharpton Drive, 0.14 mile (from Main Street/Lyle Road to 740' feet south of Main Street/Lyle Road = $62,073
- Hickory Ridge Trail, 0.27 mile (from Parks Mill Road to Cul-De-Sac) = $104,445
- Cabots Drive, 0.27 mile (from Kilcrease Rd. to 1,435' feet E. of Kilcrease Rd.) = $88,618
- Main Street, 260' feet (from 6th Avenue to Atlanta Highway) = $29,655
- Carl Cedar Hill Road, 380' feet (Town of Carl - from Atlanta Hwy. to Railroad South Right of Way = $33,506

PROJECT ESTIMATED COST TOTAL = $1,383,384.00

- Cost Reimbursement from the Town of Carl for ½ cost of the shared portion of 6th Street at $59,487 plus Carl Cedar Hill Road at $33,506 = $92,993

- Cost Reimbursement from Barrow County for 435' County Line-Auburn Road = $46,643

- Total Reimbursements from Town of Carl & Barrow County = $139,636

- We already have a fully executed I.G.A. with the Town of Carl for Carl Cedar Hill Road, dated April 9, 2026.

- Available FY 2025 L.R.A. GDOT grant of $134,002.17 to be used for Cabot's Drive. The FY 2026 L.R.A. GDOT grant of $141,368.82 to be used for Sixth Street.

**AGENDA ITEM**: **4**

**TO:** Mayor and Council

**FROM:** James Aton, Hussey Gay Bell, Water Engineer

**DATE:** November 11, 2026

**PURPOSE**: Discussion and Approval of Change Orders # 9 and #10 to Raw Water Storage Pond Piping – Phase A, Kilcrease-Barrow County Pump Station, Drinking Water Treatment Plant Start-up, Process Equipment, Site Security and Site Improvements.

**BACKGROUND**:

## Change Order #9

**Raw Water Storage Pond Piping – Phase A, Kilcrease-Barrow County Pump Station, Drinking Water Treatment Plant Start-up, Process Equipment and Site Improvements.**

As the construction of the overall water supply project proceeds some work items related to the overall project have become necessary.

- The Kilcrease-Barrow County Drinking Water Pump Station has four items added to the project to facilitate remote operations, water pressure, flow measurement and SCADA upgrades.
- As the Drinking Water Treatment Plant was nearing the end of construction and performing start-up of operation, thirteen items were needed to be purchased or rented to facilitate the start-up. These items were purchased through the contractor to qualify for ARPA grant financing. Those items are included in this change order.
- Five items relate to the construction of the site including curb & gutter, guard rail, grading and grassing.
- Site Drainage, four items
- Site Security, three items.

Some items relate only to the Auburn's project while other items relate to Auburn and Winder. Shared items are presented on the attached tabulation where Auburn pays 1/3 and Winder pays 2/3.

## Change Order #10

**Earthwork Related to Site Grading, Road Construction, Silt Detention Pond, Grading, and Pipeline Trench Rock - Phase A.**

As the construction of the overall water supply project proceeds some work items related to the overall project have become necessary. The site was previously part of a quarry and was graded for mining purposes. The entrance road went from a 14 foot wide 15% grade gravel road to a 26 ft wide curb and gutter paved road with 10% grade at the request of the Fire Marshal. A local branch of Rock Creek also crossed the road as a ford. Managing this creek water was also part of the site grading resulting in construction of a drainage pond, discharge pipe and crossing the paved road with a paved ford instead of a culvert pipe. A cross-under-the-road culvert pipe was not used

because of granite rock in the base of the road. The culvert pipe insta;;ed in rock would have been expensive and required a NPDES permit.

This change order is late in the process because the site work had to be finished before the quantity of earthwork could be measured. Before and after topographic maps were prepared and then compared to measure the quantity of earthwork.

Once the pipelines were all installed the amount of Trench Rock could be measured. Trench Rock quantity was measured in the field where rock requiring blasting was encountered.

**RECOMMENDATION:**

Approve Change Order #9 for $378,066.82 and authorize the signing of the Change Order #9.
Approve Change Order #10 for $109,763.00 and authorize the signing of the Change Order #10.

**FUNDING:**

Change Order #9 to be paid out of City Council Controlled Contingence, ARPA Grant Funds and some items increase Guaranteed Maximum Price where some work items are beyond the original agreement. Contract price increases by $378,066.82 while performance Bond increases $4,312.55 and Contingency $86,250,99. In addition Winder's share of this Change Order is $40,342.16.

Change Order #10 to be paid out of City Council Controlled Contingence, ARPA Grant Funds and some items increase Guaranteed Maximum Price where some work items are beyond the original agreement. Contract price increases by $109,763.00 including performance Bond increases $1,354.75 and Contingency $18,067.66. Winder's share is $61,567.

**ATTACHMENTS:** Change Order form #9 and #10 with associated tabulation. Items with white numbers in green squares have been completed while squares with black number are underway.

# Change Order No. 9

| | |
|---|---|
| Project Name: Raw Water Storage Pond Piping - Phase A | HGB Project No.: 20-0004-WS |
| Project Owner:<br>City of Auburn, City Hall, One Auburn Way, Auburn, GA, 30011 | Owner's Purchase Order #23-005<br>Owner's Project No.: 23-005 |
| Project Contractor:<br>Griffin Bros., 103 Griffin Drive, Maysville, GA, 30558 | Date of Issuance: 6-28-24<br>Date of Contract: 4-12-24 |
| | Contract Period: 6-27-24 to 11-30-24 |

HUSSEY GAY BELL
*Established 1958*

**The following Change Order is Addition work at the RWSP**

| Item | Description of Changes | Qty. | Contract Cost/Unit | Change in Contract Cost | Change in Days |
|---|---|---|---|---|---|
| | **Additions** | | | | |
| 1 | Work Complete after CO#8 and listed on Tabulation attached. | 1 | $378,066.82 | $378,066.82 | 60 Days |
| | Winder Share | | $40,342.16 | | |
| 2 | None | | | | |
| 3 | None | | | | |
| | **Total Change** | | | **$378,066.82** | **60 Days** |

**This Change Order will build additional items for the Kilcrease-Barrow County Pump Station, Drinking Water Treatment Plant Start-up, Process Equipment and Site Improvements. Some line items are all Auburn project elements while other items are shared with Winder; 1/3 Auburn & 2/3 Winder. This change order will be paid with ARPA Funds, project contingency, and other financing.**

**Summary: It is agreed to modify the Contract referred to above as follows:**

| | |
|---|---|
| Contract Price prior to this Change Order<br>$3,152,612.54 | Contract Time prior to this Change Order<br>413 Days |
| Net Increase (decrease) of this Change Order<br>$378,066.82 | Net Increase (decrease) of this Change Order<br>60 |
| Revised Contract Price with all approved Change Orders<br>$3,530,679.36 | Revised Contract Time with all approved Change Orders<br>723 Days 10-21-26 |

**The changes included in this Change Order are to be accomplished in accordance with the terms, stipulations and conditions of the original Contract as though included therein.**

Accepted for Contractor by: Date:

Recommended for Approval by Hussey Gay Bell & DeYoung, Inc. Date:

Approved for Owner by: Attest: Date:

Approved: (Other - when required) Date:

# Tabulation of Change Order #9 Values

## Raw Water Storage Pond Piping – Phase A, Kilcrease-Barrow County Pump Station, Drinking Water Treatment Plant Start-up, Process Equipment and Site Improvements

| # | Description | Units | Number of Units | Total Unit Price | Total Cost | | Auburn Share | | Winder Share |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 200 amp disconnect at Kilcrease | LF | 1 | $ 3,600.00 | $ 3,600.00 | a | $ 3,600.00 | | |
| 2 | Kilcrease Pressure Transducers | EA | 2 | $ 8,861.90 | $ 17,723.80 | a | $ 17,723.80 | | |
| 3 | Kilcrease Flow Meter Install | EA | 1 | $ 20,000.00 | $ 20,000.00 | a | $ 20,000.00 | | |
| 4 | Kilcrease SCADA Upgrade to Global | EA | 1 | $ 31,355.00 | $ 31,355.00 | a | $ 31,355.00 | | |
| 5 | Electric Generator Rental waiting on Jackson EMC | LS | 1 | $ 4,702.00 | $ 4,702.00 | a | $ 4,702.00 | | |
| 6 | Pressure Transmitter @ Rock Crk. Pump Sta. | LS | 1 | $ 5,660.00 | $ 5,660.00 | a | $ 5,660.00 | | |
| 7 | Pump Rental at DWTP | DAY | 30 | $ 325.00 | $ 9,750.00 | a | $ 9,750.00 | | |
| 8 | Fuel for Generator & Pump | GAL | 480 | $ 4.00 | $ 1,920.00 | a | $ 1,920.00 | | |
| 9 | 6" HDPE Backwash Pipe w/ 6ft Pad | LF | 700 | $ 49.93 | $ 34,951.00 | a | $ 34,951.00 | | |
| 10 | Oxygen Generator | LS | 1 | $ 18,249.60 | $ 18,249.60 | a | $ 18,249.60 | | |
| 11 | TMB-26M NACIO4 Chemical | EA | 3 | $ 4,032.00 | $ 12,096.00 | a | $ 12,096.00 | | |
| 12 | Sulfuric Acid | EA | 1 | $ 1,890.00 | $ 1,890.00 | a | $ 1,890.00 | | |
| 13 | ClO2 Generator Rental | MO | 13 | $ 3,600.00 | $ 46,800.00 | a | $ 46,800.00 | | |
| 14 | ClO2 Generator Install | LS | 1 | $ 6,600.00 | $ 6,600.00 | a | $ 6,600.00 | | |
| 15 | Oxygen Cylinder Rental | MO | 3 | $ 30.00 | $ 90.00 | a | $ 90.00 | | |
| 16 | Oxygen Cylinder Gas Purchases | EA | 3 | $ 144.00 | $ 432.00 | a | $ 432.00 | | |
| 17 | Curbing at Rock Crk Pump Station | LF | 357 | $ 73.70 | $ 26,310.90 | a | $ 26,310.90 | | |
| 18 | Guard Rail at Rock Crk Pump Station | LF | 300 | $ 85.00 | $ 25,500.00 | a | $ 25,500.00 | | |
| 19 | Grassing | LF | 2000 | $ 2.50 | $ 5,000.00 | a | $ 1,666.67 | w | $ 3,333.33 |
| 20 | Grade Road | LS | 1 | $ 4,500.00 | $ 4,500.00 | a | $ 1,500.00 | w | $ 3,000.00 |
| 21 | 36" Pipe at Detention Pond | LF | 20 | $ 245.63 | $ 4,912.60 | a | $ 1,637.53 | w | $ 3,275.07 |
| 22 | 36" Headwalls | EA | 2 | $ 2,250.00 | $ 4,500.00 | a | $ 1,500.00 | w | $ 3,000.00 |
| 23 | Extend Flume at 36" Pipe | LS | 1 | $ 2,500.00 | $ 2,500.00 | a | $ 833.33 | w | $ 1,666.67 |
| 24 | Ditch on Adjacent property | DAY | 1 | $ 3,500.00 | $ 3,500.00 | a | $ 1,166.67 | w | $ 2,333.33 |
| 25 | Elec. Meter, Power Gate, & Camera | LS | 1 | $ 23,100.00 | $ 23,100.00 | a | $ 7,700.00 | w | $ 15,400.00 |
| 26 | Equipment Rental | LS | 1 | $ 3,606.36 | $ 3,606.36 | a | $ 1,202.12 | w | $ 2,404.24 |
| 27 | Clear Path & Telemetry for Gate | LS | 1 | $ 2,500.00 | $ 2,500.00 | a | $ 833.33 | w | $ 1,666.67 |
| 28 | Fire Marshal Knox Box & Pad Lock at Gate | LS | 1 | $ 500.00 | $ 500.00 | a | $ 166.67 | w | $ 333.33 |
| 29 | Grassing after JEMC Set Electic Power Poles | LF | 2000 | $ 2.50 | $ 5,000.00 | a | $ 1,666.67 | w | $ 3,333.33 |
| 30 | Subtotal | | | | $ 327,249.26 | | $ 287,503.29 | | $ 39,745.97 |
| 31 | Performance Bond | % | 1.50% | $ 327,249.26 | $ 4,908.74 | | $ 4,312.55 | | $ 596.19 |
| 32 | Contingency | % | 30.0% | $ 327,249.26 | $ 98,174.78 | | $ 86,250.99 | | ~~$ 11,923.79~~ |
| 33 | TOTAL | | | | $ 430,332.78 | | $ 378,066.82 | * | $ 40,342.16 |
| 34 | Green Means Completed | 16 | Olive To Be Installed | | * no Winder contingency task on budget | | | | |

# Change Order No. 10

| | |
|---|---|
| Project Name: Raw Water Storage Pond Piping - Phase A | HGB Project No.: 20-0004-WS |
| Project Owner:<br>City of Auburn, City Hall, One Auburn Way, Auburn, GA, 30011 | Owner's Purchase Order #23-005<br>Owner's Project No.: 23-005 |
| Project Contractor:<br>Griffin Bros., 103 Griffin Drive, Maysville, GA, 30558 | Date of Issuance: 6-28-24<br>Date of Contract: 4-12-24<br>Contract Period: 6-27-24 to 11-30-24 |

HUSSEY GAY BELL
*Established 1958*

**The following Change Order is Addition work at the RWSP**

| Item | Description of Changes | | Qty. | Contract Cost/Unit | Change in Contract Cost | Change in Days |
|---|---|---|---|---|---|---|
| | **Additions** | | | | | |
| 1 | Earth Work (regrading) and Trench Rock | Winder Share | 1 | $62,490.50 | $62,490.50 | 60 Days |
| | | Auburn Share | 1 | $37,402.00 | $37,402.00 | |
| 2 | Trench Rock | | 1 | $72,361.00 | $72,361.00 | |
| 3 | None | | | | | |
| | **Total Change** | | | | **$109,763.00** | **60 Days** |

**This Change Order pays for final grading of the RWSP entrance road, and storm water detention pond. Rock removed from the pipeline trench between Intake #1 and the Rock Creek Pump Station. Auburn share of this change order will be paid with ARPA Funds, project contingency, and other financing.**

**Summary: It is agreed to modify the Contract referred to above as follows:**

| | |
|---|---|
| Contract Price prior to this Change Order<br>$3,152,612.54 | Contract Time prior to this Change Order<br>413 Days |
| Net Increase (decrease) of this Change Order<br>$109,763.00 | Net Increase (decrease) of this Change Order<br>60 |
| Revised Contract Price with all approved Change Orders<br>$3,262,375.54 | Revised Contract Time with all approved Change Orders<br>783 Days 12-20-26 |

**The changes included in this Change Order are to be accomplished in accordance with the terms, stipulations and conditions of the original Contract as though included therein.**

Accepted for Contractor by: Date:

Recommended for Approval by Hussey Gay Bell & DeYoung, Inc. Date:

Approved for Owner by: Attest: Date:

Approved: (Other - when required) Date:

EARTHWORK for Change Order #10

Surveyor Art Cannington, RLS, Method

| Cut Volume (C.Y.) | Cut Tons | Fill Volume (C.Y.) | Fill Tons | CUT Area (S.F.) | FILL Area (S.F.) | Total Area (S.F.) | Cut to Fill Ratio | Export Volume (C.Y.) | Max Cut, FT | Max Fill, FT |
|---|---|---|---|---|---|---|---|---|---|---|
| 6743.9 | 7283.39 | 2114.4 | 2284 | 48835.1 | 28167.5 | 77002.6 | 3.19 | 4629.47 | 12.35 | 8.40 |

| | |
|---|---|
| CUT+FILL,YDS MOVED (6743.9+2114.4) | 9397.79 |

See also map or model of area balanced.

AutoCAD Computer Model for Calculating Earth Work

| Location | Cut, CuYd | | Fill, CuYd |
|---|---|---|---|
| Hill Earth Work | 4565.98 | | 79.3 |
| Road Earth Work | 1212.39 | | 2008.01 |
| Detention Pond Earth Work | 598.00 | | 609.94 |
| Earth Moved by Class | 6376.37 | | 2697.25 |
| Total Earth Moved (6376.37+2697.25) | | | 9073.62 |

| Average of Methods Total Earth Moved | CuYd | $/CuYd | Cost |
|---|---|---|---|
| | 9235.0004 | $10.00 | $92,350 |

The earthwork includes the entrance road subgrade, area around the detention pond and dam. The work is part of the project shared by both Cities.

| | | | | | |
|---|---|---|---|---|---|
| Auburn share | $30,783 | | Winder share | $61,567 | |
| Bond 1.5% | $461.75 | | Bond 1.5% | $923.51 | |
| Contingency at 20% | $6,156.66 | | Contingency at 20% | $0.00 | |
| Total | $37,402 | | Total | $62,491 | |

TRENCH ROCK for Change Order #10

| Item | Length | Width | Area | Depth | Volume | Volume | Unit $ | Cost |
|---|---|---|---|---|---|---|---|---|
| | lf | lf | sqft | ft | cuft | cuyd | $/Cuyd | |
| Trench from | 150 | 4 | 600 | 6 | 3600 | 133.33 | $180.00 | $24,000.00 |
| Creek Area | 40 | 20 | 800 | 6 | 4800 | 177.78 | $200.00 | $35,556.00 |
| Total Trench Rock | | | | | | | | $59,556.00 |

Auburn Share

| | |
|---|---|
| Trench Rock | $59,556 |
| Performance Bond Premium, 1.5% | $893 |
| Contingency at 20% | $11,911 |
| Total | $72,361 |

| | |
|---|---|
| Auburn Share | $109,762 |
| Winder Share | $74,804 |
| Total | $184,566 |

**MAYOR**
Richard E. Roquemore

**CITY MANAGER**
Michael E. Parks

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

**AGENDA ITEM: 5**

**TO:** Mayor and City Council

**FROM:** Sarah McQuade
City Planner

**DATE:** November 19, 2026

**PURPOSE:** OAR26-0004; Overlay Architectural Review (OAR) approval to construct a detached house, vary from Sec. 17.91.044 to be exempt from streetscape requirements at-large, and vary from Sec. 17.91.041.E to increase the maximum front yard building setback from 10 feet to 73 feet at 31 Old Church Rd (parcel AU11 048).

**BACKGROUND:** The applicant proposes the construction of a single-family detached house at 31 Old Church Rd. The property is in the Auburn Downtown Overlay District (ADOD); necessitating OAR approval by the Auburn Mayor and City Council prior to the issuance of a building permit. The applicant also requests variances from the provision of Ch. 17.91 to facilitate construction of the house, specifically from to be exempt from streetscape requirements at-large, and to increase the maximum front yard building setback from ten (10) feet to 73 feet.

**COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION:** In accordance with the review procedure established in Sec. 17.91.080, and the provisions of Sec. 17.91, staff finds that the proposal is compliant with the requirements of the Auburn Downtown Overlay District, subject to the approval of the accompanying variance requests. Staff recommends approval of the subject Overlay Architectural Review request.

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

**Staff Report for Auburn Downtown Overlay District (ADOD) - Overlay Architectural Review**

| | |
|---|---|
| CASE NUMBER: | OAR26-0004 |
| ZONING DESIGNATION: | Downtown Overlay District (ADOD) |
| STREET ADDRESS: | 31 Old Church Rd |
| PARCEL NUMBER: | AU11 048 |
| SITE ACREAGE: | 0.89 +/- acres |
| REQUESTS: | Overlay Architectural Review request to:<br>-Construct a detached house.<br>-Vary from Sec. 17.91.044 to be exempt from streetscape requirements at-large.<br>-Vary from Sec. 17.91.041.E to increase the maximum front yard building setback from 10 feet to 73 feet. |
| FUTURE DEVELOPMENT MAP: | General Commercial |
| APPLICANT: | GoWall, LLC |

**PROJECT SUMMARY:**

The applicant proposes the construction of a single-family detached house at the subject site. The property is in the Auburn Downtown Overlay District (ADOD, Ch. 17.91); pursuant to these regulations, Overlay Architectural Review (OAR) requiring approval by the Auburn Mayor and City Council prior to the issuance of a building permit (Sec. 17.91.080.A). The applicant also requests variances from the provision of Ch. 17.91 to facilitate construction of the house, specifically from Sec. 17.91.044 to be exempt from streetscape requirements at-large, and Sec. 17.91.041.E to increase the maximum front yard building setback from ten (10) feet to 73 feet.

The property is currently developed with a single-family residence that was constructed in 1971, according to property tax records. The site is uniquely positioned near several rights-of-way, which is supported by the recorded plat and tax assessor records. The northeastern property line abuts an unnamed, deserted right-of-way, the eastern corner of the site touches the Old Church Road right-of-way, and the southeastern property line abuts an unnamed right-of-way, which functions as a private shared driveway. Due to their nature and function, the unnamed rights-of-way have not been considered street frontages for the purposes of this OAR request. Instead, the site is only considered to front Old Church Road at its eastern vertex.

The existing house is in poor condition, according to the submittal, and the entire building would be demolished to make way for the proposed residence. The proposed house would be placed in a similar position to the existing one, but slightly further northeast, closer to Old Church Road. The house would

have 2,709 square feet of heated floor area and measure two stories in height, and be served by an attached, front-loaded two-car garage. Site access would occur from a driveway at the southern unnamed right-of-way, roughly where an unpaved driveway currently exists.

The applicant has provided architectural renderings and elevations for the proposed residence. The front façade is shown with a gabled roofline and a mixture of brick masonry, horizontal, and board-and-batten siding. The garage door would occupy 42% of the width of the front façade. The house is depicted with a covered rear patio and front porch. The side and rear elevations would feature mainly horizontal siding; the composition of the proposed horizontal and board-and-batten sidings is unspecified.

The applicant has requested two variances from the ADOD regulations to support house construction. Sec. 17.91.041.E establishes a maximum front yard setback of ten (10) feet for all single-family residential construction. At this site, the front building setback is measured from the eastern vertex (corner) of the property where it touches the Old Church Road right-of-way. The proposed house, at its closest, measures 73 feet from the vertex, necessitating the request to increase the maximum front yard setback from ten (10) feet to 73 feet. Additionally, Sec. 17.91.044 establishes streetscape requirements, which include a planting zone, sidewalk zone, and supplemental zone. Old Church Road is considered a Road Type 1 (D1), which necessitates a seven-foot planting zone, a five-foot sidewalk zone, and a supplemental zone between six (6) and 20 feet in depth.

The planting zone is "reserved for the placement of trees, street-lights [sic], groundcover … or similar elements" (Sec. 17.91.044.A.1.a). The sidewalk zone is intended for a sidewalk, which would be five (5) feet wide, and the supplemental zone provides a transition between the sidewalk and adjacent buildings, accommodating pedestrian access, building encroachments, and streetscapes. Because the site abuts Old Church Road at just a single point, rather than along an extended property line, these zones would occupy a relatively small triangular area. The development of these areas with the required improvements may result in a small pocket of sidewalk and landscaping along an otherwise unimproved corridor. If the applicant's request to vary from streetscape requirements, in its entirety, is granted, they would be exempt from the installation of all required streetscape improvements.

**DEVELOPMENT REVIEW COMMENTS:**

Pursuant to Sec. 17.91.080.B, the Mayor and City Council of Auburn shall review this application for compliance with all requirements of the Auburn Downtown Overlay District based in part on the criteria outlined herein. Upon decision by the governing body that the proposal complies with said requirements, the applicant may begin development after obtaining the appropriate permit(s).

The Overlay Review Criteria are provided below. 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. **Applicant submittal includes a project narrative.**
    - Yes, the submittal includes a project narrative.

b. **Applicant has submitted a conceptual plan showing all proposed buildings, site requirements, and other information pertinent to the development of the site.**
    - Yes, the applicant has submitted a conceptual plan depicting the location of the existing

house to be demolished, and the proposed new residence.

**c. Elevation drawings submitted shall include dimensions of all sides of existing and proposed structures. Architectural elevations and treatments illustrating the architectural finish of the structures.**

- Yes, the applicant has provided building elevations and examples of similar construction at different sites.
  - The elevations depict a two-story house with a tile roof, a gabled front roofline, and an exterior of horizontal siding, board-and-batten siding, and brick masonry.
  - The precise composition of the horizontal and board-and-batten sidings are unidentified.

**d. Applicant has included exterior finish material selections for all relevant structures to comply with the requirements of Chapter 17.91 Auburn Downtown Overlay District.**

- The precise composition of the roofing, and the horizontal and board-and-batten sidings, are unidentified.

**e. Applicant has submitted sign plans and landscape plans in accordance with this Chapter 17.91 Auburn Downtown Overlay District.**

- The applicant has not submitted a landscape plan as part of this request. They request relief from the requirements of Sec. 17.91.044 (streetscapes); if granted, this project would be exempt from the landscaping provisions which apply to single-family residential development in the ADOD.
- The requirement for a sign plan does not apply to this request.

**f. Applicant submittal includes photos of neighboring properties to ensure compatibility with the proposed design.**

- The applicant has not provided photos of neighboring properties, nor has the City requested any.

**g. Applicant shall provide any other information deemed necessary by the City Planner, or their designee to evaluate the appearance of the proposed site and its structures.**

- The Community Development Department staff does not currently request additional information from the applicant.

**h. Property owned by the City or any Authority thereof shall be exempt from the Plan and Review process described herein.**

- The subject property is owned privately; therefore, it's not eligible for this exemption.

**COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION:**

In accordance with the review procedure established in Sec. 17.91.080, and the provisions of Ch. 17.91, staff finds this proposal to be generally **compliant** with the requirements of the Auburn Downtown Overlay District, subject to the approval of the accompanying variance requests. Staff recommends **approval** of the subject Overlay Architectural Review request and corresponding variances.

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

OAR #: _____

## DOWNTOWN AUBURN OVERLAY DISTRICT
## ARCHITECTURAL REVIEW

In accordance with provisions of the Auburn Downtown Overlay District regulations, new buildings, exterior improvements to existing buildings, landscaping, signage, and site planning must be approved by the Mayor and City Council before issuance of a building permit.

**SUBMITTAL REQUIREMENTS: 1 HARD COPY AND/OR DIGITAL COPIES OF EXTERIOR VIEWS, CONCEPT DRAWINGS, PHOTOS, LANDSCAPE PLAN, SITE PLAN, OR COLOR SAMPLES.**

DATE: 11/11/2022

APPLICANT NAME: Gowall, LLC

PROPERTY ADDRESS 31 old Church Road, Auburn

PHONE: 770-527-7372 EMAIL: cscottwall@gmail.com

PROPERTY OWNER: Gowall, LLC / Scott Wall

ADDRESS: P.O. Box 853 Jefferson, GA 30549

PHONE: 770-527-7372 EMAIL: cscottwall@gmail.com

IMPROVEMENT TYPE: (Check all that apply)

✓ New Building _____ Existing Building _____ Site Dev. _____ Sign

SEE LETTER OF INTENT FOR PROJECT DESCRIPTION.

Mayor and Council Public Hearing: _____ 1 AUBURN WAY, AUBURN GA 30011 (COUNCIL CHAMBERS)

RECOMMENDATION: _____ APPROVAL _____ APPROVAL W/ CONDITIONS _____ DENIAL

CONDITIONS: _____

REVIEW COMPLETED: _____ SIGNATURE: _____

City of Auburn

Letter of Intent
RE: 31 Old Church Road, Auburn

To Whom it May Concern,

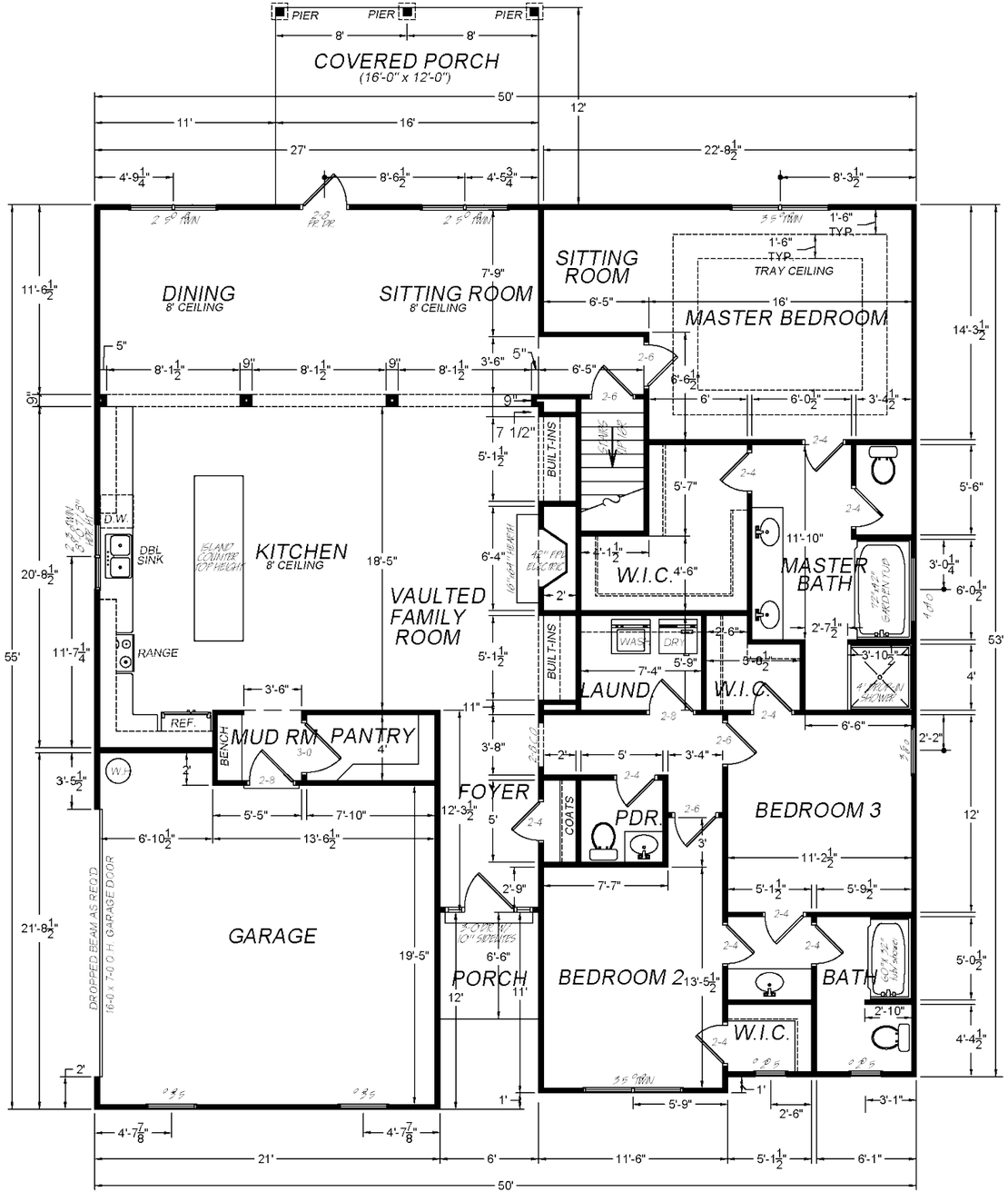
We own the existing house at 31 Old Church Road, which was built in 1971 and is in poor condition. We would like to request to demolish the house and shop building in order to construct a new single family home. We would like to ask for a variance on the Streetscape requirements at large, primarily due to the configuration of how the roads merge at the property, with the biggest portion of road frontage being a gravel road. The new house would face the gravel road. We would also like to request a variance on the maximum building setback. We are proposing to locate the new home in approximately the same location as the current home, shifted about five feet closer to the road at a distance of 40.8 feet from the front property line as measured from the gravel road, and approximately 72.8 feet from the intersection of the right of way of Old Church Road and the gravel road, as shown. We have approval from environmental health to construct the new home in the location shown on the site plan, if approved.

If allowed to move forward, we believe this would be a benefit to the community and be much more aesthetically pleasing. We appreciate your consideration of our request.

Thank you,

Nicole D. Wall
Gowall, LLC

| |
|---|
| 2218 SQFT INSIDE |
| 426 SQFT GARAGE |
| 491 SQFT BONUS |
| 192 SQFT BACK PORCH |
| 39 SQFT FRONT PORCH |




ISSUE: 10/22/2024


Morgan Barnett
Cell: 706-340-7999
Morgan@BarnettDesignUnlimited.com
5863 Commerce Street
Commerce, Ga 30529
www.BarnettDesignUnlimited.com


BARNETT DESIGN UNLIMITED

"Where Function Meets Style"

| MK | DATE | SUBMITTAL/REV. |
|---|---|---|
| | | |

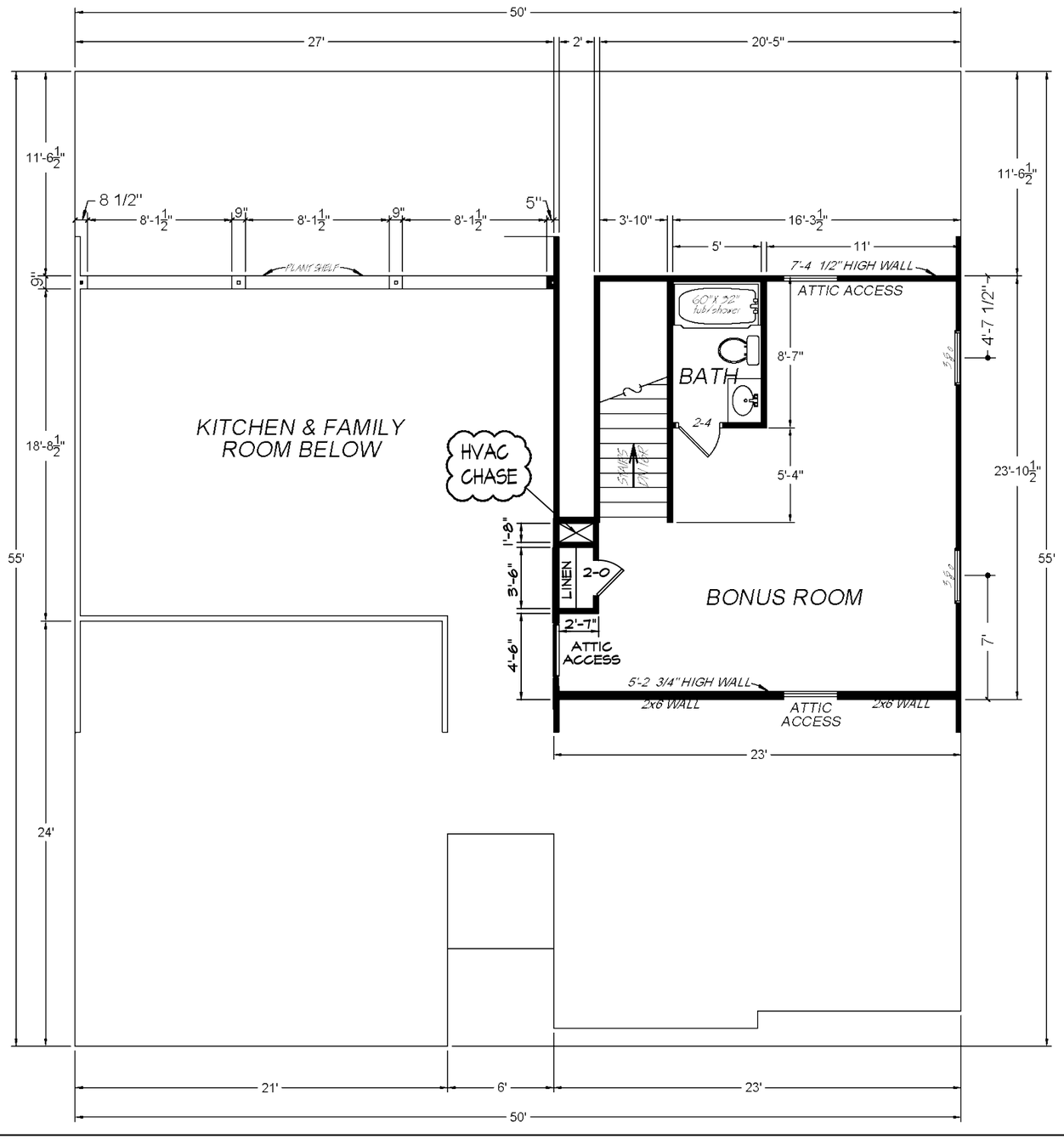
HARCOURT
REYNOLDS REALTY
CONSTRUCTION, LLC.
135 S. CENTER ST.
WINDER, GA 30680

LEFT SIDE ENTRY WITH BONUS

FLOORPLAN

DATE
11-10-21

| |
|---|
| 2218 SQFT INSIDE |
| 426 SQFT GARAGE |
| 491 SQFT BONUS |
| 192 SQFT BACK PORCH |
| 39 SQFT FRONT PORCH |




ISSUE: 10/22/2024


Morgan Barnett
Cell: 706-340-7999
Morgan@BarnettDesignUnlimited.com
5863 Commerce Street
Commerce, Ga 30529
www.BarnettDesignUnlimited.com


BARNETT DESIGN UNLIMITED

"Where Function Meets Style"

| MK | DATE | SUBMITTAL/REV. |
|---|---|---|
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| | | |

HARCOURT
REYNOLDS REALTY
CONSTRUCTION, LLC.
135 S. CENTER ST.
WINDER, GA 30680

LEFT SIDE ENTRY WITH BONUS

BONUS ROOM FLOORPLAN

DATE
11-10-21




FRONT ELEVATION

NOT TO SCALE




REAR ELEVATION

NOT TO SCALE

ISSUE: 10/22/2024

Morgan Barnett
Cell: 706-340-7999
Morgan@BarnettDesignUnlimited.com
5863 Commerce Street
Commerce, Ga 30529
www.BarnettDesignUnlimited.com

BARNETT DESIGN UNLIMITED

"Where Function Meets Style"

| MK | DATE | SUBMITTAL/REV. |
|---|---|---|
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HARCOURT

REYNOLDS REALTY CONSTRUCTION, LLC.

135 S. CENTER ST.

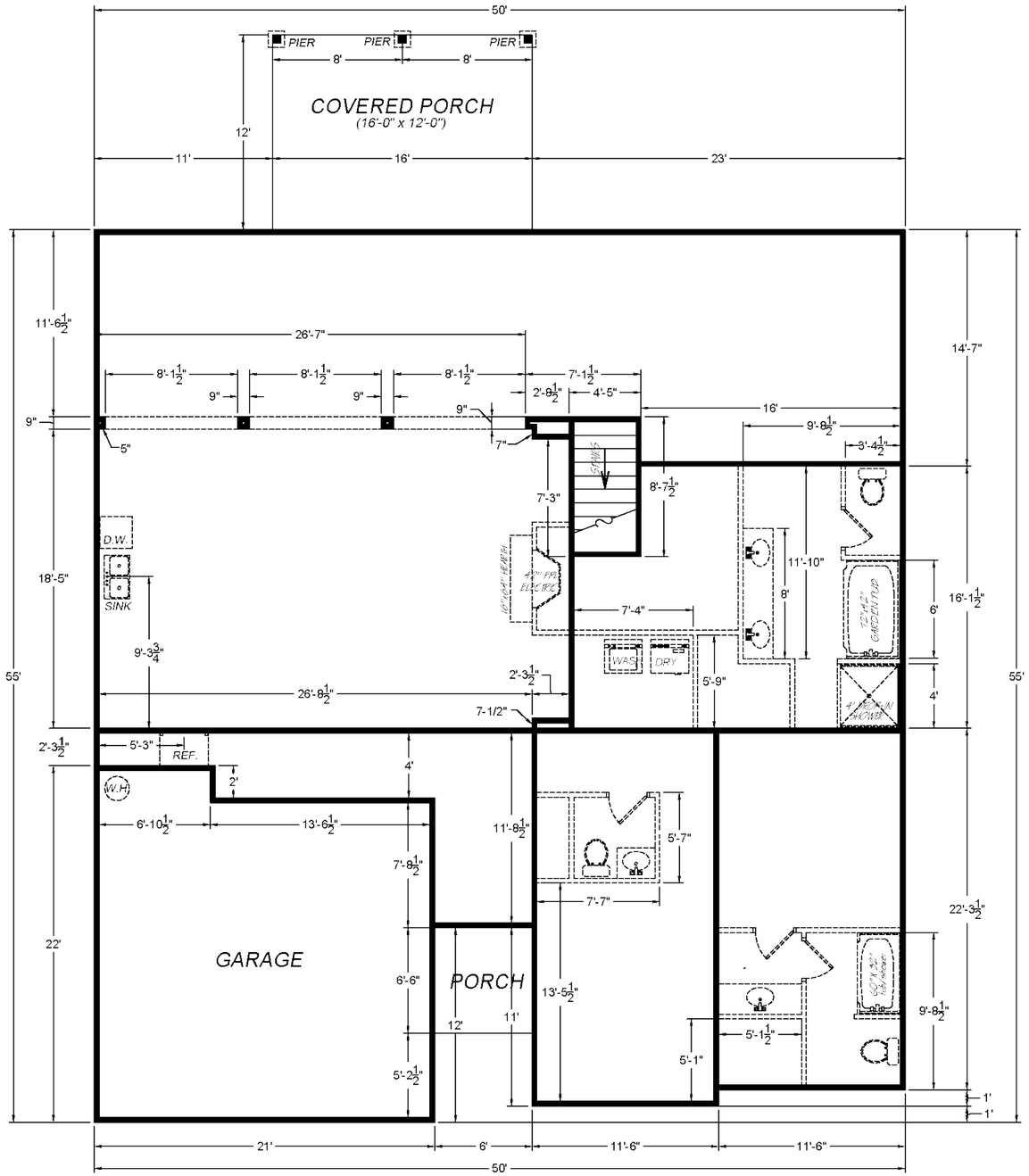
WINDER, GA 30680

LEFT SIDE ENTRY WITH BONUS

ELEVATIONS

DATE
11-10-21

| |
|---|
| 2218 SQFT INSIDE |
| 426 SQFT GARAGE |
| 491 SQFT BONUS |
| 192 SQFT BACK PORCH |
| 39 SQFT FRONT PORCH |




ISSUE: 10/22/2024


Morgan Barnett
Cell: 706-340-7999
Morgan@BarnettDesignUnlimited.com
5863 Commerce Street
Commerce, Ga 30529
www.BarnettDesignUnlimited.com


BARNETT DESIGN UNLIMITED

"Where Function Meets Style"

| MK | DATE | SUBMITTAL/REV. |
|---|---|---|
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| | | |

HARCOURT
REYNOLDS REALTY
CONSTRUCTION, LLC.
135 S. CENTER ST.
WINDER, GA 30680

LEFT SIDE ENTRY WITH BONUS

FOUNDATION

DATE
11-10-21

GEORGIA
REGISTERED
No.1577
PROFESSIONAL
SURVEYOR
W. T. DUNAHOO

N

CECIL
0–10%

N 31°45'00" E 218.00'

S 46°20'24" E 211.33'

1040

OLD CHURCH RD.

EXISTING SHOP BUILDING
TO BE REMOVED

PORCH

35.3

50.0

PROP. 3–BR HOUSE
(HARCOURT PLAN)
F.F.E.

55.0

54.9

10.0

72.8

53.0

6.0

2–CAR
GARAGE

12.0

21.0

11.0

EXISTING HOUSE
TO BE REMOVED

11.5

11.5

40.8

Appx. Location
Existing Septic System

**0.89 ACRES**

N 14°00'00" W 120.00'

S 56°50'00" W 285.00'

UNNAMED GRAVEL ROAD

1030

CECIL
0–10%

Secondary System
320' Conventional

## REFERENCE:

1.) BEING LOTS 1&2 (SECTION "B") OF THE PLAT FOR THE PROPERTY OF G.M. POOL ESTATE BY H.L. DUNAHOO, DATED 1/27/1960 (P.B. 4 PG. 263)
2.) EXISTING SEPTIC SYSTEM LOCATION FROM SKETCH PROVIDED BY ENVIRONMENTAL HEALTH DEPARTMENT
3.) TOPOGRAPHIC INFORMATION FROM N.O.A.A.
4.) LEVEL 3 SOIL STUDY BY SOLUM SOILS & WATER, DATED 7/7/2026

GRAPHIC SCALE
30 0 30 60

~ LEGEND ~
R/W = RIGHT OF WAY
IPS = IRON PIN SET (1/2" OPEN TOP)
IPF = IRON PIN FOUND (1/2" REBAR)

SKETCH FOR — STATE OF GEORGIA

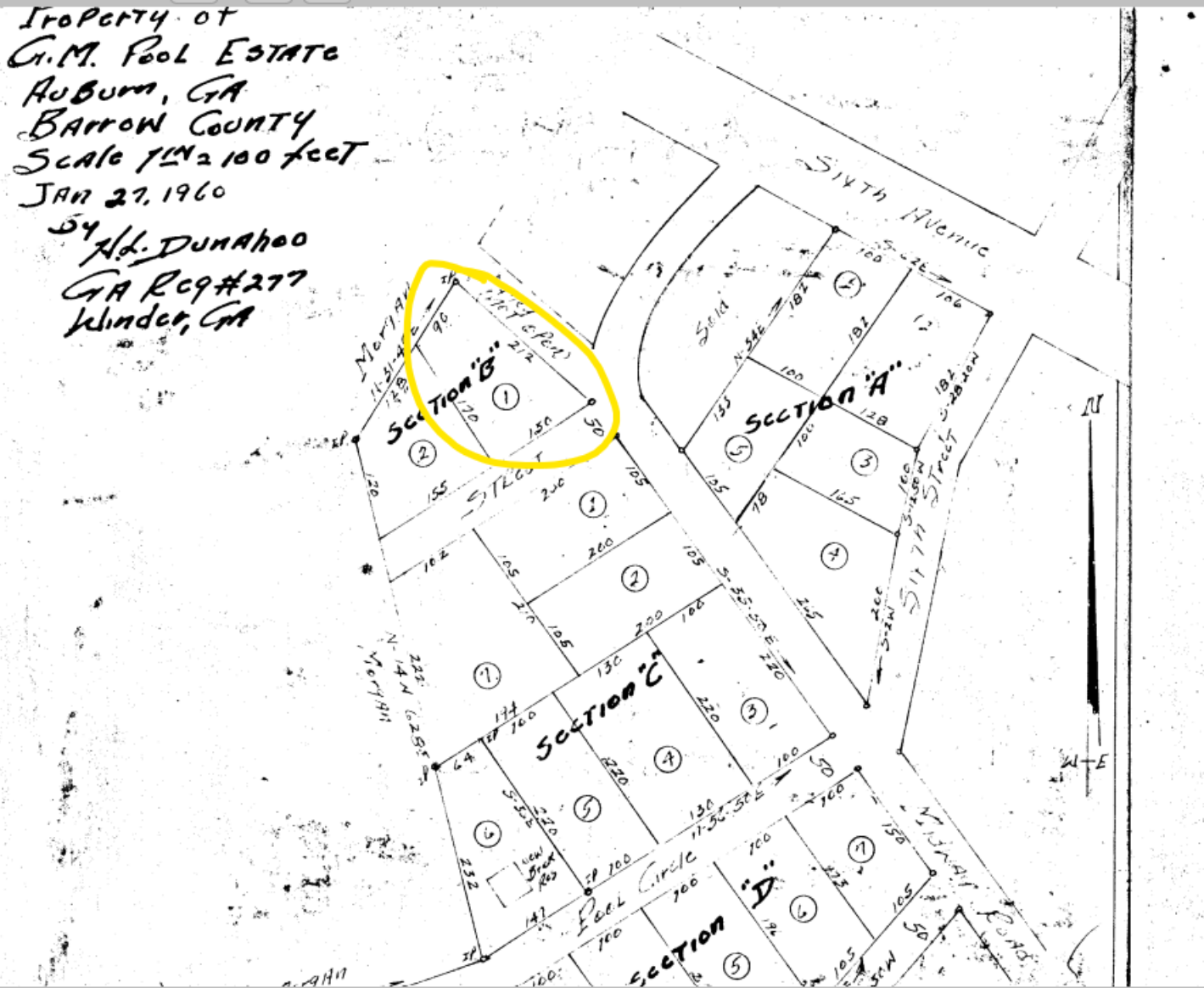
# 31 OLD CHURCH ROAD

## CITY OF AUBURN TAX MAP PARCEL AU11 048

| CITY | GMD | COUNTY | SCALE | DATE |
|---|---|---|---|---|
| AUBURN | 1740 | BARROW | 1"=30' | 11/10/2026 |

W. T. DUNAHOO AND ASSOCIATES, L.L.C.
P.O. BOX 183
302 W. MAY ST.
(770) 867–3911
WINDER, GEORGIA

Property of
G.M. Pool Estate
Auburn, GA
Barrow County
Scale 1" = 100 feet
Jan 27, 1960
by H.L. Dunahoo
GA Reg #277
Winder, GA




GEORGIAMLS


GEORGIAMLS

# Georgia Department of Public Health On-Site Sewage Management System Performance Evaluation Report Form

| APPLICANT NAME: | PROPERTY/SYSTEM ADDRESS: | EVALUATION ID: |
|---|---|---|
| **Nicole Dunahoo Wall** | **31 OLD CHURCH RD AUBURN, GA 30011** | **037876** |
| APPLICANT PHONE: **(770) 867-3911** | | COUNTY: **Barrow** |
| APPLICANT EMAIL ADDRESS: | SUBDIVISION/LOT/BLOCK: **Pool Estates/1&2/D** | REASON FOR EVALUATION: **Structure Replacement (New or Rebuild)** |

| | |
|---|---|
| | **Inspection Records** |
| Yes | 1. Inspection records exist for this septic system. |
| Yes | 2. Inspection records indicate that all components of the septic system were properly constructed and approved at the time of original inspection. A copy of the original inspection report is attached. |
| | **Maintenance Records (applicable copies are attached)** |
| Yes | 3. Maintenance or installation records indicate that the tank has been pumped out or installed within the past 5 years. Note: it is recommended that septic tanks be pumped at least once every 5 years. |
| N/A | 4. Systems with aerobic treatment unit(s) (ATU): Records indicate the ATU has been serviced in accordance with the manufacturer's recommended maintenance schedule OR an authorized representative of the manufacturer has provided documentation that the ATU is operating sufficiently. |
| N/A | 5. Systems with grease trap(s): Maintenance records indicate the grease trap(s) has been pumped out within the last 6 months OR documentation has been provided by a qualified individual confirming that the grease trap contains less than 75% of the designed grease holding capacity and is operating sufficiently. |
| | **System Assessment and Existing Site Conditions (applicable copies are attached)** |
| N/A | 6. The septic tank was uncovered at the time of this County Board of Health Evaluation OR maintenance records exist and the tank appears to meet the required design, construction, and installation criteria. The appropriateness of the sizing and installation criteria of the absorption field cannot be verified since no initial inspection records exist. |
| N/A | 7. A Georgia certified septic tank installer has provided written documentation of the system design, location, and components. |
| Yes | 8. This site evaluation by the County Board of Health revealed no evidence of system failure. |
| Yes | 9. This site evaluation by the County Board of Health revealed no evidence of adverse conditions which would affect the functioning of the system. |
| | **Addition to Property** |
| Yes | 10. This site evaluation as well as the provided information indicate that the proposed construction to the home or property should not adversely affect the functioning of the existing system. |
| | **Relocation of Home or Change of Use** |
| Yes | 11. This site evaluation as well as the provided information indicate that the system appears to meet the required design, construction, and installation criteria to accommodate the proposed relocation of the home or change of use for the facility should not adversely affect the functioning of the existing system. |

**See 2nd page for evaluation notes, disclaimer, and signature.**

# Performance Evaluation Report Form (continued)

| PROPERTY/SYSTEM ADDRESS: | EVALUATION ID: |
|---|---|
| **31 OLD CHURCH RD AUBURN, GA 30011** | **037876** |
| | SUBDIVISION/LOT/BLOCK: **Pool Estates/1&2/D** |

**Adverse Conditions** (i.e. malfunctioning or damaged system or clear evidence of a condition, or conditions, that would likely contribute to system malfunction or unacceptable risk to public health):

**Additional Notes/Comments**:
Replacement of existing home with new 3BR home approved. New home will tie into existing system.

| **Inspector:** | **Signature:** | **Date:** |
|---|---|---|
| Jeffery Scott | | 07/29/2026 |

*I verify the above information to be correct at the date and time of this evaluation only.* ***Disclaimer:*** *This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by system malfunction.*

MAYOR
Rick E. Roquemore

CITY MANAGER
Michael E. Parks

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

**AGENDA ITEM: 6**

**TO:** City of Auburn Mayor and City Council

**FROM:** Sarah McQuade
City Planner

**DATE:** November 19, 2026

**PURPOSE:** RZ27-0002. Rezone tax map parcels Au04 004 from AG: Agricultural district and M-1: Light Industry district to M-1: Light Industry district to construct a multi-unit industrial park.

**BACKGROUND:** The applicant is petitioning to rezone a 30.86± acre tract bisected by Etheridge Rd, immediately north of the CSX railroad, to M-1: Light Industry district to construct an approximately 104,000-square-foot, 13-unit light industrial development.

**PLANNING COMMISSION RECOMMENDATION:** To be discussed.

**COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION:** Denial.

**FUNDING:** N/A

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

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

## SUMMARY

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

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

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

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

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

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

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

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

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

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

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

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

**LAND USE AND COMPREHENSIVE PLAN ANALYSIS**

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

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

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

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

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

**WETLANDS, STREAMS, AND FLOODPLAIN**

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

**BARROW COUNTY ENVIRONMENTAL HEALTH**

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

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

**PUBLIC WORKS**

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

**TRANSPORTATION**

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

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

**ZONING ANALYSIS**

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

The City Council finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power:

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

**A. Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property;**

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

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

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

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

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

**D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools;**

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

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

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

**F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning.**

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

## PLANNING COMMISSION RECOMMENDATION

If the Planning Commission issued a recommendation at their scheduled public meeting on November 18, 2026, it shall be discussed during this Mayor and City Council meeting.

## COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION

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

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

c. Maintain minimum side and rear yard separations of ten (10) feet. No outdoor storage shall encroach into the required zoning buffers.
d. Be completely screened by a fully opaque fence or wall that maintains a height at least six (6) feet above grade. All gates shall be fully opaque and maintain a minimum height of six (6) feet. Where such a wall or fence faces a right-of-way with no intervening building, a row of evergreen vegetation shall be planted between the wall or fence and the street. Individual plants shall be spaced no greater than ten (10) feet apart and be placed within ten (10) feet of the associated wall or fence. Plantings shall measure no less than three (3) feet in height at the time of installation and be of a species anticipated to reach a height of six (6) feet or taller within three (3) years of planting.

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

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

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

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

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

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

## ANNEXATION & REZONING APPLICATION

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

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

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

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

***PLEASE ATTACHED A LETTER OF INTENT EXPLAINING PROPOSED DEVELOPMENT***

Mahaffey Pickens Tucker, LLP
ATTORNEYS AT LAW

Matthew P. Benson
Catherine W. Davidson
Gerald Davidson, Jr.*
Brian T. Easley
Rebecca B. Gober
Christopher D. Holbrook
Jessica P. Kelly
John N. Mahaffey
Shane M. Lanham

Jeffrey R. Mahaffey
Julia A. Maxwell
Steven A. Pickens
Wayne Tartline
Gabrielle H. Schaller
S. Tess Shaheen
Andrew D. Stancil
R. Lee Tucker, Jr.
Kassie Prater
*Of Counsel

# LETTER OF INTENT FOR REZONING APPLICATION

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

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

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

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

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

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

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

This 9th day of October, 2026.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP

*Shane M. Lanham*

Shane M. Lanham
*Attorneys for Applicant*

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

## REZONING PROPERTY OWNER'S CERTIFICATION

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

AM Hill, SRB Partners LLC 9-2-2026

SIGNATURE OF PROPERTY OWNER DATE

Alex Hill Operating Manager

PRINT NAME AND TITLE

Pam W. Hanson 9-2-2026

SIGNATURE OF NOTARY PUBLIC DATE NOTARY SEAL

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

## REZONING APPLICANT'S CERTIFICATION

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

AHill 9-2-2025

SIGNATURE OF APPLICANT DATE

Alex Hill Operating Manager

PRINT NAME AND TITLE

Pam W. Hanson 9.2.2026

SIGNATURE OF NOTARY PUBLIC DATE




NOTARY SEAL

## CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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

SRB Partners LLC 9-2-26

SIGNATURE OF PROPERTY OWNER DATE

Alex Hill operating Manager

PRINT NAME AND TITLE

Pam W. Hanson 9.2.2026

SIGNATURE OF NOTARY PUBLIC DATE NOTARY SEAL

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

## DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

☐ YES ☒ NO

Alex Hill

YOUR NAME

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

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

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

## CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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

Russell Pyle 10/9/24

SIGNATURE OF PROPERTY OWNER DATE

Kassie Prater, Attorney for Applicant

PRINT NAME AND TITLE

Tara L Riley 10-9-2024

SIGNATURE OF NOTARY PUBLIC DATE NOTARY SEAL

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

## DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

☐ YES ☑ NO

Kassie Prater

YOUR NAME

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

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

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

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

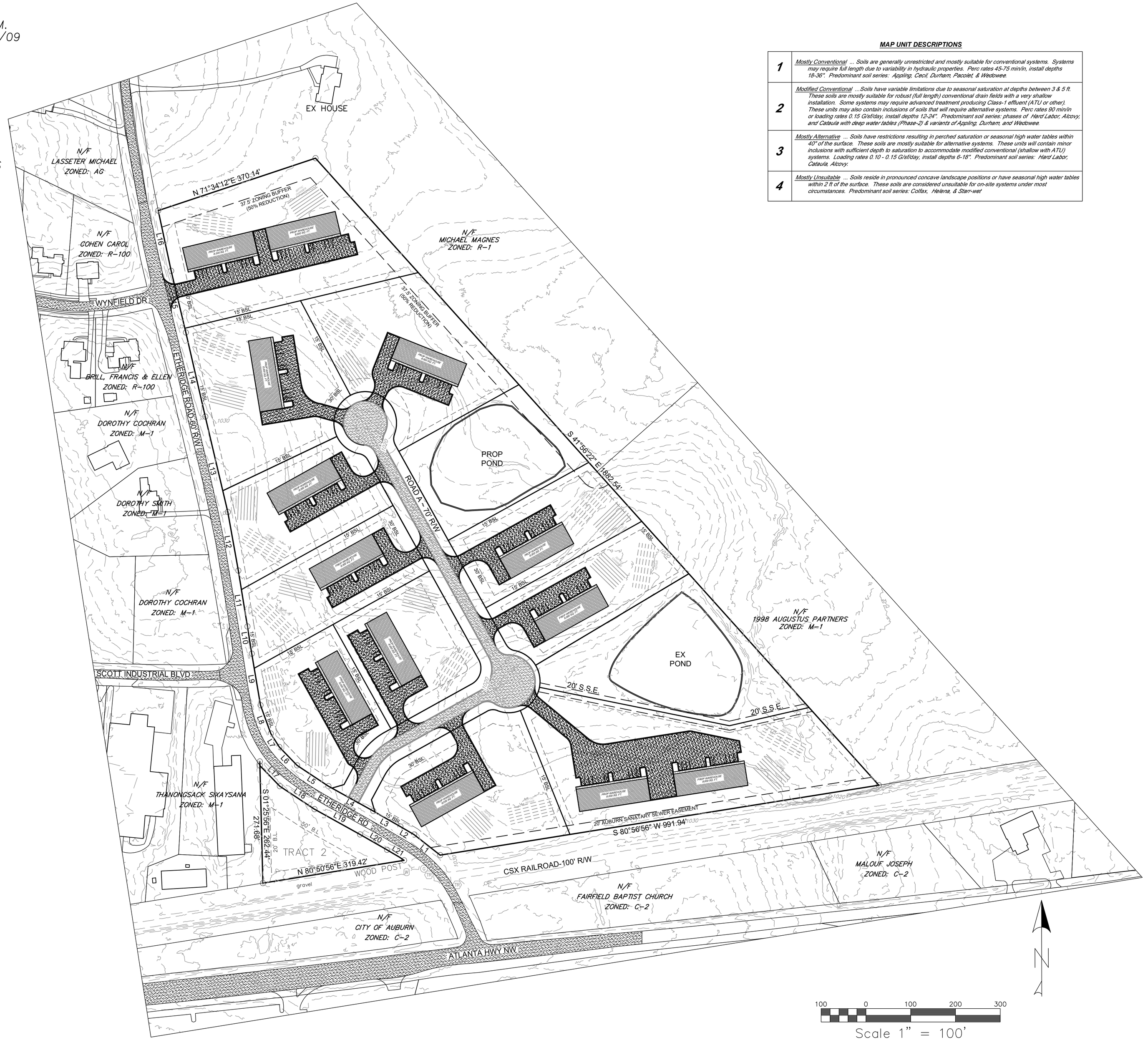
–BOUNDARY REFERENCED FROM PLAT PREPARED BY GARMON LAND SURVEYING, DATED 9/20/21
–SOURCE OF DATUM IS MEAN SEA LEVEL

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

**MAP UNIT DESCRIPTIONS**

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

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





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


| DATE: | REVISION: |
|---|---|
| | |

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

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

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

THE CONTRACTOR SHALL CALL THE UTILITIES PROTECTION CENTER THREE WORKING DAYS BEFORE DIGGING. IN METRO ATLANTA DIAL 404-525-5555 THROUGHOUT GEORGIA DIAL 800-282-7411.

CONCEPT PLAN FOR:

# ETHERIDGE RD

LOCATED IN:
PARCEL: AU04 004
BARROW COUNTY, GEORGIA

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

GSWCC #939
EXP. 10/01/2026

| DATE | JOB # |
|---|---|
| 10/2/2026 | 4376 |

SHEET 1

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

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

FLOOD STATEMENT:

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

13013C0040D — FLOOD INSURANCE RATE MAP #

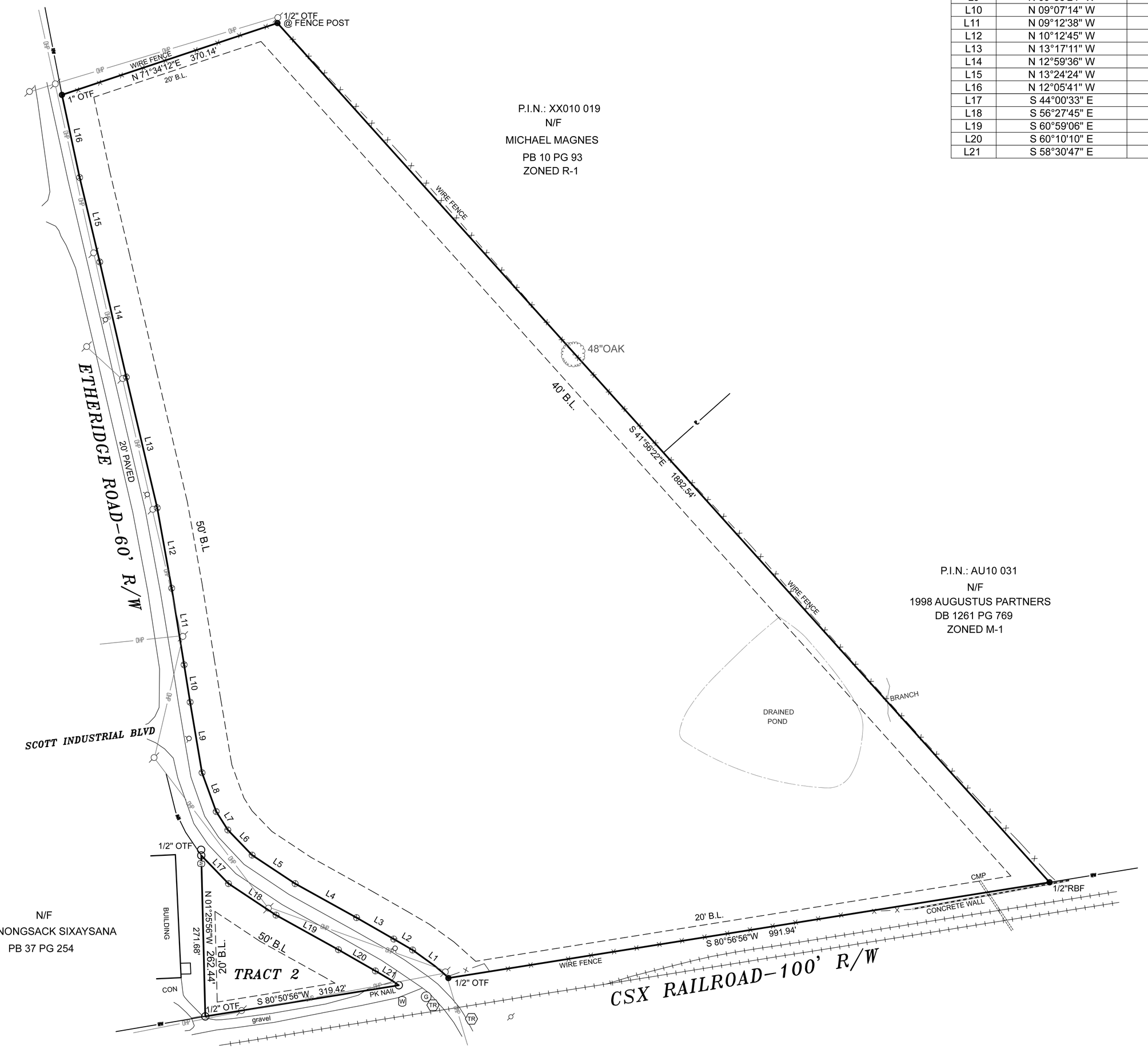
12/1/2022 — EFFECTIVE DATE:

N

GRID NORTH (NAD83)

GA STATE PLANE WEST ZONE

GRID - GA WEST




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

*LEGEND*

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

*SURVEY NOTES*

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

*SURVEY REFERENCES*

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

*SURVEYOR'S CERTIFICATION*

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

4/16/2026

GEORGIA REGISTERED No. 3230 PROFESSIONAL LAND SURVEYOR ANTHONY P GARMON

*TRACT 1*
*P.I.N. - AU04 004*

*ETHERIDGE RD*
*AUBURN, GA.*
*ZONED: AG*

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

*TOTAL AREA:*

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

*TRACT 2*
*P.I.N. - AU04 004*

*ETHERIDGE RD*
*AUBURN, GA.*
*ZONED: M1C*

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

*TOTAL AREA:*

***0.88 ACRES***
***(38,359.87 SQ. FT.)***


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


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

BOUNDARY RETRACEMENT SURVEY FOR:

***Hebron Commercial Properties LLC***

0 100 200 300

GRAPHIC SCALE: 1"=100'

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

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

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

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

**Tract 2:**

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

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

## MAP UNIT DESCRIPTIONS

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

GRAPHIC SCALE

100 0 50 100

( IN FEET )
1 inch = 100 ft.

2 ft Contour Topo

A1
Ce : Designates Boring Location
>72

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

ETHERIDGE RD

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

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

LEVEL-2 SOIL SURVEY
for planning & diligence purposes only

| REVIS. | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |

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

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

**Standards Governing the Exercise of the Zoning Power**

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

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

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

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

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

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

## JUSTIFICATION FOR REZONING

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

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

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

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

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

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

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

This 9th day of October, 2026.

Respectfully submitted,

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