

MAYOR
Linda M. Blechinger

CITY CLERK
Joyce Brown

**CITY OF AUBURN
CITY COUNCIL
BUSINESS MEETING in Council Chambers
FOR
August 5, 2021**

City Council
Peggy J. Langley
Robert L. Vogel, III
Bill Ackworth
Jay L. Riemenschneider

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

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

Mayor Pro Tempore Langley called the meeting to order at 5:00 p.m.

Alex Mitchem gave the invocation.

Alex Mitchem led the pledge to the flag.

Item: **Public Hearing on Downtown Overlay District Text Amendments**

Mayor Pro Tempore Langley asked for a motion to open the Public Hearing on the Auburn Downtown Overlay District Text Amendments-Chapter 17.91.

Motion: Made by **Council Member Riemenschneider** to open the Public Hearing on the Auburn Downtown Overlay District Text Amendments-Chapter 17.91.

Seconded: By **Council Member Ackworth**.

Mayor Pro Tempore Langley asked for any discussion. There was none.

Vote was taken with all members present voting yes. Public Hearing opened.

Jay Miller presented.

Mayor Pro Tempore Langley asked for any comments in favor of the Auburn Downtown Overlay District Text Amendments-Chapter 17.91.

None were given.

Mayor Pro Tempore Langley asked for any comments opposing the Auburn Downtown Overlay District Text Amendments-Chapter 17.91.

None were given.

Mayor Pro Tempore Langley asked for a motion to close the Public Hearing on the Auburn Downtown Overlay District Text Amendments-Chapter 17.91.

Motion: Made by **Council Member Ackworth** to close the Public Hearing on the Auburn Downtown Overlay District Text Amendments-Chapter 17.91.

Seconded: By **Council Member Riemenschneider**.

Mayor Pro Tempore Langley asked for any discussion. There was none.

Vote was taken with all members present voting yes. Public Hearing closed.

Council Reports and Announcements

None were given.

Item: Citizen Comments on Agenda Items

Mayor Pro Tempore Langley asked for any Citizens comments for items on tonight's agenda.

None were given.

Item: Consent Agenda

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

None were given.

Mayor Pro Tempore Langley asked for a motion to approve the Consent Agenda:

- a. July 1, 2021 – Council Business Meeting Minutes
- b. July 15, 2021 – Council Workshop Meeting Minutes
- c. July 20, 2021 – Council Special Called Pre-Budget Meeting Minutes
- d. July 27, 2021 – Council Special Called Pre-Budget Meeting Minutes
- e. Roadway Evaluations
- f. Appointment of Danielle Purvis to Zoning Board of Appeals

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

Seconded: By **Council Member Ackworth**.

Mayor Pro Tempore Langley asked for any discussion. There was none.

Vote was taken with all members present voting yes.

Item: Downtown Overlay District Text Amendments

Mayor Pro Tempore Langley asked for a motion to approve Ordinance #21-005 to Amend Chapter 17.91 – Auburn Downtown Overlay District.

Motion: Made by **Council Member Ackworth** to approve Ordinance #21-005 to Amend Chapter 17.91 – Auburn Downtown Overlay District.

Seconded: By **Council Member Vogel**.

Mayor Pro Tempore Langley asked for any discussion. There was none.

Vote was taken with all members present voting yes.

Item: Annexation of Fowler Farms – Apalachee Church Road: Tax Parcels XX014 001 & XX012 004

Mayor Pro Tempore Langley asked for a motion to approve or deny Ordinance #21-006 for the Annexation of Fowler Farms – Apalachee Church Road: Tax Parcels XX014 001 & XX012 004.

Motion: Made by **Council Member Riemenschneider** to approve Ordinance #21-006 for the Annexation of Fowler Farms – Apalachee Church Road: Tax Parcels XX014 001 & XX012 004.

Seconded: By **Council Member Ackworth**.

Mayor Pro Tempore Langley asked for any discussion. There was none.

Vote was taken with all members present voting yes.

Item: Rezoning of Fowler Farms – Apalachee Church Road: RZ 21-0003, Tax Parcels XX014 001 & XX012 004

Mayor Pro Tempore Langley asked for a motion to approve Ordinance #21-009 for the Rezoning of Fowler Farms – Apalachee Church Road: RZ 21-0003, Tax Parcels XX014 001 & XX012 004 from AG to PSV with staff revised conditions of zoning.

Motion: Made by **Council Member Ackworth** to approve Ordinance #21-009 for the Rezoning of Fowler Farms – Apalachee Church Road: RZ 21-0003, Tax Parcels XX014 001 & XX012 004 from AG to PSV with staff revised conditions of zoning.

Seconded: By **Council Member Riemenschneider**.

Mayor Pro Tempore Langley asked for any discussion. There was none.

Vote was taken with all members present voting yes.

Citizen Comments: **Mayor Pro Tempore Langley** asked for any Citizens Comments.

None were given.

ADJOURN: **Mayor Pro Tempore Langley** asked for a motion to adjourn.

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

Seconded: By **Council Member Vogel**.

Mayor Pro Tempore Langley asked for any discussion. There was none.

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

Mayor Pro Tempore Langley swore in Danielle Purvis to the Zoning Board of Appeals.

Respectfully submitted,

Read and approved this 2nd Day of September 2021

Attest:



Mayor M. Blechinger



STAFF RECOMMENDED CONDITIONS: FOWLER FARM ANNEXATION & REZONING

To restrict the use of the property as follows:

1. Single-family detached, and townhomes as presented on site plan titled "Fowler Farms SD, Concept Plan" dated 10/28/20. Townhomes not to exceed 174 units and single-family detached not to exceed 355 units.
2. Detached homes shall be constructed with front façades of primarily brick or stacked stone. The balance of the home may be the same, or of fiber-cement siding or shake with a minimum three-foot high brick or stacked stone water table. Detached homes shall be a minimum of 1,800 heated square feet.
3. Townhomes shall be constructed with front facades of primarily or stacked stone. The balance of the home may be the same, or of fiber-cement siding or shake. The side and rear facades of townhomes shall be comprised of at least fifty percent (50%) brick or stone. Townhomes shall be a minimum of 1,350 heated square feet for single car units and 1,600 heated square feet for double car units.

To satisfy the following site development considerations:

1. No direct lot access shall be allowed to Apalachee Church Road.
2. The entrance shall be gated. All streets to be privately owned and maintained.
3. A mandatory Homeowners Association shall be established and shall be responsible for maintenance of all common areas/facilities and entrance landscaping. The Apalachee Church Road frontage shall be landscaped by the developer and maintained by the Homeowners Association and shall include decorative masonry entrance features. A decorative fence shall be required along the Apalachee Church Road frontage. Landscape plans, entrance features, and fencing shall be subject to the review and approval of the Community Development Director.
4. Said association shall be incorporated which provides for all common area building and grounds maintenance, repair, insurance, and working capital. Said association must also include declarations and by-laws includes rules and regulations which shall at a minimum regulate and control the following:
 - a. Exterior townhome maintenance, which includes roofing, painting, and ground maintenance. The exterior maintenance is for the townhomes only.
 - b. Common area maintenance, including detention facilities.
 - c. Fence, wall, and sign maintenance.
 - d. Street maintenance and street lighting.
5. Natural vegetation shall remain on the property until the issuance of a development permit.
6. All grassed areas on dwelling lots shall be sodded excluding slopes and landscape planting areas identified on the Zoning Master Plan.
7. Underground utilities shall be provided throughout the development.
8. Stormwater detention facilities shall be fenced with a black vinyl-coated chain link fence a minimum of four feet in height and shall be fully screened from view of adjacent residences with a double staggered row of evergreens.
9. Building lots and stormwater facilities shall not be located within any stream or river buffer.

10. Provide a 40-foot undisturbed buffer adjacent to adjoining property lines except for the Auburn Station Subdivision adjoining property lines shall be 25-foot buffer. If the 25-foot buffer is disturbed or graded, then developer shall re-plant buffer.
11. Construct all traffic improvements as described on pages 13 and 14 of the Traffic Impact Study dated July 1, 2021 and prepared for the Applicant by Marc R. Acampora, PE, LLC. All traffic improvements shall be constructed and completed prior to issuance of first certificate of occupancy, including but not limited to:
 - a. Construct a northbound right turn lane on Apalachee Church Road at the intersection of Highway 29. In lieu of constructing the right turn lane, provide compensation to the City for construction of such improvements in a sum not less than \$150,000.00. The final amount shall be determined by the Community Development Director, but not exceed \$250,000.
 - b. Construct a northbound left turn lane and a southbound right turn lane on Apalachee Church Road at the project access.
 - c. Construct a separate left and right turn lane at the subdivision exit. The exiting approach shall be controlled by side street stop sign and accompanying stop bar.
 - d. Provide a second fire access with crash gate to the project subdivision as recommended by the Traffic Impact Study and DRI and may be required by fire codes.
12. The development shall incorporate suggestions presented in the DRI into final design to be reviewed and approved by the Planning Director.
13. No more than 100 residential building permits shall be issued prior to the end of 2023 and no more than 200 total permits will be issued by the end of 2024. All remaining permits may be available to be issued in 2025.