

**MAYOR**

Richard E. Roquemore

CITY ADMINISTRATOR

Michael E. Parks

CITY COUNCIL

Robert L. Vogel III

Taylor J. Sisk

Jamie L. Bradley

Joshua Rowan

**CITY OF AUBURN
MAYOR and CITY COUNCIL
February 27, 2025
6:00 PM
Council Chambers
1 Auburn Way
Auburn, GA 30011**

COUNCIL REPORTS AND ANNOUNCEMENTS**NEW BUSINESS**

1. Planning Commission Reports- Sarah McQuade
2. Perry Rainey Center Rental Fees- Michael Parks
3. Republic Services Rate- Information Only- Michael Parks
4. Website Partnership Plan- Michael Parks
5. Sanitary Sewer Capacity Fees Ordinance- Michael Parks

VOTING ITEMS

6. Statewide Homestead Exemption Opt Out
7. Amend City Charter 5.16 Terms of Office

CITIZEN COMMENTS ON AGENDA ITEMS

Agenda subject to change prior to meeting



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AGENDA ITEM: 1

TO: Mayor and Council

FROM: Sarah McQuade
City Planner

DATE: February 27, 2025

PURPOSE: Planning & Zoning Report

BACKGROUND: At their regularly scheduled meeting on February 19, 2025, the Planning & Zoning Commission made the following recommendations:

OLD BUSINESS:

1. RZ-24-0000 the previously tabled application of MBC Developers, LLC c/o Andersen Tate & Carr, to rezone 100 Lyle Road (AU11 148) and 0 Main Street (AU11 031B), a combined 57.917± acres, from AG – Agricultural district to PUD – Planned Unit Development district for the purpose of developing the property with a 188-lot single-family detached subdivision
 - a. *The Planning & Zoning Commission voted to table this item to the March 19th, 2025, Planning & Zoning meeting.*

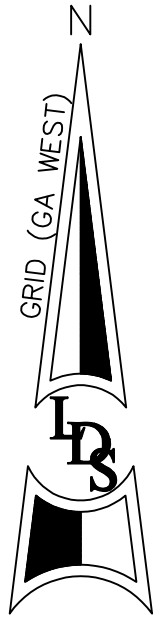
NEW BUSINESS:

1. FP-2001 Schmit + Associates requests consideration of final plat approval for Harmony Phase 2C for the development of 14 single-family lots in a CCD: City Center District.
 - a. *The Planning & Zoning Commission voted to recommend approval of this item.*
2. FP-2002 Clayton Properties Group, Inc. d.b.a. Chafin Land Development & Hill Shop Road, LLC, requests consideration of final plat approval for Kentmere Subdivision for the development of 386 single-family lots in a PSV: Planned Suburban Village district.
 - a. *The Planning & Zoning Commission voted to recommend approval of this item.*

3. FP-2003 Clayton Properties Group, Inc. d.b.a. Chafin Land Development, requests consideration of final plat approval for Summerlin Subdivision Phase One for the development of 116 single-family lots in a PSV: Planned Suburban Village district.
 - a. *The Planning & Zoning Commission voted to recommend approval of this item.*
4. ZTA25-000 Proposed amendment to the City's Zoning Ordinance, 17.90.140 - PUD - Planned Unit Development District.
 - a. *The Planning & Zoning Commission voted to recommend approval of the proposed amendment, with the following modifications:*
 1. *17.90.140(D) – Minimum standards and requirements: The maximum density shall not exceed 2.2 dwelling units per gross acre.*
 2. *17.90.140(E)(2) – Permitted uses: Multi-family residential uses shall be removed from the permitted uses within a Planned Unit Development. Other references to multi-family standards shall also be removed as the use is no longer included in the district.*
 3. *17.90.140(G)(7) – Standards for single-family residences: A lot which hosts a detached residence shall measure no less than 7,000 square feet in area.*

FUNDING:

N/A



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

BLOCK & LOT CHART	
BLOCK	NO. OF LOTS
LOTS	116
TOTAL	116

AREA	AREA (AC)
LOTS TOTAL	24.965
OPEN SPACE	23.142
AMENITY AREA	1.545
ACCESS/UTILITY EASEMENT	6.214
RIGHT-OF-WAY	0.688
OVERALL SITE	56.554

WETLANDS AND DRAINAGE AREAS
OPEN SPACE/ CONSERVATION AREA #1
WETLANDS & D.E.= 2.357 AC.

OPEN SPACE/ CONSERVATION AREA #2
WETLANDS & D.E.= 0.116 AC.

OPEN SPACE/ CONSERVATION AREAS
OPEN SPACE/ CONSERVATION AREA #1
AREA= 15.950 AC.

OPEN SPACE/ CONSERVATION AREA #2
AREA= 4.679 AC.

TOTAL USEABLE OPEN SPACE 36.5%

NATURAL VEGETATION

ALL NATURAL VEGETATION IS AND
SHALL REMAIN UNDISTURBED.

GENERAL NOTES:

- TOTAL ACRES: 56.554
- TOTAL NUMBER OF LOTS: 116 SINGLE FAMILY LOTS
- ZONING = PSV
- DENSITY:
GROSS DENSITY = 116 UNITS/ 56.554 ACRES = 2.0 UNITS/ACRE
- YARD REQUIREMENTS: SINGLE FAMILY LOTS
FRONT YARD = 20 FEET
REAR YARD = 20 FEET
SIDE YARD = 5 FEET
MINIMUM DWELLING SIZE = 1,800 HEATED SQUARE FEET SINGLE STORY
MINIMUM DWELLING SIZE = 2,200 HEATED SQUARE FEET TWO STORY
MAXIMUM BUILDING HEIGHT = 35 FEET
- WATER PROVIDED BY CITY OF AUBURN.
- ALL LOTS TO BE SERVED BY BARROW COUNTY GRAVITY SEWER.
- BOUNDARY INFORMATION FROM A RETRACEMENT SURVEY FOR CLAYTON PROPERTY GROUP, BY LAND DEVELOPMENT SURVEYORS, INC., DATED 11/20/21.
- THE DEVELOPMENT SHALL HAVE STREET LIGHTING AND ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- ALL STREETS ARE PRIVATE.
- DEVELOPER SHALL INSTALL SIDEWALKS ON ABUTTING STREETS, LOTS, AND OPEN SPACE LOTS AND SHALL INSTALL INTERSECTIONS, AND L-SHAPED MID-BLOCK RAMPS AT CUL-DE-SAC TURNAROUNDS ON A LOT BY LOT BASIS.
- PINS SET AT ALL CORNERS ARE #4 REBAR IPS WITH ORANGE CAPS UNLESS OTHERWISE NOTED.
- PERMANENT STRUCTURES AND TREES NOT ALLOWED IN SANITARY SEWER EASEMENTS ACCORDING TO CURRENT CITY OF AUBURN AND BARROW COUNTY POLICY.
- STRUCTURES ARE NOT ALLOWED IN THE DRAINAGE EASEMENT.
- THE LOTS SHOWN HEREON MAY NOT BE SUBDIVIDED EXCEPT THROUGH THE SUBDIVISION PROCESS AS PROVIDED BY THE CITY OF AUBURN UNIFIED DEVELOPMENT ORDINANCE IN EFFECT AT THE TIME.
- STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.
- ZONING INFORMATION TAKEN FROM THE CITY OF AUBURN CITY COUNCIL MEETING FOR SEPTEMBER 2, 2021. ZONED PSV PER CITY COUNCIL, SIGNED BY THE MAYOR, OCTOBER 7, 2021. (SEE PAGE #7)
- PURCHASERS ARE NOTIFIED THAT THE PROPERTY DESCRIBED HEREIN IS CONTIGUOUS TO A FARM OPERATION AND ANIMALS WHICH MAY PRODUCE SOUNDS, SMELLS COMMONLY ASSOCIATED WITH AGRICULTURAL PRACTICES AND USES.
- FIELD WORK COMPLETED 9/20/24.

AS-BUILT SEWER CHART

PIPE NAME	LENGTH	SLOPE	PIPE TYPE	PIPE NAME	LENGTH	SLOPE	PIPE TYPE
X10	142.54	0.50	8" DIP	A6	130.28	5.59	8" PVC
X9	340.29	1.28	8" PVC	A5	86.97	2.53	8" PVC
X8	318.23	1.04	8" PVC	A4	280.42	1.92	8" PVC
X7	307.07	0.96	8" PVC	A3	400.76	1.38	8" PVC
X6	120.35	4.56	8" PVC	A2	103.79	0.89	8" PVC
X5	129.96	0.68	8" PVC	A1	244.52	0.70	8" DIP
X4	309.12	0.50	8" PVC	C13	221.73	0.76	8" PVC
X3	122.62	0.64	8" DIP	C12	117.28	0.63	8" PVC
X2	86.01	3.65	8" PVC	C11	171.01	0.00	8" PVC
X2A	20.59	1.65	8" PVC	C2	345.7	1.80	8" DIP
X1	36.87	1.06	8" PVC	C1	110.55	2.21	8" PVC
A13	121.63	6.65	8" PVC	B5	194.85	1.56	8" PVC
A12	133.56	1.65	8" PVC	B4	114.46	1.31	8" PVC
A11	340.21	1.39	8" PVC	B3	265.56	0.71	8" PVC
A10	208.12	1.10	8" PVC	B2	355.72	3.90	8" PVC
A9	142.46	4.75	8" PVC	B1	274.9	1.94	8" PVC
A8	156.16	5.90	8" PVC	B2.1	208.18	1.90	8" PVC
A7	400.79	6.13	8" PVC	B3.1	271.74	0.50	8" DIP



IF YOU DIG GEORGIA...
CALL US FIRST!
1-800-282-7411
825-5000
(METRO ATLANTA ONLY)
UTILITIES PROTECTION CENTER
IT'S THE LAW

OWNER/DEVELOPER:

DOMAIN TIMBERLAKE MULTISTATE, LLC
520 MADISON AVENUE, 21ST FLOOR
NEW YORK, NY 10022
PHONE: (212) 751-5956
CONTACT: BRIAN CLAUSON
EMAIL: BRIAN.CLAUSON@DOMAINREALESTATEPARTNERS.COM

DEVELOPER:

PRIMUS PROPERTIES GROUP, INC.
D.B.A. CHAFIN LAND DEVELOPMENT
5230 BELLE WOOD COURT
SUITE A
BUFFORD, GA 30024
PHONE: (404) 358-0114
CONTACT: MATT STOKES
EMAIL: MATTS@CHOMEBUILDERS.COM

LAND SURVEYOR:

LAND DEVELOPMENT SURVEYORS, INC.
P.O. BOX 2050
Dacula, GA 30019
PHONE: (404) 328-8717
CONTACT: SHANE FOSTER
EMAIL: MSF1177@YAHOO.COM

ENGINEER:

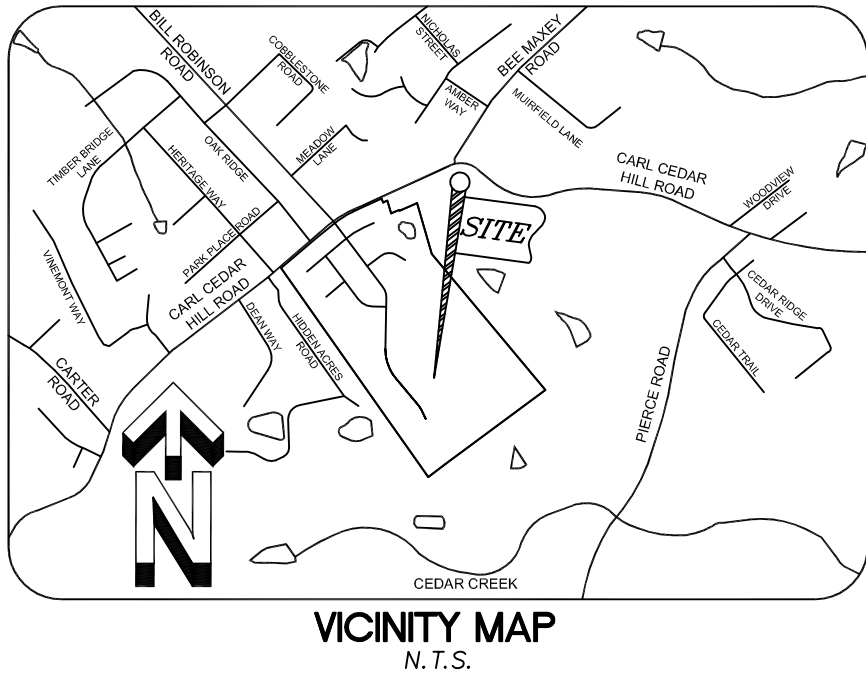
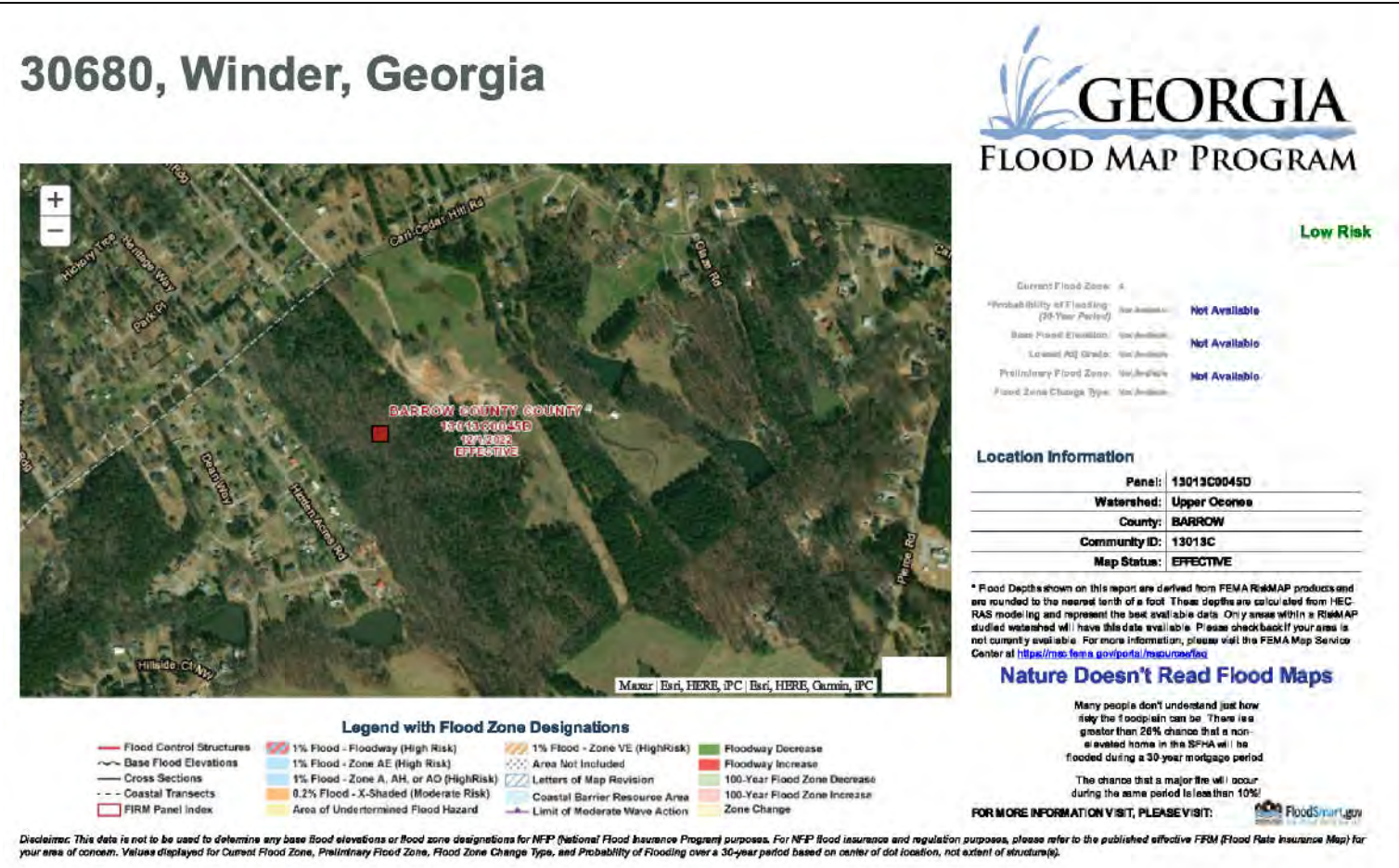
PRIMUS ENGINEERING, INC.
3010 HAMILTON MILL ROAD
BUFFORD, GA 30519
PHONE: (678) 858-3842
CONTACT: BYRON ARCEAUX
EMAIL: BYRON@PRIMUSATLANTA.COM

PIPE CONTRACTOR:

STRICKLAND AND SONS PIPELINE, INC.
1551 FULLENWIDER ROAD
GAINESVILLE, GA 30507
PHONE: (770) 535-2246
CONTACT: ROB STRICKLAND
EMAIL: ROB.S@SSPIPELINE.NET

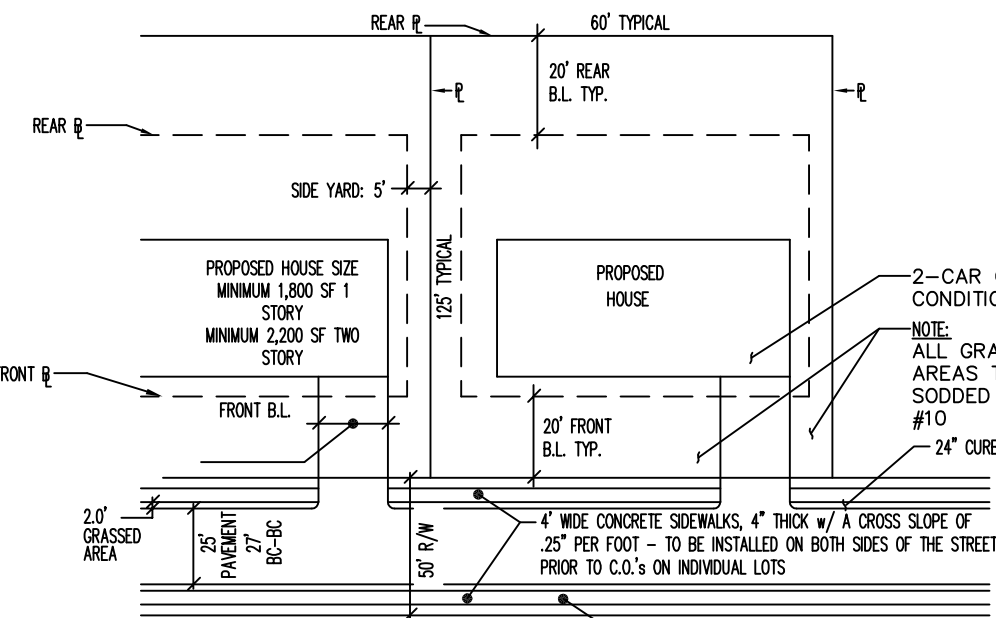
FINAL PLAT FOR SUMMERLIN PHASE 1 F.K.A. WINGATE

277 CARL CEDAR HILL ROAD
WINDER, GA 30680
LOCATED IN GEORGIA MILITIA DISTRICT 1743
PARENT PARCEL AU16-202
CITY OF AUBURN
BARROW COUNTY, GEORGIA



TYPICAL LOT LAYOUT NOTES

FRONT FACE OF THE HOME TO BE 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. CONDITION #3



TYPICAL LOT LAYOUT

N.T.S.
UNDERGROUND UTILITIES ARE REQUIRED. CONDITION #11

WETLAND CERTIFICATION:

THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING: 1.) THE NATIONAL WETLAND INVENTORY MAPS HAVE BEEN CONSULTED; AND, 2.) THE APPROPRIATE PLAN SHEET [X] DOES/DOES NOT (CIRCLE APPROPRIATE BOX) INDICATE AREAS OF UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS AS SHOWN ON THE MAPS; AND, 3.) IF WETLANDS ARE INDICATED, THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCES OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS THE APPROPRIATE FEDERAL WETLANDS ALTERATION ("SECTION 404") PERMIT HAS BEEN OBTAINED.

FLOOD HAZARD NOTE

BY GRAPHICAL PLOTTING ONLY, NO PORTION OF THE SURVEYED AREA LIES WITHIN A 100 YEAR FLOOD HAZARD AREA PER FIRM PANEL 13013C0045D, DECEMBER 12, 2022.

THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OF ELEVATIONS(S) OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE ABOVE REFERENCED MAP OR PUBLIC DATA.

PROTECTIVE COVENANTS

THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) RECORDED IN DEED BOOK 2891, PAGE 486-558 ATTACHED HERETO DATED 10/25/24, WHICH HEREBY BECOME A PART OF THIS PLAT, AND WHICH WERE RECORDED AND SIGNED BY THE OWNER.

75 FOOT IMPERVIOUS STREAM BUFFER NOTE

NO IMPROVEMENT SHALL BE PERMITTED IN THE 75 FOOT IMPERVIOUS STREAM BUFFER FOR LOTS: 63, 65, 70, 71, 72, 73, 77, 78, 79, 83, 84, 86, AND 89.

RESIDENTIAL DRAINAGE PLAN (RDP) RESIDENTIAL DRAINAGE STUDY (RDS)

A RESIDENTIAL DRAINAGE PLAN OR RESIDENTIAL DRAINAGE STUDY SHALL BE REQUIRED TO BE APPROVED BY THE CITY, PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "RDP" OR "RDS", RESPECTIVELY. PLEASE REFER TO THE CITY OF AUBURN DEVELOPMENT REGULATIONS AND CONTACT THE CITY OF AUBURN FOR FURTHER INFORMATION.

HLP-HOUSE LOCATION PLAN

A HOUSE LOCATION PLAN SHALL BE REQUIRED TO BE APPROVED BY THE CITY PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "HLP". A HOUSE LOCATION PLAN IS A SCALE DRAWING SUBMITTED BY THE BUILDER AT THE TIME OF A REQUEST FOR A BUILDING PERMIT. IT IS NOT REQUIRED THAT THIS PLAN BE PREPARED BY A LAND SURVEYOR OR PROFESSIONAL ENGINEER. THE PURPOSE OF THIS PLAN IS TO ENSURE THAT THE HOUSE IS PROPERLY LOCATED ON THE LOT. PLEASE REFER TO THE CITY OF AUBURN DEVELOPMENT REGULATIONS OR CONTACT THE CITY OF AUBURN FOR FURTHER INFORMATION.

PUBLIC NOTICE—DRAINAGE

NOTE: THE CITY OF AUBURN ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT.

OWNERS ACKNOWLEDGEMENT AND DECLARATION

(STATE OF GEORGIA)
(COUNTY OF BARROW) (CITY OF AUBURN)
"THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATED BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN, AND TRANSFERS OWNERSHIP OF ALL PUBLIC USE AREAS IN FEE SIMPLE BY DEED, FOR THE PURPOSES THEREIN EXPRESSED."

PRINTED OWNER/SUBDIVIDER _____ DATE _____

SIGNATURE OWNER/SUBDIVIDER _____ DATE _____

PROPERTY INFO:

TAX MAP AND PARCEL NO: AU16-202
ADDRESS (IF ONE HAS BEEN ASSIGNED): CARL CEDAR HILL ROAD
ACREAGE: 56.554 EXISTING ZONING: PSV
PROPOSED USE: RESIDENTIAL DEVELOPMENT

I SWEAR THAT I AM THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT MATTER OF THIS APPLICATION, AS SHOWN IN THE RECORDS OF BARROW AND/OR GWINNETT COUNTY.
SIGNATURE OF PROPERTY OWNER: _____
I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS APPLICANT IN THE PURSUIT OF THIS APPLICATION:
NAME OF APPLICANT: _____

SIGNATURE OF APPLICANT: _____

PROPERTY OWNER PERSONALLY APPEARED BEFORE ME THIS ____ DAY OF _____

_____, MY COMMISSION EXPIRES _____

NOTARY PUBLIC

FINAL PLAT APPROVAL

THIS FINAL PLAT HAS BEEN REVIEWED FOR GENERAL COMPLIANCE WITH THE ZONING ORDINANCE AND DEVELOPMENT REGULATIONS OF THE CITY OF AUBURN, GEORGIA, AND IS APPROVED FOR APPROVAL BY THE CITY COUNCIL.

DATED THIS DAY ____ OF _____, 2025.

CITY OF AUBURN PLANNER/ENGINEER _____

UTILITY DEDICATION:

"THE OWNER HEREBY DEDICATES TO THE CITY OF AUBURN FOREVER THE WATER LINES WITHIN EASEMENTS OR WITHIN STREET RIGHTS-OF-WAY(S) SHOWN ON THIS PLAT, AS FOLLOWS.

WATER LINES: 8" DIP LINEAR FEET 5,024.67

NAME OF APPLICANT: _____

SIGNATURE OF APPLICANT: _____

PROPERTY OWNER PERSONALLY APPEARED BEFORE ME THIS ____ DAY OF _____

_____, MY COMMISSION EXPIRES _____

NOTARY PUBLIC

FINAL PLAT APPROVAL

"The Mayor of the City of Auburn, Georgia, certifies that this plat complies with the City of Auburn Zoning Ordinance, and the City of Auburn development regulations, and has been approved by all other affected city, county, or state departments, as appropriate, and the City Council of the City of Auburn, the Mayor hereby accepts on behalf of the City of Auburn the dedication of all public right-of-way and easements, and public water, sewer, storm drainage, and other public facilities and appurtenances shown thereon, subject to ratification by the City Council of the City of Auburn. This plat is approved, subject to the provisions and requirements of the development performance and maintenance agreement executed for this project between the owner and the City of Auburn."

DATED THIS DAY ____ OF _____, 2025.

MAYOR, CITY OF AUBURN _____

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCE BY APPROVAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR 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.

GENERAL SURVEY NOTES

- HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983(2011) GEORGIA STATE PLANE, WEST ZONE, VERMILION DATUM, NORTH AMERICAN DATUM OF 1988, ORTHOMETRIC HEIGHTS WERE COMPUTED USING GEOID 12A, UNIT OF MEASUREMENTS: U.S. SURVEY FOOT.
- DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL. THE DATUMS FOR THIS SURVEY WAS ESTABLISHED UTILIZING GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) BASED ON POSITIONAL VALUES FROM THE VIRTUAL REFERENCE STATION NETWORK (VRS) PROVIDED BY eGPS SOLUTIONS.
- ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE IN THE GEORGIA COUNTY LISTED.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE SUBJECT AND ADJACENT PROPERTY OWNERS DEED REFERENCES WERE OBTAINED LOCAL AUTHORITY TAX RECORDS AND ARE NOT GUARANTEED AS TO THE ACCURACY OF COMPLETENESS.
- STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON. (ON SOME SURVEYS NOT ALL INTERIOR IMPROVEMENTS MAY NOT BE SHOWN)
- LOCATIONS ARE ACCURATE ONLY WERE DIMENSIONED.
- THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCCA) 15-6-67 AS AMENDED BY THE HB 1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF THE LAW PREVAIL.

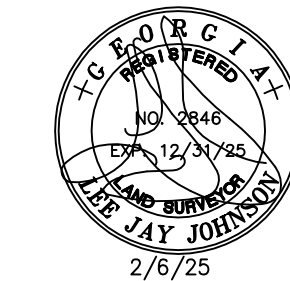
FINAL SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENT SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 26,542 FEET AND AN ANGULAR ERROR OF 01 PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 322,727 FEET, AND CONTAINS A TOTAL OF 56.554 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS TRIMBLE S6 ROBOTIC TOTAL STATION

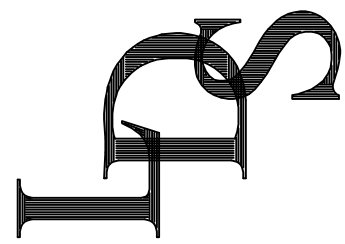
BY: _____ 2/6/25
REGISTERED GEORGIA LAND SURVEYOR
REG. NO.: 2846 DATE OF EXPIRATION: 12/31/2025

AS-BUILT STORM PIPE CHART

PIPE NO.	LENGTH	SLOPE	PIPE TYPE & SIZE	PIPE NO.	LENGTH	SLOPE	PIPE TYPE & SIZE
A1	77.84	0.62	18" RCP	E1	30.56	0.88	18" MAXFLOW
A2	177.70	0.75	18" RCP	E2	299.44	1.70	18" HDPE
A3	174.85	0.79	18" RCP	E3	197.17	2.21	30" HDPE
B0	101.40	3.88	24" MAXFLOW	E4	27.48	1.27	30" HDPE
B1	102.50	1.84	24" HDPE	E5	33.46	1.88	36" MAXFLOW
B2	36.16	1.36	24" MAXFLOW	E6	135.33	4.29	36" ASP
B3	133.90	1.27	24" HDPE	E7	306.16	5.11	36" ASP
B4	86.02	6.65	24" HDPE	E8	33.29	1.56	36" MAXFLOW
B5	72.05	5.61	24" HDPE	E9	218.33	4.74	36" ASP
B6	93.80	2.73	24" HDPE	E10	157.37	1.63	42" ASP
B7	78.11	2.85	24" HDPE	E11	123.46	1.34	48" ASP
B8	119.06	3.81	24" HDPE	E12	240.70	1.67	48" ASP
B9	15.52	1.10	24" HDPE	E13	55.09	2.38	48" ASP
C1	31.01	1.42	18" MAXFLOW	E14	154.25	1.74	48" MAXFLOW
C2	68.41	1.86	18" MAXFLOW	E15	59.86	2.89	48" ASP
C3	235.26	4.97	18" HDPE	E16	65.84	3.02	48" ASP
C4	240.73	1.92	18" HDPE	E17	19.11	3.87	48" ASP
C5	155.36	1.39	24" HDPE	E18	31.37	0.70	18" MAXFLOW
C6	200.61	1.69	24" HDPE	E19	32.06	1.15	18" MAXFLOW
C3.1	30.86	2.01	18" MAXFLOW	E10.1	30.94	1.20	18" MAXFLOW
C3.2	71.97	2.13	18" HDPE	E11.1	123.22	4.19	18" HDPE
C4.1	31.28	1.02	18" MAXFLOW	E12.1	32.14	0.75	18" MAXFLOW
C5.1	30.34	2.67	18" MAXFLOW	E13.1	33.08	1.45	18" MAXFLOW
D1	37.91	2.35	18" MAXFLOW	F22	11.38	6.68	54" ASP
D2	134.77	2.52	18" MAXFLOW	J1	55.67	2.96	30" HDPE
D3	192.63	3.86	18" HDPE	J2	13.83	3.76	30" HDPE
D4	42.63	1.13	18" HDPE	X1	98.03	0.40	60" RCP
D5	104.84	0.58	24" HDPE				
D6	30.55	1.01	24" MAXFLOW				
D7	166.27	0.83	24" HDPE				
D8	116.56	0.94	24" HDPE				
D9	156.58	0.97	24" HDPE				
D10	47.76	0.86	24" HDPE				
D11	30.91	0.52	24" MAXFLOW				



Land Development
Surveyors, Inc.



SUMMERLIN
PHASE 1

FINAL PLAT
FOR:

DATE	NO	DESCRIPTION
1/9/25	1	ADDRESS COMMENTS

DATE	NO	DESCRIPTION
9/20/24	1	DATE
21035	1	JOB NUMBER

1 of 7

DATE

JOB NUMBER

DATE

JOB NUMBER

DATE

JOB NUMBER

DATE

JOB NUMBER

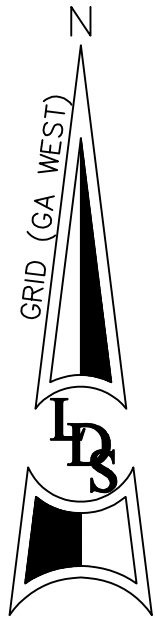
DATE

JOB NUMBER

DATE

JOB NUMBER

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



LEGEND

- OL ON LINE
NL NAIL FOUND
IPF IRON PIN FOUND
IPF IRON PIN FOUND
CMF CONCRETE MONUMENT FOUND
BM BENCHMARK
TBM TEMPORARY BENCHMARK
HDPE HIGH DENSITY POLYURETHANE PIPE
LLL LAND LOT LINE
LLP LAND LOT
PLP PROPERTY LINE
CLP CENTERLINE
BLP BUILDING LINE
R/W RIGHT-OF-WAY
S.S.E. SANITARY SEWER EASEMENT
D.E. DRAINAGE EASEMENT
C.P.E. COMMUNICATIONS PEDESTAL
SEWER CLEANOUT
LP LIGHT POLE
PP POWER POLE OR UTILITY POLE
MH MANHOLE
CB CATCH BASIN
JB JUNCTION BOX
HW HEADWALL
DI/DI GRATE INLET/GRATE INLET
FH FIRE HYDRANT
WV WATER VALVE
WM WATER METER
GV GAS VALVE
+941.2 EXISTING GROUND ELEVATION
+941.2 PROPOSED GROUND ELEVATION
-910- EXISTING CONTOUR ELEVATION
-910- PROPOSED CONTOUR ELEVATION
DWCB DOUBLE WING CATCH BASIN
I IRRIGATION CONTROL VALVE
C&G CURB & GUTTER
BOC BACK OF CURB
TOC TOP OF CURB
PB/PG PLAT BOOK / PAGE
DB/PG DEED BOOK / PAGE
POB POINT OF BEGINNING
TPOB TRUE POINT OF BEGINNING
ELEV ELEVATION
IE INVERT ELEVATION
FFE FINISHED FLOOR ELEVATION
EOP EDGE OF PAVEMENT
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
DIP DUCTILE IRON PIPE
PVC POLYVINYLCHLORIDE PIPE
SWAL STORMWATER ACCESS LID
BENCH MARK
P POWERLINE
UP UNDERGROUND POWER
T TELEPHONE LINE
UT UNDERGROUND TELEPHONE LINE
G GAS LINE
CTV CABLE T.V. LINE
UCTV UNDERGROUND CABLE T.V. LINE
SS SANITARY SEWER LINE
SMP STORM SEWER PIPE
W WATER LINE / PIPE
F FENCE LINE
B/CREEK / STREAM CENTERLINE
DITCH / DRAIN CENTERLINE
FLOOD HAZARD ZONE LIMITS
TREE
LIMITED ACCESS
N/F NOW OR FORMERLY
FM SANITARY SEWER FORCE MAIN

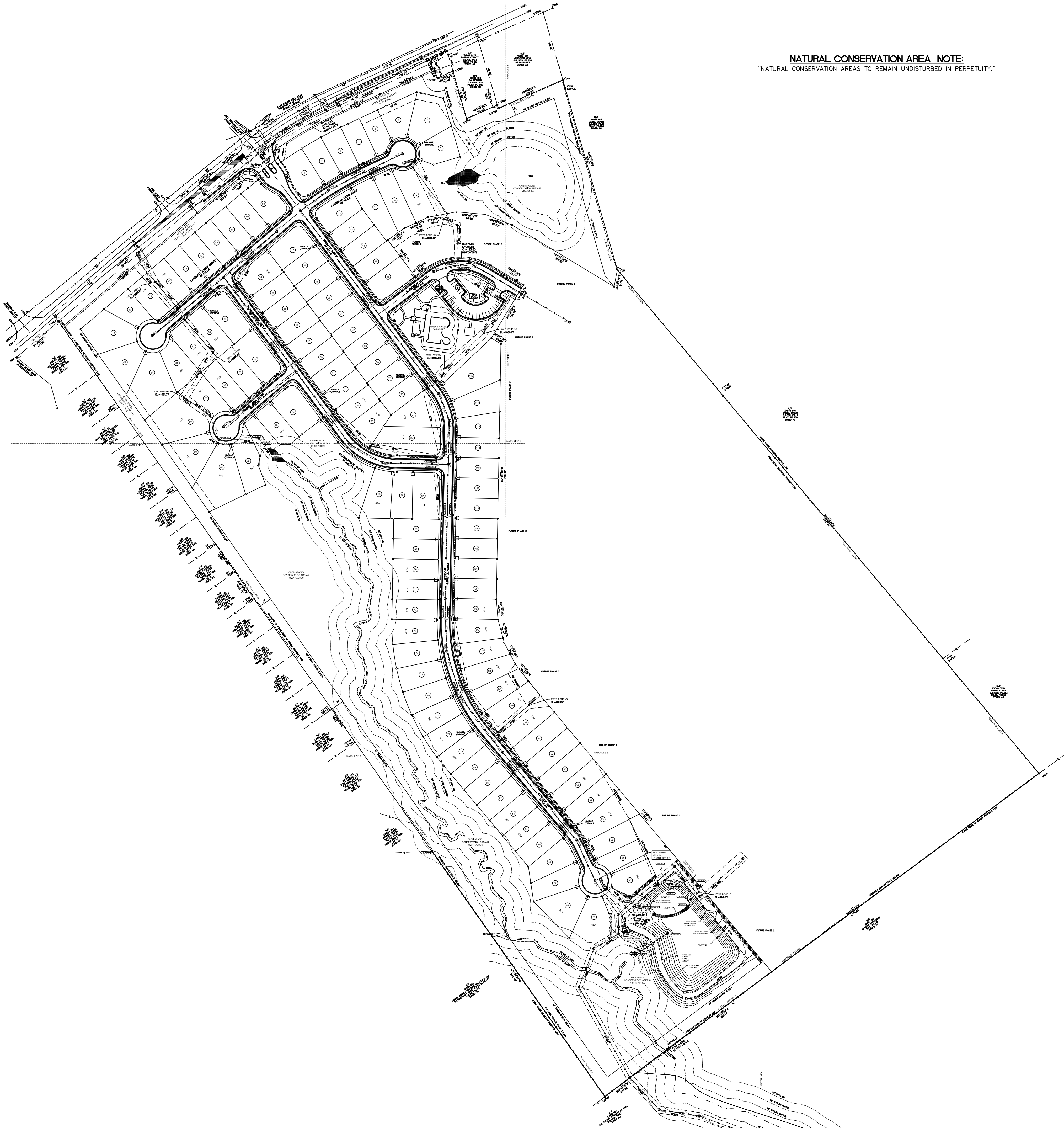
GRAPHIC SCALE



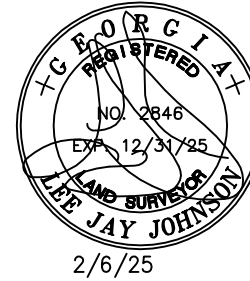
(IN FEET)
1 inch = 150 ft.

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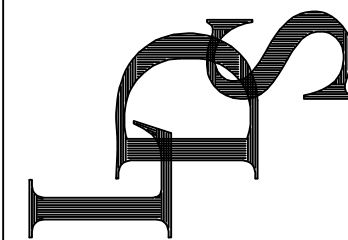


NATURAL CONSERVATION AREA NOTE:
"NATURAL CONSERVATION AREAS TO REMAIN UNDISTURBED IN PERPETUITY."



Land Development
Surveyors, Inc.

P.O. BOX 2050
Dacula, GA 30019
(770) 682-8206
LDSURVEYORS2003@GMAIL.COM
COA LSF#000832



SUMMERLIN
PHASE 1

PARENT PARCEL(S)
LOCATED IN GEORGIA MULTA DISTRICT 1743
CITY OF AUBURN BARROW COUNTY, GEORGIA
SCALE: 1"=150'

OVERALL
FINAL PLAT
FOR:

SHEET TITLE

DRAWN
JB/SF

CHECKED
LJJ

DATE
1/6/25

NO
1

DESCRIPTION
ADDRESS COMMENTS

9/20/24
DATE

21135
JOB NUMBER

2 of 7

GRAPHIC SCALE



(IN FEET)
1 inch = 150 ft.

L E G E N D

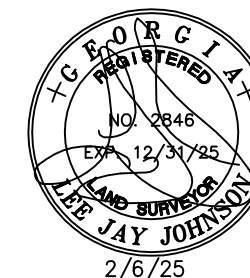
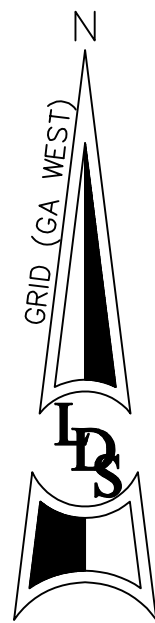
- OL ON LINE
 NL NAIL FOUND
 IPS IRON PIN SET (1/2" REBAR)
 IPF IRON PIN FOUND
 OMF CONCRETE MONUMENT FOUND
 B BENCHMARK
 TBM TEMPORARY BENCHMARK
 HDPE HIGH DENSITY POLYURETHANE PIPE
 LDPE LAND LOT LINE
 LL LAND LOT
 LP PROPERTY LINE
 CL CENTERLINE
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 R/W RIGHT-OF-WAY
 S.S.E. SANITARY SEWER EASEMENT
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 FLOOD HAZARD ZONE LIMITS
 TREE
 L LITTED ACCESS
 N/F NOW OR FORMERLY
 FM SANITARY SEWER FORCE MAIN

Response Category	Percentage
No	25%
Yes	50%
Don't know	15%

(IN FEET)
inch = 50 ft.

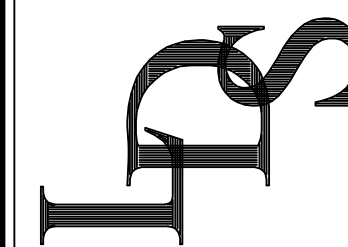
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LDSURVEYORS2003@C
COA1SF#000832



SUMMERLIN
PHASE 1

PARENT PARCEL(S)
LOCATED IN GEORGIA MILITIA DISTRICT 1743
CITY OF AUBURN, BARROW COUNTY, GEORGIA
SCALE: 1"=60'

SCALE: 1"=60'

FINAL PLAT

FOR:

SHEET TITLE

FIELD	DRAWN	CHECKED
	JB/SE	1/1

DATE	NO	DESCRIPTION
1/8/25	1	ADDRESS COMMENTS

9/20/24

DATE 9/20/24

21135
OB NUMBER

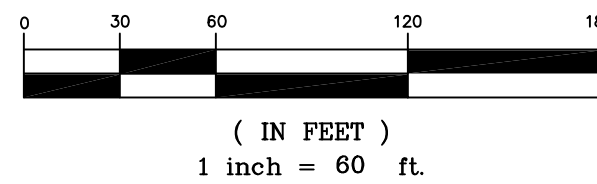
3 of 7

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LEGEND

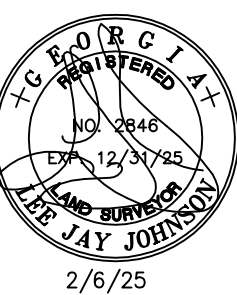
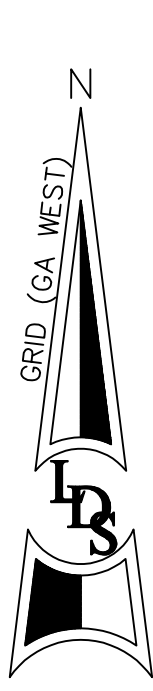
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- FLOOD HAZARD ZONE LIMITS
- TREE
- LIMITED ACCESS
- N/F NOW OR FORMERLY
- FM SANITARY SEWER FORCE MAIN

GRAPHIC SCALE



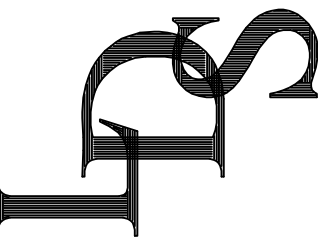
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FINAL PLAT
FOR:

SHEET TITLE

DRAWN
JB/SF

CHECKED
LJJ

DATE	NO	DESCRIPTION
1/8/25	1	ADDRESS COMMENTS

9/20/24	21135
DATE	JOB NUMBER

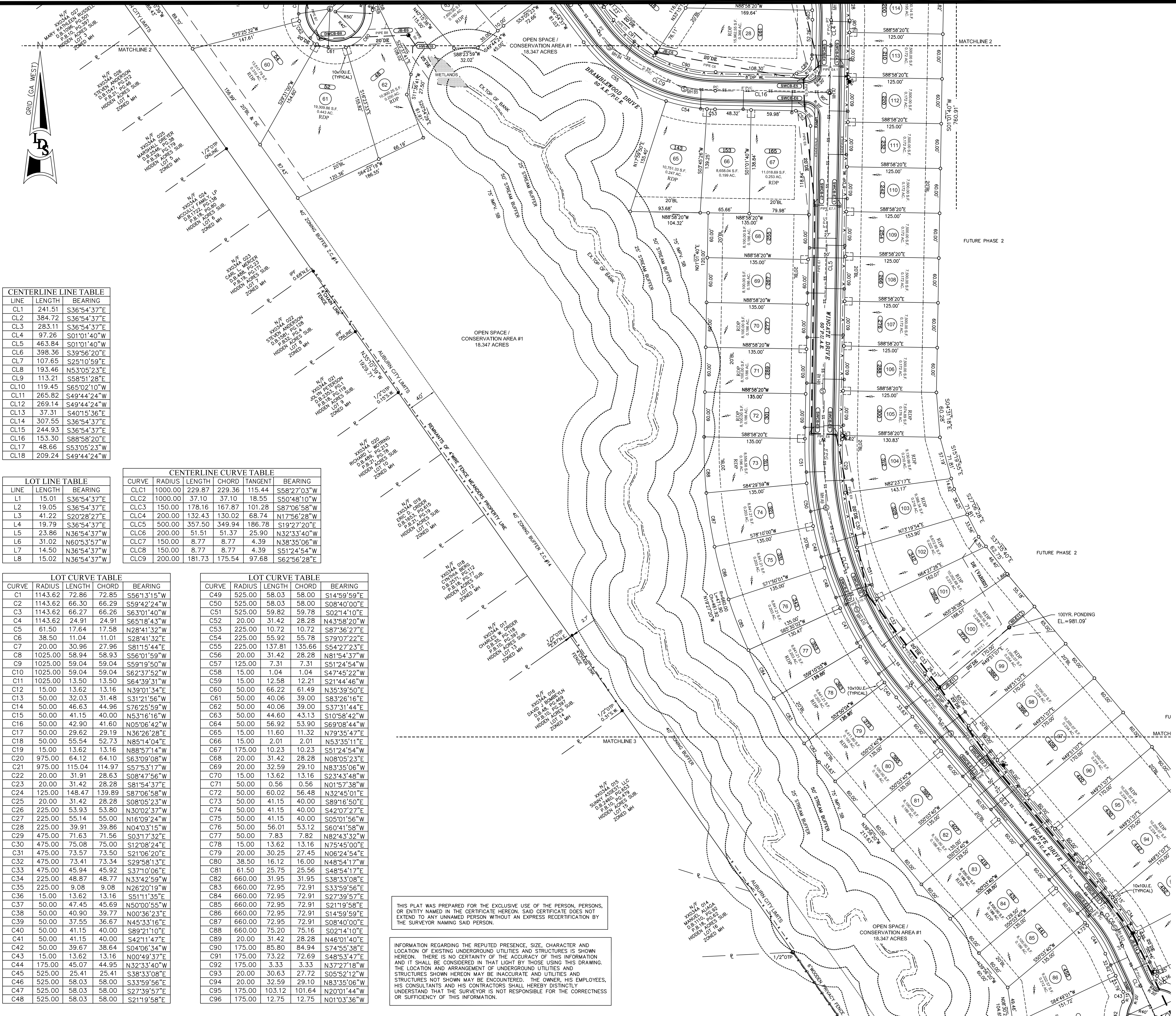
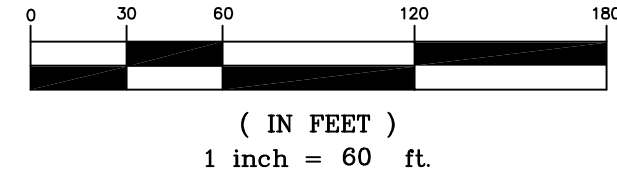
4 of 7

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LEGEND

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PP FLOOD HAZARD ZONE LIMITS
PP TREE
PP LIMITED ACCESS
PP NOW OR FORMERLY
PP SANITARY SEWER FORCE MAIN

GRAPHIC SCALE



CENTERLINE LINE TABLE			
LINE	LENGTH	BEARING	
CL1	241.51	S36°54'37"E	
CL2	384.72	S36°54'37"E	
CL3	283.11	S36°54'37"E	
CL4	97.26	S01°01'40"W	
CL5	463.84	S01°01'40"W	
CL6	398.36	S39°56'20"E	
CL7	107.65	S25°10'59"E	
CL8	193.46	N53°05'23"E	
CL9	113.21	S58°51'28"E	
CL10	119.45	S65°02'10"W	
CL11	265.82	S49°44'24"W	
CL12	269.14	S49°44'24"W	
CL13	37.31	S40°15'36"E	
CL14	307.55	S36°54'37"E	
CL15	244.93	S36°54'37"E	
CL16	153.30	S88°58'20"E	
CL17	48.66	S53°05'23"W	
CL18	209.24	S49°44'24"W	

LOT LINE TABLE		
LINE	LENGTH	BEARING
L1	15.01	S36°54'37"E
L2	19.05	S36°54'37"E
L3	41.22	S20°28'27"E
L4	19.79	S36°54'37"E
L5	23.86	N36°54'37"W
L6	31.02	N60°53'57"W
L7	14.50	N36°54'37"W
L8	15.02	N36°54'37"W

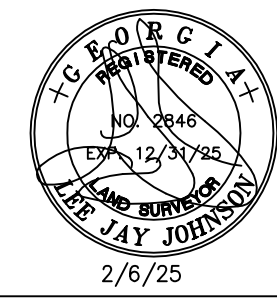
CENTERLINE CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	TANGENT	BEARING
CLC1	1000.00	229.87	229.36	115.44	S58°27'03"W
CLC2	1000.00	37.10	37.10	18.55	S50°48'10"W
CLC3	150.00	178.16	167.87	101.28	S87°06'58"W
CLC4	200.00	132.43	130.02	68.74	N17°56'28"W
CLC5	500.00	357.50	349.94	186.78	S19°27'20"E
CLC6	200.00	51.51	51.37	25.90	N32°33'40"W
CLC7	150.00	8.77	8.77	4.39	N38°35'06"W
CLC8	150.00	8.77	8.77	4.39	S51°24'54"W
CLC9	200.00	181.73	175.54	97.68	S62°56'28"E

LOT CURVE TABLE			
CURVE	RADIUS	LENGTH	BEARING
C1	1143.62	72.86	S56°13'15"W
C2	1143.62	66.30	S59°42'24"W
C3	1143.62	66.27	S63°01'40"W
C4	1143.62	24.91	S65°18'43"W
C5	61.50	17.64	N28°41'32"E
C6	38.50	11.04	S28°41'32"E
C7	20.00	30.96	S81°15'44"E
C8	1025.00	58.94	S56°01'59"W
C9	1025.00	59.04	S59°19'50"W
C10	1025.00	59.04	S62°37'52"W
C11	1025.00	13.50	S64°39'31"W
C12	15.00	13.62	S139°01'34"E
C13	50.00	32.03	S31°21'56"W
C14	50.00	46.63	S76°25'59"W
C15	50.00	41.15	N53°16'16"W
C16	50.00	42.90	N05°06'42"W
C17	50.00	29.62	N36°26'28"E
C18	50.00	55.54	S27°14'04"E
C19	15.00	13.62	N88°57'14"W
C20	975.00	64.12	S63°09'08"W
C21	975.00	115.04	S57°53'17"W
C22	20.00	31.91	S08°47'56"W
C23	20.00	31.42	S81°54'37"E
C24	125.00	148.47	S87°06'58"W
C25	20.00	31.42	S08°05'23"W
C26	225.00	53.93	N30°02'37"W
C27	225.00	55.14	N16°09'24"W
C28	225.00	39.91	N04°03'15"W
C29	475.00	71.63	S03°17'32"E
C30	475.00	75.08	S12°08'24"E
C31	475.00	73.57	S21°06'20"E
C32	475.00	73.41	S29°58'13"E
C33	475.00	45.94	S37°10'06"E
C34	225.00	48.87	N33°42'59"W
C35	225.00	9.08	N26°20'19"W
C36	15.00	13.62	S51°11'35"E
C37	50.00	47.45	N50°00'55"W
C38	50.00	40.90	N00°36'23"E
C39	50.00	37.55	N45°33'16"E
C40	50.00	41.15	S89°21'10"E
C41	50.00	41.15	S42°11'47"E
C42	50.00	39.67	S04°06'34"W
C43	15.00	13.62	N00°49'37"E
C44	175.00	45.07	N32°33'40"W
C45	525.00	25.41	S48°33'08"E
C46	525.00	58.03	S33°59'56"E
C47	525.00	58.03	S27°39'57"E
C48	525.00	58.03	S21°19'58"E

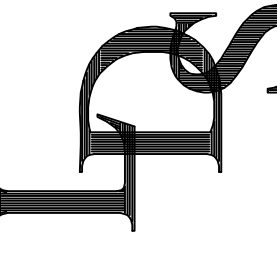
LOT CURVE TABLE			
CURVE	RADIUS	LENGTH	BEARING
C49	525.00	58.03	S14°59'59"E
C50	525.00	58.03	S08°40'00"E
C51	525.00	59.82	S02°14'10"E
C52	20.00	31.42	N43°58'20"W
C53	225.00	10.72	S87°36'27"E
C54	225.00	55.92	S79°07'22"E
C55	225.00	137.81	S54°27'23"E
C56	20.00	31.42	N81°54'37"W
C57	125.00	7.31	S51°24'54"W
C58	15.00	1.04	S47°45'22"W
C59	15.00	12.58	S21°44'46"W
C60	50.00	66.22	N35°39'50"E
C61	50.00	40.06	S83°26'16"E
C62	50.00	40.06	S37°31'44"E
C63	50.00	44.60	S10°58'42"W
C64	50.00	56.92	S69°08'44"W
C65	15.00	11.60	N79°35'47"E
C66	15.00	2.01	N53°35'11"E
C67	175.00	10.23	S51°24'54"W
C68	20.00	31.42	N08°05'23"E
C69	20.00	32.59	S23°43'48"W
C70	15.00	13.62	S23°43'48"W
C71	50.00	0.56	N01°57'38"W
C72	50.00	60.02	N32°45'01"E
C73	50.00	41.15	S89°16'50"E
C74	50.00	41.15	S42°07'27"E
C75	50.00	41.15	S05°01'56"W
C76	50.00	56.01	S60°41'58"W
C77	50.00	7.83	N82°43'32"W
C78	15.00	13.62	N75°45'00"E
C79	20.00	30.25	N06°24'54"E
C80	38.50	16.12	N48°54'17"W
C81	61.50	25.75	S48°54'17"E
C82	660.00	31.95	S38°33'08"E
C83	660.00	72.95	S33°59'56"E
C84	660.00	72.95	S27°39'57"E
C85	660.00	72.95	S21°19'58"E
C86	660.00	72.95	S14°59'59"E
C87	660.00	72.95	S08°40'00"E
C88	660.00	75.20	S02°14'10"E
C89	20.00	31.42	N46°01'40"E
C90	175.00	85.80	S74°55'38"E
C91	175.00	73.22	S48°53'47"E
C92	175.00	3.33	N37°27'18"W
C93	20.00	30.63	S05°52'12"W
C94	20.00	32.59	N83°35'06"W
C95	175.00	103.12	N20°01'44"W
C96	175.00	12.75	N01°03'36"W

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Land Developers, Inc.
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COA LSF#000652



SUMMERLIN
PHASE 1

PARENT PARCEL(S)
LOCATED IN GEORGIA MILITIA DISTRICT 1743
CITY OF AUBURN, BARROW COUNTY, GEORGIA
SCALE: 1"=60'

FINAL PLAT
FOR:
SHEET TITLE

DATE	NO	DESCRIPTION
1/9/25	1	ADDRESS COMMENTS

9/20/24
DATE

2135
JOB NUMBER

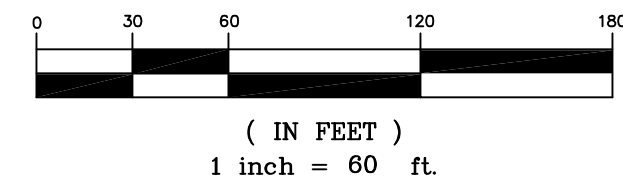
5 of 7

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LEGEND

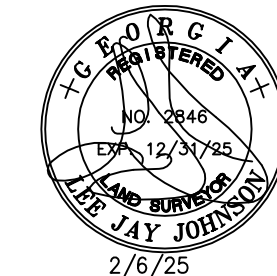
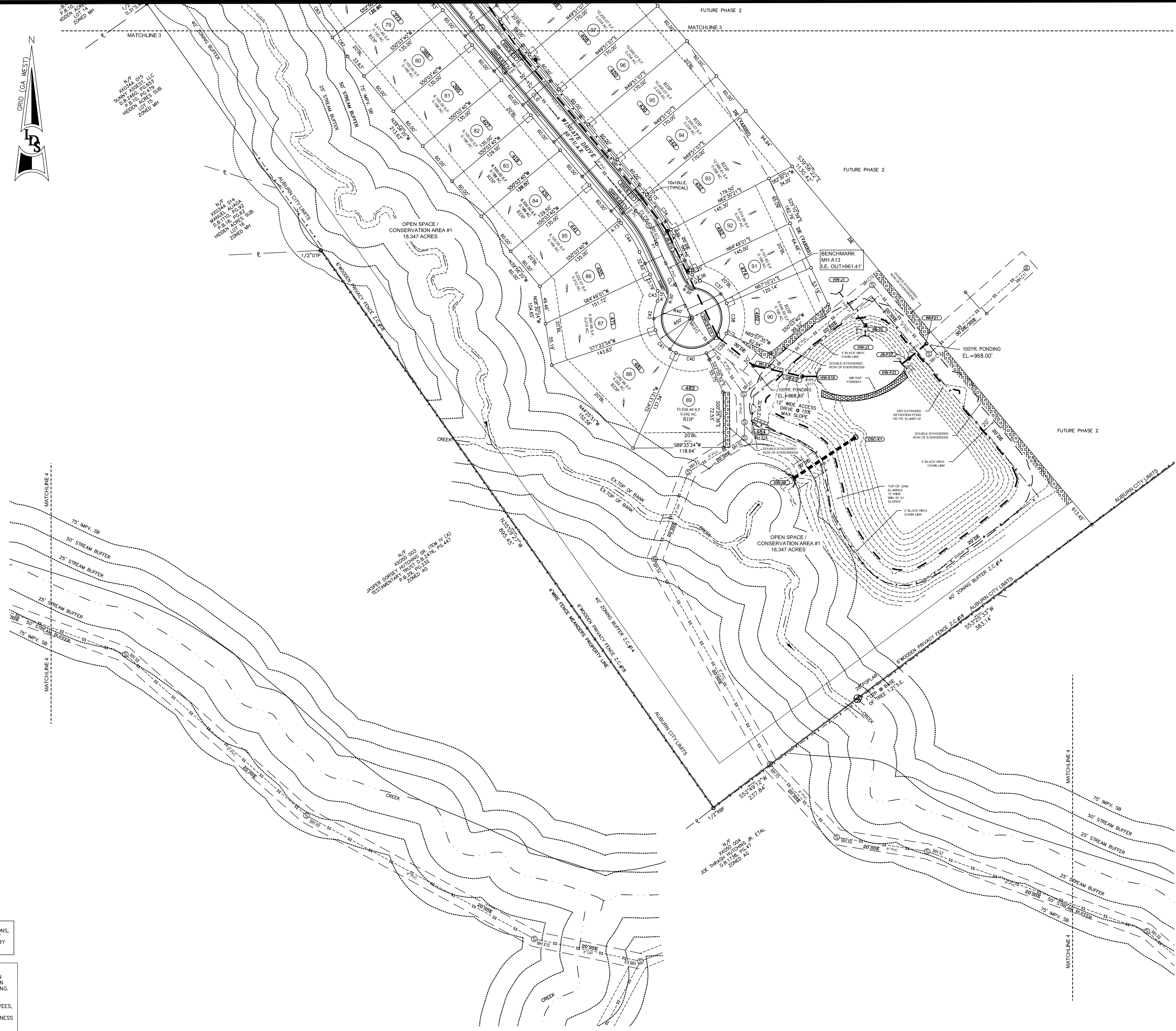
- OL ON LINE
- NL NAIL FOUND
- IPS IRON PIN SET (1/2" REBAR)
- IPF IRON PIN FOUND
- CMF CONCRETE MONUMENT FOUND
- BM BENCHMARK
- TBM TEMPORARY BENCHMARK
- HDPE HIGH DENSITY POLYURETHANE PIPE
- LLL LAND LOT LINE
- LL LAND LOT
- PL PROPERTY LINE
- CL CENTERLINE
- BL BUILDING LINE
- R/W RIGHT-OF-WAY
- S.S.E. SANITARY SEWER EASEMENT
- D.E. DRAINAGE EASEMENT
- COMMUNICATIONS PEDESTAL
- SEWER CLEANOUT
- LP LIGHT POLE
- PP POWER POLE OR UTILITY POLE
- MH MANHOLE
- CB CATCH BASIN
- JB JUNCTION BOX
- HW HEADWALL
- DI/GI DROP INLET/GRATE INLET
- CI GRATE INLET
- FH FIRE HYDRANT
- WV WATER VALVE
- WM WATER METER
- GV GAS VALVE
- +941.2 EXISTING GROUND ELEVATION
- 941.2 PROPOSED GROUND ELEVATION
- 910- EXISTING CONTOUR ELEVATION
- 910- PROPOSED CONTOUR ELEVATION
- DWGB DOUBLE WING CATCH BASIN
- IRV IRRIGATION CONTROL VALVE
- C&G CURB & GUTTER
- BOC BACK OF CURB
- TOC TOP OF CURB
- PB/PG PLAT BOOK / PAGE
- DB/PG DEED BOOK / PAGE
- POB POINT OF BEGINNING
- TPOB TRUE POINT OF BEGINNING
- ELEV ELEVATION
- IE INVERT ELEVATION
- FFE FINISHED FLOOR ELEVATION
- EOP EDGE OF PAVEMENT
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- DIP DUCTILE IRON PIPE
- PVC POLYVINYLCHLORIDE PIPE
- SWA STORMWATER ACCESS LID
- BM BENCH MARK
- P POWERLINE
- UP UNDERGROUND POWER
- T TELEPHONE LINE
- UT UNDERGROUND TELEPHONE LINE
- G GAS LINE
- CTV CABLE T.V. LINE
- UCTV UNDERGROUND CABLE T.V. LINE
- SS SANITARY SEWER LINE
- W STORM SEWER PIPE
- W WATER LINE / PIPE
- X-X FENCE LINE
- BRANCH / CREEK / STREAM CENTERLINE
- DITCH / DRAIN CENTERLINE
- FLOOD HAZARD ZONE LIMITS
- TREE
- LIMITED ACCESS
- N/F NOW OR FORMERLY
- FM SANITARY SEWER FORCE MAIN

GRAPHIC SCALE



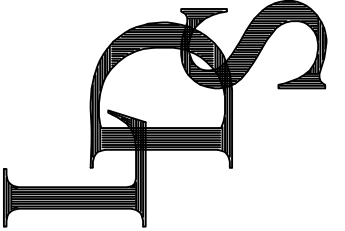
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SUMMERLIN
PHASE 1

PARENT PARCEL(S)
LOCATED IN GEORGIA MILITIA DISTRICT 1743
CITY OF AUBURN, BARROW COUNTY, GEORGIA
SCALE: 1"=60'

FINAL PLAT
FOR:

SHEET TITLE

FIELD	DRAWN	CHECKED
	JB/SF	LJ

DATE	NO	DESCRIPTION
1/8/25	1	ADDRESS COMMENTS

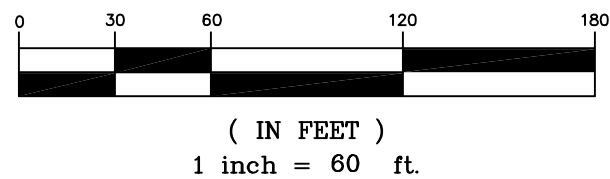
9/20/24	2135
DATE	JOB NUMBER

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LEGEND

OL	ON LINE
NL	NAIL FOUND
IPS	IRON PIN SET (1/2" REBAR)
IPF	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
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GRAPHIC SCALE



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MAYOR
Linda M. Blechinger
CITY CLERK
Joyce Brown

CITY OF AUBURN
CITY COUNCIL
BUSINESS MEETING IN COUNCIL CHAMBERS
FOR
September 2, 2021

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

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

City Staff in Attendance: City Administrator Alex Mitchen, Chief Hodge, Joyce Brown, Jay Miller, Iris Akridge, Michelle Walker, Bel Outwater, Jack Wilton.

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

Alex Mitchen led the invocation.

Alex Mitchen led the pledge to the flag.

Item: Public Hearing for 2021 Auburn-Gwinnett County Millage Rate

Mayor Blechinger asked for a motion to open the Public Hearing for the 2021 Auburn-Gwinnett County Millage Rate.

Motion: Made by Council Member Vogel to open the Public Hearing for the 2021 Auburn-Gwinnett County Millage Rate.

Seconded: By Council Member Langley.

Mayor Blechinger asked for any discussion. There was none.

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

Joyce Brown presented.

Mayor Blechinger asked for any comments in favor of approving the setting of the 2021 Millage Rate to 4.951 for the Gwinnett County portion of the City of Auburn.

None were given.

Mayor Blechinger asked for any comments opposing the setting of the 2021 Millage Rate to 4.951 for the Gwinnett County portion of the City of Auburn.

None were given.

Mayor Blechinger asked for a motion to close the Public Hearing for the 2021 Auburn-Gwinnett County Millage Rate.

Motion: Made by Council Member Langley to close the Public Hearing for the 2021 Auburn-Gwinnett County Millage Rate.

Business Meeting Minutes for September 2, 2021

Page 1

Seconded: By Council Member Vogel.

Mayor Blechinger asked for any discussion. There was none.

Vote was taken with all members present voting yes.

Citizen Comments: Mayor Blechinger asked for any Citizens Comments.

None were given.

Item: Executive Session - Personnel - Tabled

Mayor Blechinger stated that there would not be an executive session.

ADJOURN: Mayor Blechinger asked for a motion to adjourn.

Motion: Made by Council Member Vogel to adjourn.

Seconded: By Council Member Langley.

Mayor Blechinger asked for any discussion. There was none.

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

Respectfully submitted,

Read and approved this 7th Day of October 2021

Attest:

Linda M. Blechinger
Mayor M. Blechinger

Business Meeting Minutes for September 2, 2021

Page 5

Seconded: By Council Member Ackworth.

Mayor Blechinger asked for any discussion. There was none.

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

Item: Public Hearing on Annexation of Carl-Cedar Hill Parcels XX049-011 and XX049-012

Mayor Blechinger asked for a motion to open the Public Hearing on the Annexation of Carl-Cedar Hill Parcels XX049-011 and XX049-012.

Motion: Made by Council Member Riemenschneider to open the Public Hearing on the Annexation of Carl-Cedar Hill Parcels XX049-011 and XX049-012.

Seconded: By Council Member Langley.

Mayor Blechinger asked for any discussion. There was none.

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

Jay Miller presented.

Mayor Blechinger asked for any comments in favor of the Annexation of Carl-Cedar Hill Parcels XX049-011 and XX049-012.

Shane Lanham at 1550 North Brown Rd., Ste. 125, Lawrenceville, GA 30043 who represents the applicant and is the Developer with Mahaffey Pickens Tucker, LLP dba Chafin Land Development spoke in favor of the annexation of Carl-Cedar Hill Parcels XX049-001 and XX049-012. Shane thanked the Mayor and Council for their consideration in this development during this long process. Also appreciative of neighboring property owners with their time discussing and addressing a lot of their concerns. Shane mentioned Jay Miller's comments on the addition of #17 and #18 on the staff conditions of the annexation protecting the agricultural practices and uses and the privacy fence. Stated that these conditions were important to the neighboring property owners, so they are important him and so they agreed to these conditions. Shane gave an overview. Approximately 100-acre property across Carl-Cedar Hill. Requesting to annex and rezone to single-family subdivision. All detached lots, private streets. Developer shall construct all improvements recommended by the traffic study including: install a deceleration lane into the development, install a left turn into the development. Developer shall submit a traffic impact study prior to the issuance of a land disturbance permit. Homes shall be a minimum of 1,800 square foot for one-story homes, and 2,200 square feet for two-story homes. Will also provide a 40-foot undisturbed buffer adjacent to adjoining property lines. Respectfully asked the Mayor and Council for their approval of annexation and rezoning of Carl-Cedar Hill with the recommended staff conditions.

Mayor Blechinger asked for any comments opposing the Annexation of Carl-Cedar Hill Parcels XX049-011 and XX049-012.

None were given.

Mayor Blechinger asked for a motion to close the Public Hearing on the Annexation of Carl-Cedar Hill Parcels XX049-011 and XX049-012.

Motion: Made by Council Member Langley to close the Public Hearing on the Annexation of Carl-Cedar Hill Parcels XX049-011 and XX049-012.

Business Meeting Minutes for September 2, 2021

Page 2

Seconded: By Council Member Ackworth.

Mayor Blechinger asked for any discussion. There was none.

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

Item: Public Hearing on the Rezoning of Carl-Cedar Hill Parcels XX049-011 and XX049-012

Mayor Blechinger asked for a motion to open the Public Hearing on the Rezoning of Carl-Cedar Hill Parcels XX049-011 and XX049-012.

Motion: Made by Council Member Vogel to open the Public Hearing on the Rezoning of Carl-Cedar Hill Parcels XX049-011 and XX049-012.

Seconded: By Council Member Langley.

Mayor Blechinger asked for any discussion. There was none.

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

Jay Miller presented.

Mayor Blechinger asked for any comments in favor of the Rezoning of Carl-Cedar Hill Parcels XX049-011 and XX049-012.

Shane Lanham 1550 North Brown Rd., Ste. 125, Lawrenceville, GA 30043 who represents the applicant and is the Developer with Mahaffey Pickens Tucker, LLP dba Chafin Land Development spoke in favor of the Rezoning of Carl-Cedar Hill Parcels XX049-001 and XX049-012. Same comments as above.

Mayor Blechinger asked for any comments opposing the Rezoning of Carl-Cedar Hill Parcels XX049-011 and XX049-012.

None were given.

Mayor Blechinger asked for a motion to close the Public Hearing on the Rezoning of Carl-Cedar Hill Parcels XX049-011 and XX049-012.

Motion: Made by Council Member Riemenschneider to close the Public Hearing on the Rezoning of Carl-Cedar Hill Parcels XX049-011 and XX049-012.

Seconded: By Council Member Ackworth.

Mayor Blechinger asked for any discussion. There was none.

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

Council Reports and Announcements

Mayor Blechinger announced that the City is moving forward with the plans for having the AuburnFest Event. The event is outdoors with plenty of mask stations and hand sanitizers in place. The AuburnFest Event is scheduled for Saturday, October 23rd from 11am to 6pm. If something changes or there is a need to cancel the event, the City will let everyone know.

Business Meeting Minutes for September 2, 2021

Page 3

Item: Citizen Comments on Agenda Items

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

None were given.

Item: Consent Agenda

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

None were given.

Mayor Blechinger asked for a motion to approve the Consent Agenda:

- August 5, 2021 - Council Business Meeting Minutes
- August 17, 2021 - Council Special Called FY2022 Budget Public Hearing Meeting Minutes
- August 19, 2021 - Council Workshop Meeting Minutes
- Library Card Sign Up Month Proclamation
- 2021 Auburn-Gwinnett Millage Rate
- Parks & Leisure Department Position
- FY2022 Budget

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

Seconded: By Council Member Riemenschneider.

Mayor Blechinger asked for any discussion. There was none.

Vote was taken with all members present voting yes.

Item: Annexation of Carl-Cedar Hill Parcels XX049-011 and XX049-012

Mayor Blechinger asked for a motion to approve or deny the Annexation of Carl-Cedar Hill Parcels XX049-011 and XX049-012.

Motion: Made by Council Member Riemenschneider to approve the Annexation of Carl-Cedar Hill Parcels XX049-011 and XX049-012.

Seconded: By Council Member Vogel.

Mayor Blechinger asked for any discussion. There was none.

Vote was taken with all members present voting yes.

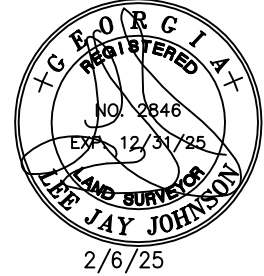
Item: Rezoning of Carl-Cedar Hill Parcels XX049-011 and XX049-012 (Staff Revised Conditions Attached)

Mayor Blechinger asked for a motion to approve or deny the Rezoning of Carl-Cedar Hill Parcels XX049-011 and XX049-012 from AG to PSV with staff revised conditions of zoning.

Motion: Made by Council Member Riemenschneider to approve the Rezoning of Carl-Cedar Hill Parcels XX049-011 and XX049-012 from AG to PSV with staff revised conditions of zoning.

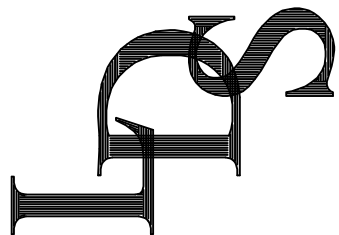
Business Meeting Minutes for September 2, 2021

Page 4



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SUMMERLIN
PHASE 1

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LOCATED IN GEORGIA MILITIA DISTRICT 1743
CITY OF AUBURN, BARROW COUNTY, GEORGIA
SCALE: 1"=60'

FINAL PLAT
FOR:

SHEET TITLE

DRAWN
JB/SF

CHECKED
LJJ

DATE
1/8/25

NO
1

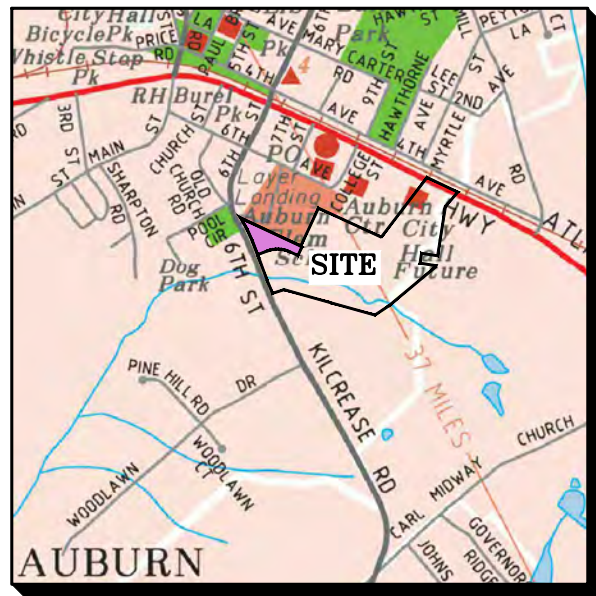
DESCRIPTION
ADDRESS COMMENTS

9/20/24
DATE

2135
JOB NUMBER

7 of 7

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



LOCATION MAP - N.T.S.

LEGEND	
AIF	ANGLE IRON FOUND
AMF	ALUM. MONUMENT FOUND
BC	BACK OF CURB
BSL	BUILDING SETBACK LINE
CB	CATCH BASIN
CB	CABLE BOX
C/L	CENTERLINE
CMF	CONC. MONUMENT FOUND
●	CLEANOUT
CONC.	CONCRETE
CTF	CRIMPED TOP FOUND
DB	DEED BOOK
DE	DRAINAGE EASEMENT
DI	DROP INLET
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
●	FIRE HYDRANT
●	GAS METER
GMD	GEORGIA MILITIA DISTRICT
HEADWALL	HEADWALL
IPS	1/2" REBAR SET
●	JUNCTION BOX
LL	LAND LOT
LLL	LAND LOT LINE
●	LIGHT POLE
●	MANHOLE
MNS	MAG NAIL SET
N/F	NOW OR FORMERLY
ONP	OVERHEAD POWER
OTF	OPEN TOP FOUND
PB	PLAT BOOK
P/L	PROPERTY LINE
POB	POINT OF BEGINNING
●	POWER POLE
PS	PLAT SLIDE
RBF	REBAR FOUND
R/W	RIGHT OF WAY
S/D	SUBDIVISION
●	SERVICE POLE
●	UTILITY MANHOLE
●	WATER METER
●	WATER VALVE
●	YARD INLET

OWNER/DEVELOPER:
KINGLETT HARMONY, LLC
3758 VERMONT ROAD NE
ATLANTA, GA 30319
PHONE: 770-318-9945

A=EC

Civil Engineering Water Resources
Land Planning Property Services
Landscape Architecture Arborist Services

50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecad.com

HARMONY NEIGHBORHOOD ASSOCIATION, INC.

REFERENCES:
1. ALTA SURVEY FOR SCHMIT + ASSOCIATES, LLC BY
FALCON DESIGN CONSULTANTS, DATED: MARCH 20, 2020.



SURVEYORS CERTIFICATE

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. 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.

W. SHANE FLOYD
GA RLS #2801
DATE: 2/18/2025

[X] : PHYSICAL ADDRESS

[X] : LOT NUMBER

UTILITY PROVIDERS:
GEORGIA POWER
BUFORD GAS
AT&T/COMCAST
CITY OF AUBURN WATER
BARROW COUNTY SEWER

MAIL KIOSK IS LOCATED AT 20 ARNOLD POPLAR LANE (PHASE 1).

STORMWATER DETENTION IS POND "A" OF THE MASTER PLAN.

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13013C0040D, BARROW COUNTY GEORGIA, DATED 12/1/2022.

THE CCD DISTRICT WAS CREATED BY THE CITY OF AUBURN TO COORDINATE ZONING AND DEVELOPMENT OF THE AUBURN MUNICIPAL COMPLEX WITH THE HARMONY COMMUNITY. THE SPECIFIC ORDINANCE DESCRIBES IN DETAIL THE ZONING REQUIREMENTS. PHASE 2C IS THE 4TH PLAT RECORDED IN THE HARMONY COMMUNITY UNDER THE CCD ORDINANCE.

ZONING CASE 20-015 APPROVED JANUARY 7, 2021.

THE CLOSURE PRECISION OF THE FIELD SURVEY IS ONE FOOT IN 55,881 FEET, ANGULAR ERROR IS 1" PER POINT AND WAS ADJUSTED USING LEAST SQUARES.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 103,739 FEET.

EQUIPMENT USED: LEICA TS12 FOR ANGULAR & LINEAR MEASUREMENTS.
LEICA SS 14 DUAL FREQUENCY RTK ROVER FOR HORIZONTAL REFERENCE POINTS USING THE LEICA SMARTNET RTK NETWORK.

ALL DEED REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURTS OFFICE OF BARROW COUNTY, GEORGIA.

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.

THE TERM "CERTIFICATION" AS USED IN RULE "180-6-.09(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCCA) 15-6-67, IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) RECORDED IN DEED BOOK 2684 PAGE 580-666 ATTACHED HERETO DATED 8/11/2022, WHICH HEREBY BECOME A PART OF THIS PLAT, AND WHICH WERE RECORDED AND SIGNED BY THE OWNER.

NOTE: THE CITY OF AUBURN ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT.

HLP-HOUSE LOCATION PLAN

A HOUSE LOCATION PLAN SHALL BE REQUIRED TO BE APPROVED BY THE CITY PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "HLP". A HOUSE LOCATION PLAN IS A SCALE DRAWING SUBMITTED BY THE BUILDER AT THE TIME OF A REQUEST FOR A BUILDING PERMIT. IT IS NOT REQUIRED THAT THIS PLAN BE PREPARED BY A LAND SURVEYOR OR PROFESSIONAL ENGINEER. THE PURPOSE OF THIS PLAN IS TO ENSURE THE HOUSE IS PROPERLY LOCATED ON THE LOT. PLEASE REFER TO THE CITY OF AUBURN DEVELOPMENT REGULATIONS OR CONTACT THE CITY OF AUBURN FOR FURTHER INFORMATION.

1/2" REBAR SET AT CORNERS.

OWNER'S ACKNOWLEDGEMENT AND DECLARATION
STATE OF GEORGIA, COUNTY OF BARROW
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATED BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN, AND TRANSFERS OWNERSHIP OF ALL PUBLIC USE AREAS IN FEE SIMPLE BY DEED, FOR THE PURPOSES THEREIN EXPRESSED.

SIGNATURE OF SUBDIVIDER DATE SIGNED

PRINTED OR TYPED NAME OF SUBDIVIDER

SIGNATURE OF OWNER DATE SIGNED

PRINTED OR TYPED NAME OF OWNER

CERTIFICATE OF DEDICATION
THE OWNER DEDICATES TO THE PUBLIC USE FOREVER THE STREET RIGHT-OF-WAYS AND/OR OTHER PUBLIC DEDICATIONS SHOWN ON THIS PLAT.

SIGNATURE OF OWNER DATE SIGNED

SURVEYOR'S CERTIFICATE
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY FLOYD & ASSOCIATES, INC. FOR HARMONY SUBDIVISION - PHASE 2C, DATED 4/15/2024, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN. ALL FINAL PLAT INFORMATION WAS DONE BY FLOYD & ASSOCIATES, INC. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 55,881 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 103,739 FEET, AND CONTAINS A TOTAL OF 1.84 ACRES. THIS SURVEY WAS RUN USING A LEICA TS12 ROBOTIC INSTRUMENT.

REGISTERED LAND SURVEYOR REG. NO. 2801
DATE OF EXPIRATION: 12/31/2025
DATE: 2/18/2025

GEORGIA GRID NORTH
NAD1983 - WEST ZONE

Course	Bearing	Distance
(1)	N 20°54'48" W	50.28'
(2)	N 20°54'48" W	30.00'
(3)	N 20°54'48" W	30.00'
(4)	N 20°54'48" W	30.00'
(5)	N 20°54'48" W	1.24'
(6)	N 24°19'52" W	28.82'
(7)	N 24°19'52" W	30.07'
(8)	N 24°19'52" W	35.08'
(9)	N 69°26'26" E	89.21'
(10)	S 21°02'06" E	35.00'
(11)	S 21°02'06" E	30.00'
(12)	S 21°02'06" E	30.00'
(13)	S 21°02'06" E	30.00'
(14)	S 21°02'06" E	30.00'
(15)	S 21°02'06" E	30.00'
(16)	S 21°02'06" E	50.28'
(17)	S 69°26'26" W	84.10'
(18)	N 69°26'26" E	16.36'
(19)	Rad: 277.00' Tan: 10.34' Chd: N 71°34'27" E	A: 20.67' CA: 4°16'30" 20.66'
(20)	N 21°02'06" W	74.61'
(21)	Rad: 10.00' Tan: 9.67' Chd: N 22°59'39" E	A: 15.37' CA: 88°03'30" 13.90'
(22)	Rad: 198.97' Tan: 16.81' Chd: N 71°51'12" E	A: 33.55' CA: 9°39'37" 33.51'
(23)	Rad: 198.97' Tan: 24.43' Chd: N 83°40'56" E	A: 48.61' CA: 13°59'50" 48.49'
(24)	Rad: 96.00' Tan: 5.79' Chd: S 85°51'57" E	A: 11.57' CA: 6°54'24" 11.57'
(25)	Rad: 96.00' Tan: 14.63' Chd: S 73°44'47" E	A: 29.04' CA: 17°19'57" 28.93'
(26)	S 65°04'48" E	25.36'
(27)	S 65°04'48" E	50.87'
(28)	S 65°04'48" E	48.52'
(29)	S 65°04'48" E	46.20'
(30)	S 65°04'48" E	49.71'
(31)	S 25°45'03" W	53.87'
(32)	N 64°56'26" W	49.06'
(33)	N 64°56'26" W	38.91'
(34)	Rad: 277.00' Tan: 2.63' Chd: N 65°29'07" W	A: 5.27' CA: 1°05'21" 5.27'
(35)	Rad: 277.00' Tan: 20.13' Chd: N 70°11'14" W	A: 40.20' CA: 8°18'54" 40.16'
(36)	Rad: 277.00' Tan: 20.05' Chd: N 78°29'06" W	A: 40.03' CA: 8°16'52" 40.00'
(37)	Rad: 277.00' Tan: 20.13' Chd: N 86°46'58" W	A: 40.20' CA: 8°18'53" 40.16'
(38)	Rad: 277.00' Tan: 20.13' Chd: S 84°54'15" W	A: 40.18' CA: 8°18'41" 40.15'
(39)	Rad: 277.00' Tan: 17.03' Chd: S 77°13'48" W	A: 34.02' CA: 7°02'12" 34.00'
(40)	S 21°02'06" E	3.55'
(41)	N 68°57'54" E	27.50'
(42)	S 21°02'06" E	103.36'
(43)	Rad: 14.50' Tan: 15.19' Chd: S 67°22'28" E	A: 23.45' CA: 92°40'44" 20.98'
(44)	Rad: 229.47' Tan: 66.81' Chd: N 82°31'05" E	A: 130.02' CA: 32°27'49" 128.29'
(45)	S 65°04'48" E	237.73'
C/L DATA		
Course	Bearing	Distance
(C1)	N 21°02'06" W	99.66'
(C2)	N 23°05'05" W	27.00'
(C3)	N 23°05'05" W	28.92'
(C4)	N 21°02'06" W	101.86'
(C5)	N 66°54'55" E	29.07'
(C6)	Rad: 215.97' Tan: 45.23' Chd: N 78°51'07" E	A: 89.17' CA: 23°39'27" 88.54'
(C7)	Rad: 113.00' Tan: 24.27' Chd: S 77°11'59" E	A: 47.81' CA: 24°14'21" 47.45'
(C8)	S 65°04'48" E	207.50'

80'
40' 0' 40' 80'
SCALE: 1" = 40 FT.

FINAL PLAT FOR:

HARMONY - PHASE 2C

G.M.D. 316
CITY OF AUBURN
BARROW COUNTY, GEORGIA
PARCEL AU11 068

JOB NO: JN2022-61

DATE: 2/18/2025

FIELD DATE: 4/15/2024

SCALE: 1"=40FT

DRAWN BY: WSF

CHECKED BY:

REVISIONS:

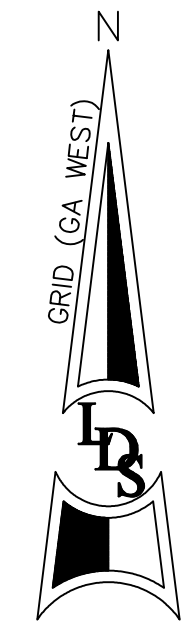
SHEET

1 OF 1

OPEN SPACE AREAS: POD A	
OPEN SPACE #1	TOTAL AREA= 0.137 AC.
MINUS D.E.= 0.025 AC.	USABLE AREA= 0.112 AC.
OPEN SPACE #2	
TOTAL AREA= 0.075 AC.	MINUS SIDEWALK & D.E.= 0.038 AC.
USABLE AREA= 0.037 AC.	
OPEN SPACE #3	
TOTAL AREA= 0.020 AC.	MINUS SIDEWALK= 0.007 AC.
USABLE AREA= 0.013 AC.	
OPEN SPACE #4	
TOTAL AREA= 6.975 AC.	MINUS WETLANDS & FLOOD= 0.472 AC.
MINUS D.E.= 0.826 AC.	USABLE AREA= 5.677 AC.
OPEN SPACE AREAS: POD B	
OPEN SPACE #5	TOTAL AREA= 0.436 AC.
MINUS D.E.= 0.021 AC.	USABLE AREA= 0.415 AC.
OPEN SPACE #6	
TOTAL AREA= 2.019 AC.	MINUS WETLANDS= 0.503 AC.
MINUS D.E.= 3.071 AC.	MINUS FLOOD= 0.257 AC.
USABLE AREA= 3.188 AC.	
OPEN SPACE AREAS: PODC	
OPEN SPACE #7	TOTAL AREA= 2.333 AC.
MINUS D.E.= 0.044 AC.	USABLE AREA= 2.289 AC.
OPEN SPACE AREAS: PODC	
OPEN SPACE #8	TOTAL AREA= 8.650 AC.
MINUS D.E.= 1.481 AC.	MINUS FLOOD= 1.228 AC.
USABLE AREA= 3.941 AC.	
TOTAL USABLE OPEN SPACE 23.25%	

POD & LOT CHART	
POD	NO. OF LOTS
A	149 UNITS (FRONT)
B	143 (SINGLE FAMILY)
C	94 UNITS (REAR)
TOTAL	386 (TOTAL UNITS)

AREA	AREA (AC)
LOTS TOTAL	31.938
OPEN SPACE	26.269
REC. AREA/POCKET PARK	1.993
ACCESS/UTILITY EASEMENT	12.98
COMMERCIAL TRACTS	2.807
OVERALL SITE	75.987



- GENERAL NOTES:**
- TOTAL ACREAGE: 75.987
 - TOTAL NUMBER OF LOTS: 386 TOTAL HOMES 243 TOWNHOMES & 94 SINGLE FAMILY LOTS
 - ZONING: PSV
 - DENSITY: GROSS DENSITY = 386 UNITS / 75.987 ACRES = 5.07 UNITS/ACRE
 - YARD REQUIREMENTS: SINGLE FAMILY LOTS
 - FRONT YARD = 20 FEET
 - REAR YARD = 20 FEET
 - SIDE YARD = 5 FEET / 20 FEET ADJACENT TO STREET

- MINIMUM DWELLING SIZE TOWNHOMES:**
- SINGLE CAR GARAGE= 1,450 HEATED SQUARE FEET
 - DOUBLE CAR GARAGE= 1,750 HEATED SQUARE FEET
 - DETACHED HOMES = 1,800 HEATED SQUARE FEET
 - MAXIMUM BUILDING HEIGHT = 35 FEET

- WATER PROVIDED BY CITY OF AUBURN.
- ALL LOTS TO BE SERVED BY BARROW COUNTY GRAVITY SEWER.
- BOUNDARY INFORMATION FROM A SURVEY, BY PLANNERS AND ENGINEERS COLLABORATIVE, INC., DATED 8/16/21.
- THE DEVELOPMENT SHALL HAVE STREET LIGHTING AND ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- ALL STREETS ARE TO BE PRIVATE.
- DEVELOPER SHALL INSTALL SIDEWALKS ON ABUTTING STREETS, LOTS, AND OPEN SPACE LOTS AND SHALL INSTALL INTERSECTIONS, AND L-SHAPED MD-BLOCK RAMP AT CUL-DE-SAC TURNAROUNDS ON A LOT BY LOT BASIS.
- PINS SET AT ALL CORNERS ARE #4 REBAR IPS WITH ORANGE CAPS UNLESS OTHERWISE NOTED.
- PERMANENT STRUCTURES AND TREES NOT ALLOWED IN SANITARY SEWER EASEMENTS ACCORDING TO CURRENT BARROW COUNTY POLICY.
- PERMANENT STRUCTURES ARE NOT ALLOWED IN THE DRAINAGE EASEMENT.
- THE LOTS SHOWN HEREON MAY NOT BE SUBDIVIDED EXCEPT THROUGH THE SUBDIVISION PROCESS AS PROVIDED BY THE CITY OF AUBURN UNIFIED DEVELOPMENT ORDINANCE IN EFFECT AT THE TIME.
- STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.
- FIELD WORK COMPLETED 9/6/24.

STAFF RECOMMENDED CONDITIONS: AUBURN STATION @ HILLS SHOP RD

To restrict the use of the property as follows:

- Single-family detached, townhome, and commercial uses in general accordance with the site plan titled "Zoning Master Plan," dated April 8, 2021, revised May 17, 2021, May 31, 2021, June 1, 2021, and presented at the June 3, 2021, City Council public hearing, subject to the revisions outlined in these conditions. The frontage on Hills Shop Road shall include two lots to be used for commercial or office purposes with a total aggregate area of not less than 2.8 acres.
- Detached homes shall be constructed with front facades of primarily brick 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 constructed with a minimum three-foot high brick or stacked stone water table. Detached homes shall be a minimum of 1,800 heated square feet.
- 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 a least fifty percent (50%) brick or stone. Townhomes shall be a minimum of 1,450 heated square feet for single car units and 1,750 heated square feet for double car units. Townhomes not to exceed 269 units.

To satisfy the following site development considerations:

- No direct lot access shall be allowed to Hills Shop Rd.
- All streets to be privately owned and maintained.
- A mandatory Homeowners Association shall be established and shall be responsible for maintenance of all common areas/facilities and common area landscaping. The Hill's Shop 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 Hill's Shop Road frontage. Landscape plans, entrance features, and fencing shall be subject to the review and approval of the Community Development Director.
- Said association shall be incorporated which provides for townhome building maintenance, repair, insurance, and working capital. Said association must also include: decorations and by-laws includes rules and regulations which shall at a minimum regulate and control the following:
 - Exterior home facade repairs, including roofing and painting for the townhome units.
 - All grounds and common area maintenance, including detention facilities.
 - Maintenance of fences, walls, and signs within common area.
 - Street maintenance and street lighting.
- Natural vegetation shall remain on the property until the issuance of a development permit.

OWNER/DEVELOPER:
CLAYTON PROPERTIES GROUP, INC.
D.B.A. CHAFIN LAND DEVELOPMENT &
HILL SHOP ROAD, LLC
5250 BELLE WOOD COURT
SUITE
BUDFORD, GA 30024
PHONE: (404) 358--0114
CONTACT: MAT STOKES
EMAIL: MATTS@CHOMEBUILDERS.COM

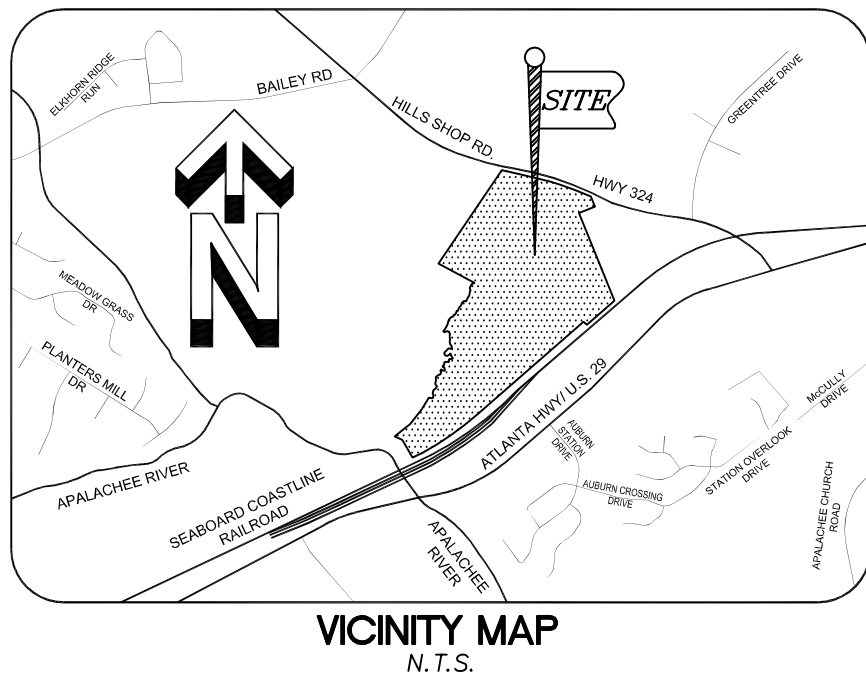
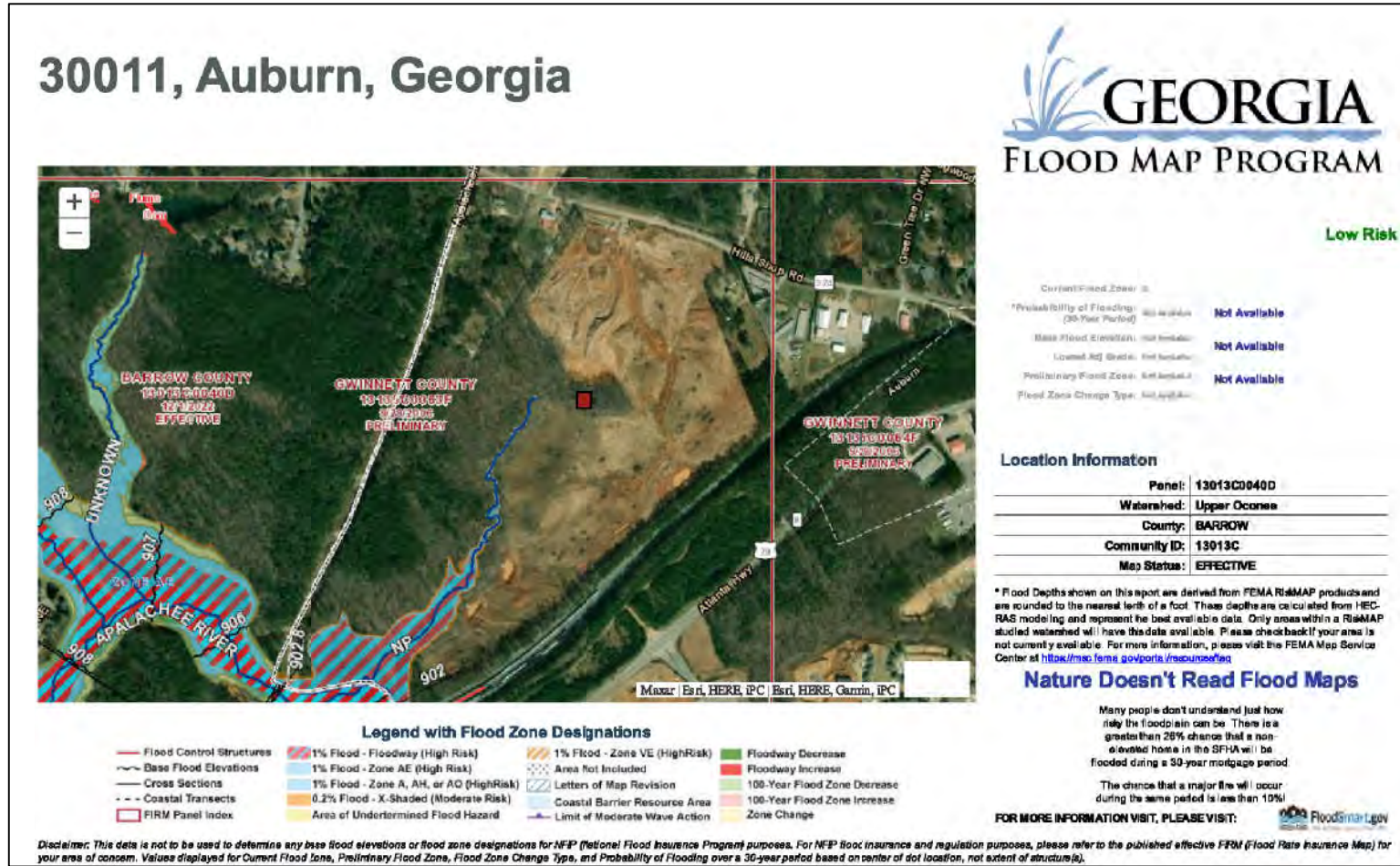
LAND SURVEYOR:
LAND DEVELOPMENT SURVEYORS, INC
P.O. BOX 2050
Dacula, GA 30019
PHONE: (404) 328-8717
CONTACT: SHANE FOSTER
EMAIL: MSF1177@YAHOO.COM

ENGINEER:
PLANNERS AND ENGINEERS
COLLABORATIVE
350 RESEARCH COURT
PEACHTREE CORNERS, GA 30092
PHONE: (770) 451-2741
CONTACT: MATTHEW KAGZENSKI
EMAIL: MATTK@PEC-PLUS.COM

PIPE CONTRACTOR:
LOCKRIDGE CONSTRUCTION
P.O. BOX 307
LAWRENCEVILLE, GA 30046
PHONE: (770) 757--0046
CONTACT: AL NEWBERY
EMAIL: AL@LOCKRIDGECCI.COM

FINAL PLAT FOR KENTMERE

HILL'S SHOP ROAD
AUBURN, GA 30017
LOCATED IN GEORGIA MILITIA DISTRICT 1740
PARENT PARCEL AU01 004, 004A, & 004B
CITY OF AUBURN
BARROW COUNTY, GEORGIA



OWNERS ACKNOWLEDGEMENT AND DECLARATION

(STATE OF GEORGIA)
(COUNTY OF BARROW) (CITY OF AUBURN)
"The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and dedicated by this declaration to the use of the public forever all streets, sewer collectors, lift stations, drains, easements, and other public facilities and appurtenances thereon shown, and transfers ownership of all public use areas in fee simple by deed, for the purposes therein expressed."

PRINTED OWNER/SUBDIVIDER CLAYTON PROPERTIES GROUP, INC. dba CHAFIN LAND DEVELOPMENT DATE

SIGNATURE OWNER/SUBDIVIDER DATE 2-7-2025

PRINTED OWNER/SUBDIVIDER HILL SHOP ROAD, LLC DATE

SIGNATURE OWNER/SUBDIVIDER DATE 2-7-2025

Property Info:

Tax Map and Parcel No: AU01 004, 004A, & 004B
Address (If one has been assigned): HILLS SHOP ROAD
Acreage: 23.982 Existing Zoning: ESV Proposed Use: Residential Development
I swear that I am the owner of the property herein is the subject matter of this application, as shown in the records of Barrow and/or Gwinnett County.
Signature of Property Owner:
I authorize the person named below to act as applicant in the pursuit of this application.

Name of Applicant: CLAYTON PROPERTIES GROUP, INC. dba CHAFIN LAND DEVELOPMENT

Signature of Applicant: _____

Name of Applicant: HILL SHOP ROAD, LLC

Signature of Applicant: _____

Property Owner personally appeared before me this ____ day of _____

Notary Public _____ My Commission expires _____

UTILITY DEDICATION:

"The owner hereby dedicates to the City of Auburn forever the water lines within easements or within street rights-of-way(s) shown on this plat, as follows.

Water lines: 12" DIP 954.44 linear feet

Water lines: 8" DIP 10,333.96 linear feet

Water lines: 6" DIP 2,931.38 linear feet

Name of Applicant: CLAYTON PROPERTIES GROUP, INC. dba CHAFIN LAND DEVELOPMENT

Signature of Applicant: _____

Name of Applicant: HILL SHOP ROAD, LLC

Signature of Applicant: _____

Property Owner personally appeared before me this ____ day of _____

Notary Public _____ My Commission expires _____

ENGINEER'S UTILITY CERTIFICATE:

"THE CIVIL ENGINEER RESPONSIBLE FOR THE DESIGN AND OVERSIGHT OF CONSTRUCTION OF WATER AND/OR SEWER LINES WITHIN THIS SUBDIVISION TO BE DEDICATE, HEREBY CERTIFIES THAT SAID WATER AND/OR SEWER LINES HAVE BEEN CONSTRUCTED AND INSPECTED AS BEING IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE UTILITY PROVIDER(S) AND THE REQUIREMENTS OF THE CITY OF AUBURN (OR BARROW COUNTY AS APPLICABLE).

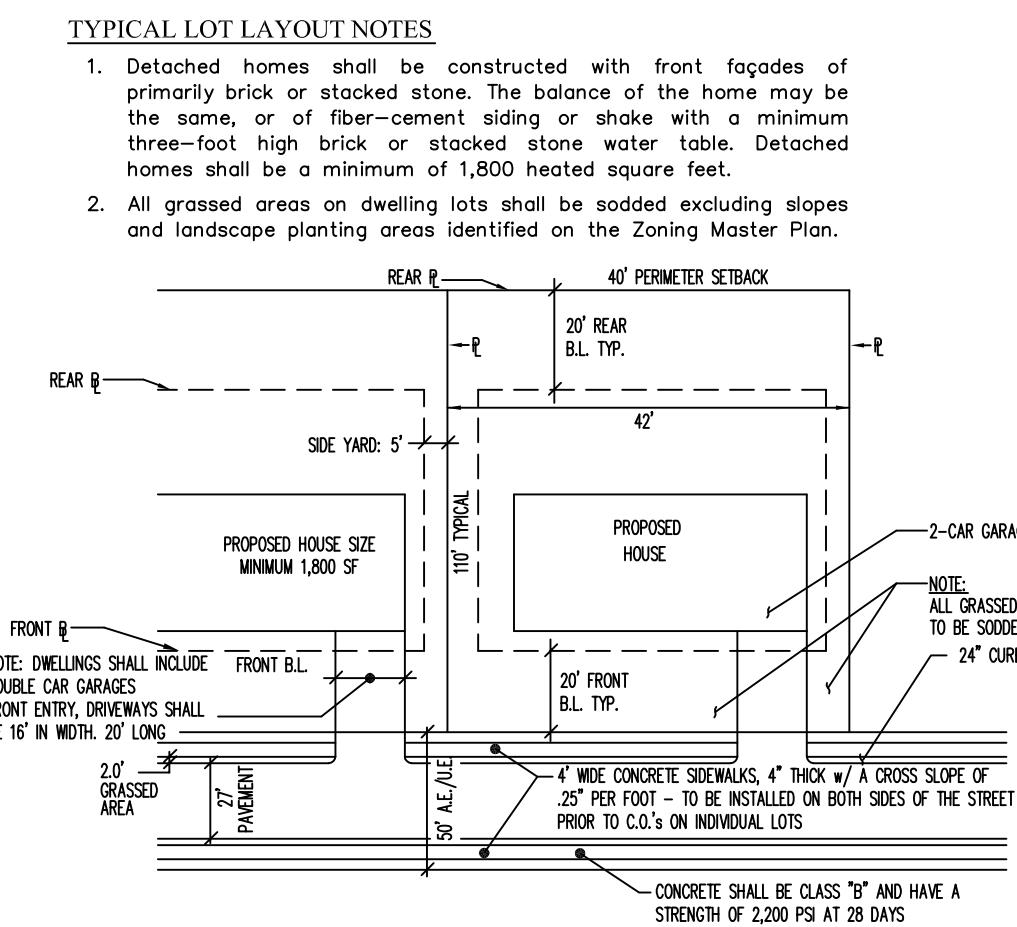
PROFESSIONAL ENGINEER

FINAL PLAT APPROVAL

"The Mayor of the City of Auburn, Georgia, certifies that this plat complies with the City of Auburn Zoning Ordinance, and the City of Auburn development regulations, and has been approved by all other affected city, county, or state departments, as appropriate, and the City Council of the City of Auburn. The Mayor hereby accepts on behalf of the City of Auburn the dedication of all public right-of-way and easements, and public water, sewer, storm drainage, and other public facilities and appurtenances shown thereon, subject to ratification by the City Council of the City of Auburn. This plat is approved, subject to the provisions and requirements of the development performance and maintenance agreement executed for this project between the owner and the City of Auburn."

DATED THIS DAY ____ OF _____, 2025.

MAYOR, CITY OF AUBURN



DETACHED TYPICAL LOT LAYOUT

N.T.S.
UNDERGROUND UTILITIES ARE REQUIRED.

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS. HEREON SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR 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.

GENERAL SURVEY NOTES

- HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983(2011) GEORGIA STATE PLANE, WEST ZONE. VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988. ORTHOMETRIC HEIGHTS COMPUTED USING GEOID 12A. UNIT OF MEASUREMENTS: U.S. SURVEY FOOT. DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL. EXISTING LOCATIONS FOR THE SURVEY ARE ESTABLISHED UTILIZING GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK (VRS) PROVIDED BY eGPS SOLUTIONS.
- ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE IN THE GEORGIA COUNTY LISTED.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT SURVEY OWNERS DEED RECORDS HAVE BEEN OBTAINED LOCAL AUTHORITY TAX RECORDS AND ARE NOT GUARANTEED AS TO THE ACCURACY OF COMPLETENESS.
- STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON. (ON SOME SURVEYS NOT ALL INTERIOR IMPROVEMENTS MAY NOT BE SHOWN)
- LOCATIONS ARE ACCURATE ONLY WERE DIMENSIONED.
- THIS PROPERTY MAY CONTAIN WETLANDS. AS TO WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
- THE CERTIFICATION AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA, ANNOTATED (O.C.G.A.) 15-6-67 AS AMENDED BY THE HB 1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF THE LAW PREVAIL.

FINAL SURVEYORS CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL THEREON SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN _____ FEET AND AN ANGULAR ERROR OF _____ PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN _____ FEET, AND CONTAINS A TOTAL OF 75.987 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS TRIMBLE 56 ROBOTIC TOTAL STATION.

BY: _____ 9/6/24
REGISTERED GEORGIA LAND SURVEYOR
REG. NO.: 2846 DATE OF EXPIRATION: 12/31/2024

FINAL PLAT APPROVAL

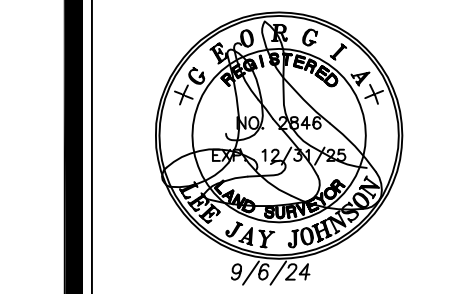
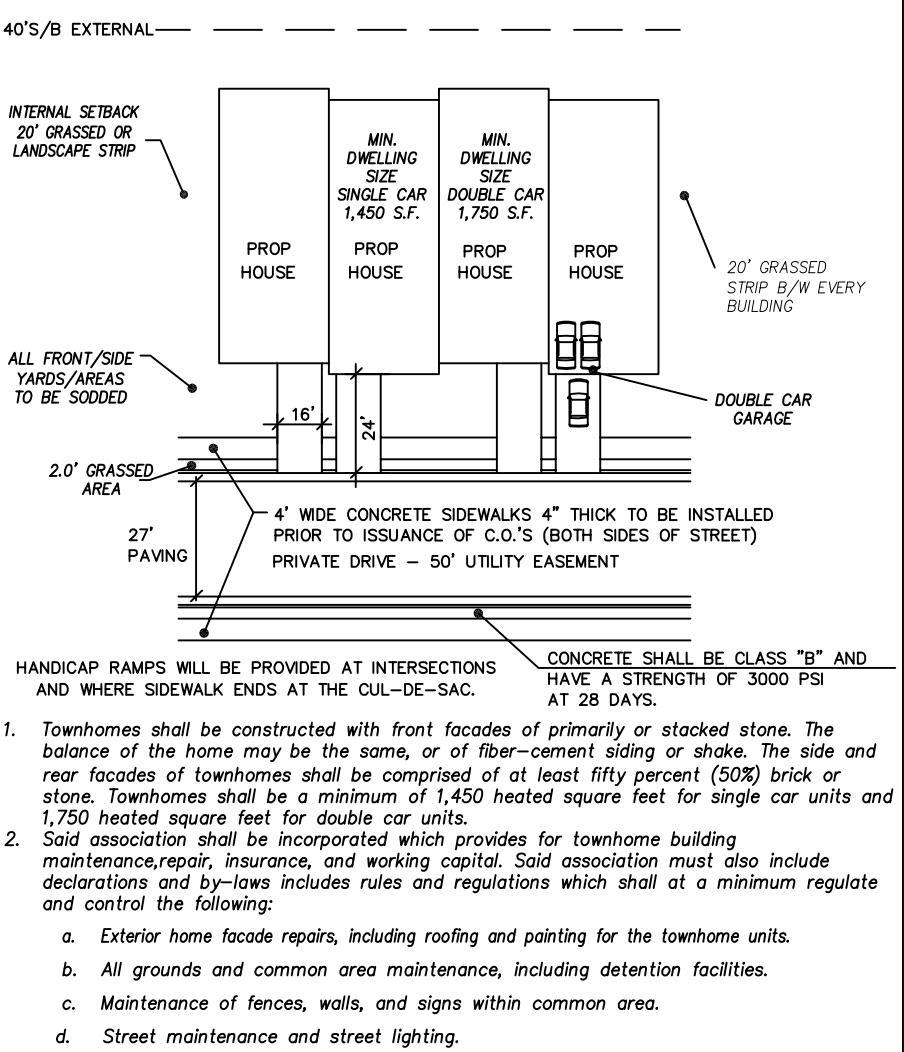
THIS FINAL PLAT HAS BEEN REVIEWED FOR GENERAL COMPLIANCE WITH THE ZONING ORDINANCE AND DEVELOPMENT REGULATIONS OF THE CITY OF AUBURN, GEORGIA, AND IS APPROVED FOR APPROVAL BY THE CITY COUNCIL.

DATED THIS DAY ____ OF _____, 2024.

CITY OF AUBURN PLANNER/ENGINEER

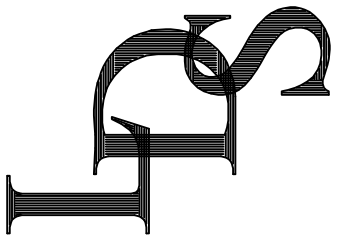
TOWNHOME TYPICAL LOT LAYOUT

N.T.S.



Land Development
Surveyors, Inc.

P.O. BOX 2050
Dacula, GA 30019
(770) 682-8206
LOSDURVEYORS2003@GMAIL.COM
COA LSF#000832



KENTMERE

PARCEL'S AU01 004, 004A, & 004B
LOCATED IN GEORGIA MILITIA DISTRICT 1740
CITY OF AUBURN, BARROW COUNTY, GEORGIA
SCALE: 1"=60'

FINAL PLAT
FOR:

SHEET TITLE
DRAWN
CHECKED
LJW

DATE	NO	DESCRIPTION
1/9/25	1	ADDRESS COMMENTS

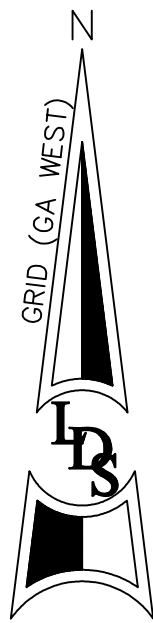
9/6/24	22178	1 of 7
DATE	JOB NUMBER	

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

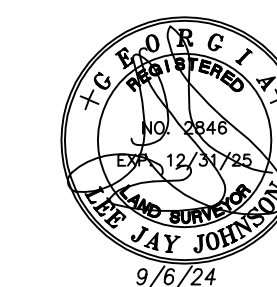


LEGEND

- OL ON LINE
NL NAIL FOUND
IPS IRON PIN SET (1/2" REBAR)
IPF IRON PIN FOUND
CMF CONCRETE MONUMENT FOUND
BM BENCHMARK
TBM TEMPORARY BENCHMARK
HDPE HIGH DENSITY POLYURETHANE PIPE
LLL LAND LOT LINE
LL PROPERTY LINE
CL CENTERLINE
BL BUILDING LINE
R/W RIGHT-OF-WAY
S.S.E. SANITARY SEWER EASEMENT
D.E. DRAINAGE EASEMENT
C.P. COMMUNICATIONS PEDESTAL
C.M. COMMUNICATIONS MANHOLE
LP LIGHT POLE
PP POWER POLE OR UTILITY POLE
MH MANHOLE
CB CATCH BASIN
JB JUNCTION BOX
HW HEADWALL
DI/GI DROP INLET/GRATE INLET
CI GRATE INLET
FH FIRE HYDRANT
WV WATER VALVE
WM WATER METER
GV GAS VALVE
4941.2 EXISTING GROUND ELEVATION
4941.2 PROPOSED GROUND ELEVATION
-910- EXISTING CONTOUR ELEVATION
-910- PROPOSED CONTOUR ELEVATION
DWCB DOUBLE WING CATCH BASIN
I IRRIGATION CONTROL VALVE
C&G CURB & GUTTER
BOC BACK OF CURB
TOC TOP OF CURB
PB/PG PLAT BOOK / PAGE
DB/PG DEED BOOK / PAGE
POB POINT OF BEGINNING
TPOB TRUE POINT OF BEGINNING
ELEV ELEVATION
IE INVERT ELEVATION
FFE FINISHED FLOOR ELEVATION
EOP EDGE OF PAVEMENT
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
DIP DUCTILE IRON PIPE
PVC POLYVINYLCHLORIDE PIPE
SWA STORMWATER ACCESS LID
BENCH MARK
P POWERLINE
UP UNDERGROUND POWER
T TELEPHONE LINE
UT UNDERGROUND TELEPHONE LINE
G GAS LINE
CTV CABLE T.V. LINE
UCTV UNDERGROUND CABLE T.V. LINE
SS SANITARY SEWER LINE
SS STORM SEWER PIPE
W WATER LINE / PIPE
X FENCE LINE
X BRANCH / CREEK / STREAM CENTERLINE
X DITCH / DRAIN CENTERLINE
X FLOOD HAZARD ZONE LIMITS
X TREE
LIMITED ACCESS
N/F NOW OR FORMERLY
FM SANITARY SEWER FORCE MAIN

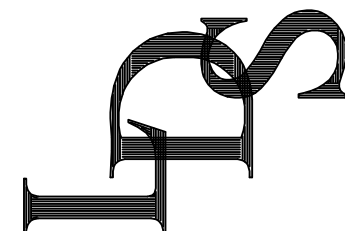
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.



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COA LSP#000852



KENTMERE

PARCEL'S A001 004, 004A, & 004B
LOCATED IN GEORGIA MILITIA DISTRICT 1740
CITY OF AUBURN, BARROW COUNTY, GEORGIA
SCALE: 1"=150'

OVERALL
FINAL PLAT
FOR:

SHEET TITLE

DRAWN
JB/SF

CHECKED
LJ

DATE	NO	DESCRIPTION
1/9/25	1	ADDRESS COMMENTS

9/6/24
DATE

22178
JOB NUMBER

2 of 7

GRAPHIC SCALE



(IN FEET)
1 inch = 150 ft.

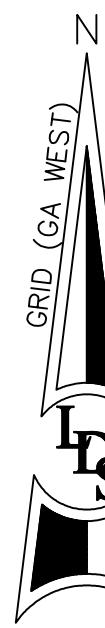
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LEGEND

OL ON LINE
NL NAIL FOUND
IP IRON PIN FOUND
CMF CONCRETE MONUMENT FOUND
BM BENCHMARK
TBM TEMPORARY BENCHMARK
HDPE HIGH DENSITY POLYURETHANE PIPE
LLL LAND LOT LINE
LAND LOT
PROPERTY LINE
CENTERLINE
BUILDING LINE
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S.S.E. SANITARY SEWER EASEMENT
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P POWERLINE
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NOW OR FORMERLY
SANITARY SEWER FORCE MAIN

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BOUNDARY LINE TABLE		
LINE	LENGTH	BEARING
L1	35.08	S75°14'22"E
L2	14.52	N49°12'12"E
L3	24.04	N05°00'57"E
L4	24.04	N14°54'16"W
L5	32.42	N11°43'04"E
L6	36.72	N02°28'51"E
L7	19.15	N04°58'39"E
L8	15.81	N08°55'24"E
L9	19.71	N38°50'45"W
L10	12.38	N10°58'47"E
L11	31.35	N13°35'02"W
L12	40.84	N03°40'04"W
L13	41.04	N04°24'25"E
L14	16.90	N74°19'10"E
L15	6.81	N30°28'29"E
L16	15.25	N07°35'02"E
L17	17.04	N27°34'32"W
L18	8.17	N19°55'32"E
L19	9.07	N47°17'16"E
L20	6.47	N85°10'06"E
L21	10.31	S31°46'51"E
L22	10.52	S69°30'37"E
L23	16.97	N75°31'44"E
L24	7.34	N12°05'02"E
L25	16.74	N10°44'34"W
L26	10.80	N42°09'58"E
L27	12.19	N76°35'25"E
L28	6.83	N30°46'00"W
L29	12.22	N23°40'37"E
L30	13.11	N61°25'21"E
L31	4.15	N19°24'53"E
L32	23.31	N05°46'17"E
L33	8.65	N10°24'47"E
L34	17.10	S89°55'11"E
L35	8.30	S70°34'31"E
L36	6.07	N79°38'42"E
L37	7.73	N81°17'28"E
L38	14.70	N04°59'29"W
L39	14.50	N42°09'58"E
L40	24.85	N05°46'17"E
L41	5.89	N49°08'14"E
L42	6.72	N30°42'50"E
L43	4.50	N17°14'06"W
L44	29.44	N38°14'28"W
L45	11.91	N05°20'17"W
L46	10.73	N42°09'58"E
L47	9.16	N84°42'29"E
L48	13.48	S16°35'59"W
L49	13.30	S61°24'09"W
L50	12.74	S77°37'56"W
L51	6.71	N80°10'40"W
L52	21.58	N44°30'28"W
L53	20.44	N12°05'28"W
L54	20.44	N52°24'03"E

BOUNDARY LINE TABLE		
LINE	LENGTH	BEARING
L56	24.72	N35°23'08"E
L57	13.82	S08°15'37"W
L58	26.03	S79°53'52"E
L59	6.46	S79°06'41"E
L60	6.13	N06°05'51"E
L61	23.09	N02°28'51"E
L62	11.71	N37°05'53"W
L63	17.77	N34°39'04"W
L64	31.35	N72°00'01"W
L65	11.69	N15°31'10"E
L66	39.60	N04°30'26"W
L67	12.74	N10°10'24"E
L68	17.61	N45°35'38"E
L69	13.98	N45°39'18"W
L70	15.46	N84°29'57"W
L71	22.10	S68°44'01"W
L72	7.57	S80°25'36"W
L73	15.03	N19°55'32"E
L74	26.72	N40°02'51"E
L75	31.35	N13°35'02"E
L76	25.53	N31°03'08"E
L77	36.81	N12°17'50"E
L78	15.35	N75°31'44"E
L79	31.42	N42°44'28"E
L80	10.93	N47°14'03"E
L81	15.52	N12°37'54"E
L82	8.07	N85°08'20"E
L83	7.22	N35°25'51"E
L84	14.55	N16°20'45"E
L85	5.37	N61°25'21"E
L86	11.43	N83°00'39"E
L87	20.72	N10°34'47"E
L88	14.20	N10°24'47"E
L89	12.28	N79°31'28"E
L90	31.20	N22°29'46"E
L91	8.42	N29°11'55"E
L92	30.31	N81°17'28"E
L93	29.13	N25°29'11"E
L94	15.92	N12°37'54"E
L95	0.91	N77°14'02"E
L96	11.36	N60°47'31"E
L97	17.60	S72°40'43"E
L98	6.40	N65°52'29"E
L99	43.95	N25°23'59"E
L100	26.95	N36°40'03"E
L101	14.87	N37°44'03"E
L102	12.98	N08°29'27"W
L103	20.43	N26°18'34"E
L104	13.21	N05°57'19"E
L105	17.01	N25°03'06"W
L106	11.67	N80°10'40"W
L107	35.13	N29°36'51"E
L108	14.87	N12°05'28"W
L109	20.44	N52°24'03"E
L110	17.17	N82°25'54"E
L111	7.54	N10°57'25"E

CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
CL1	64.75	S13°07'09"W
CL2	26.64	S08°15'37"W
CL3	57.52	S17°59'59"W
CL4	43.62	S36°43'14"W
CL5	139.15	S73°59'59"W
CL6	92.15	S17°59'59"W
CL7	39.44	S33°53'53"W
CL8	39.35	S43°04'22"W
CL9	93.61	N72°00'01"W
CL10	30.63	N56°06'07"W
CL11	66.06	S33°53'53"W
CL12	523.71	S33°53'53"W
CL13	91.21	S46°55'38"E
CL14	54.73	S46°55'38"E
CL15	274.07	S72°00'01"W
CL16	55.87	N17°59'59"E
CL17	592.55	N17°59'59"E
CL18	224.66	S72°00'01"W
CL19	121.78	S72°00'01"W
CL20	10.15	S40°15'32"E
CL21	128.54	N10°10'32"E
CL22	604.20	S22°17'40"E
CL23	163.56	S49°54'15"W
CL24	269.43	S49°54'15"W
CL25	100.26	S49°54'15"W
CL26	280.00	N08°31'18"E
CL27	233.46	N88°33'18"E
CL28	20.00	N10°06'42"E
CL29	269.98	N88°33'18"E
CL30	123.20	N67°42'20"E
CL31	199.09	S21°48'15"W
CL32	114.62	S49°49'28"W
CL33	136.25	S49°49'28"W
CL34	283.36	S17°59'59"W
CL35	58.97	N17°01'17"W
CL36	46.94	S17°52'49"E
CL37	112.10	S17°53'48"E
CL38	69.21	S17°53'48"E
CL39	15.92	S22°17'40"E
CL40	91.07	S22°17'40"E
CL41	110.42	S40°05'45"E
CL42	182.27	S72°00'01"E
CL43	62.83	S22°17'40"E
CL44	256.78	S22°17'40"E
CL45	70.33	S40°05'45"E
CL46	14.60	S72°00'01"E
CL47	107.03	S22°17'40"E
CL48	70.40	N67°42'20"E
CL49	192.48	N67°42'20"E
CL50	122.20	S01°06'42"W
CL51	146.41	S48°55'00"W
CL52	118.67	S48°55'00"W
CL53	117.34	S48°55'00"W
CL54	72.00	S41°05'00"W
CL55	164.01	S48°55'00"W
CL56	145.95	S48°55'00"W
CL57	79.35	S51°22'29"W
CL58	128.36	S51°22'29"W
CL59	140.54	S51°22'29"W
CL60	70.50	S48°55'00"W
CL61	131.40	S38°37'31"E
CL62	131.40	S41°05'00"E
CL63	131.40	S41°05'00"E
CL64	131.40	S41°05'00"E
CL65	253.31	N41°05'00"E
CL66	189.34	S48°55'00"W
CL67	253.31	N41°05'00"E

CENTERLINE CHORD TABLE		
CURVE	RADIUS	LENGTH
CLC1	50.00	4.24
CLC2	50.00	8.50
CLC3	150.00	41.62
CLC4	125.00	20.02
CLC5	125.00	34.68
CLC6	150.00	21.60
CLC7	150.00	65.64
CLC8	200.00	111.09
CLC9	200.00	62.42
CLC10	125.00	157.51
CLC11	200.00	143.84
CLC12	310.00	73.01
CLC13	125.00	196.35
CLC14	150.00	61.28
CLC15	200.00	91.70
CLC16	200.01	97.80
CLC17	199.99	111.08
CLC18	424.99	79.55
CLC19	149.99	46.60
CLC20	125.00	108.44
CLC21	125.00	38.84
CLC22	150.00	125.15
CLC23	125.00	5.36

RIGHT-OF-WAY LINE TABLE

LINE	LENGTH	BEARING
RW-1	7.05	S24°31'15"W
RW-2	85.66	N76°57'43"W
RW-3	3.22	N08°04'01"W
RW-4	10.74	S53°07'07"W
RW-5	95.14	N69°24'55"W
RW-6	8.50	N16°56'41"E
RW-7	17.75	N69°24'55"W
RW-8	29.21	N69°58'40"W
RW-9	39.69	N71°01'17"W
RW-10	13.46	N70°15'27"W
RW-11	29.31	N71°27'08"W
RW-12	9.85	N71°54'31"E
RW-13	58.77	N72°04'20"W
RW-14	25.00	N72°17'40"E
RW-15	6.54	N72°18'07"E
RW-16	9.76	N72°36'04"E
RW-17	1.55	N72°53'06"W
RW-18	10.82	N73°25'09"W
RW-19	44.61	N66°39'16"W

LOT LINE TABLE

LINE	LENGTH	BEARING
L12	13.50	N50°44'12"E
L13	18.07	N15°31'25"E
L14	14.50	S56°06'07"E
L15	14.50	S56°06'07"E
L16	14.50	N41°05'00"W
L17	14.50	N41°05'00"W
L18	10.14	N52°09'29"E
L19	14.50	N41°05'00"W
L20	14.50	S41°05'00"E
L21	14.50	S35°58'32"E
L22	3.60	N41°05'00"W
L23	14.50	N48°55'00"E
L24	79.61	N38°54'58"E

LOT CURVE TABLE		
CURVE	RADIUS	LENGTH
C1	335.00	65.42
C2	335.00	8.50
C3	260.00	41.62
C4	260.00	80.24
C5	260.00	87.66
C6	260.00	64.91
C7	260.00	64.91
C8	260.00	25.25
C9	310.00	2.23
C10	310.00	57.87
C11	310.00	57.87
C12	170.00	73.01
C13	310.00	31.85
C14	260.00	22.39
C15	260.00	64.24
C16	260.00	64.24
C17	260.00	64.24
C18	260.00	64.24
C19	149.99	46.60
C20	260.00	64.24
C21	260.00	63.69
C22	260.00	64.24
C23	260.00	64.24
C24	260.00	64.24
C25	260.00	64.24
C26	260.00	64.24
C27	260.00	64.24
C28	16.00	25.13
C29	225.00	12.07
C30	225.00	36.98
C31	225.00	21.17
C32	150.00	4.66
C33	150.00	44.32
C34	150.00	50.57
C35	150.00	37.45
C36	150.00	37.45
C37	150.00	14.75
C38	225.00	7.80
C39	225.00	38.78
C40	225.00	36.76
C41	225.00	49.24
C42	225.00	27.26
C43	16.00	25.13
C44	175.00	12.81
C45	125.00	12.82
C46	16.00	25.13
C47	150.00	12.91
C48	150.00	37.06
C49	150.00	37.06
C50	150.00	37.06
C51	150.00	37.06
C52	150.00	37.06
C53	150.00	117.34
C54	150.00	0.35
C55	150.00	36.31
C56	150.00	37.06
C57	150.00	37.06

FLOODPLAIN CHART		
OPEN SPACE	TOTAL AREA	AREA INSIDE FLOODPLAIN
#4	303,835 S.F.	51 S.F.
#9	305,753 S.F.	11,201 S.F.
#8	376,814 S.F.	53,487 S.F.

LOT CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C58	150.00	37.06	36.96	S603217W
C59	150.00	37.06	36.96	S54217W
C60	150.00	37.06	36.96	S50124W
C61	150.00	14.01	14.01	S82269W
C62	125.00	50.49	50.15	N793221E
C63	125.00	0.57	0.57	N625011E
C64	16.00	25.13	22.63	S224220E
C65	524.99	40.30	40.29	S202544E
C66	17.00	26.70	26.70	N71241E
C67	175.00	27.06	27.03	S643128E
C68	175.00	27.31	27.28	S353730E
C69	170.00	26.70	24.04	N504515E
C70	175.00	58.02	57.76	N592403E
C71	175.00	67.84	67.42	N802022E
C72	100.00	136.93	136.93	S303636E
C73	100.00	136.93	126.46	S380363E
C74	100.00	136.93	126.48	S402025W
C75	100.00	20.15	20.11	S852052E
C76	175.00	4.01	4.01	S893224E
C77	175.00	45.15	45.02	N822428E
C78	16.00	25.13	22.63	N71241E
C79	16.00	25.13	22.63	N504515E
C80	124.98	38.83	38.68	S311422E
C81	474.99	32.07	32.07	S202136E
C82	474.99	4.39	4.39	S180940E
C83	150.00	39.26	39.19	S24931E
C84	150.00	39.26	39.19	S24931E
C85	16.00	25.13	22.63	N504515E
C86	170.00	26.70	24.04	S272001E
C87	174.99	23.95	23.93	S215512W
C88	174.99	73.25	72.72	S374545E
C89	170.00	26.70	24.04	N851032E
C90	175.00	67.84	67.42	N14496W
C91	100.00	136.93	136.93	N145126E
C92	100.00	122.34	114.85	N145126E
C93	18.00	28.27	25.46	S850545E
C94	100.00	31.07	30.94	S311422E
C95	150.00	33.07	33.01	N283639E
C96	150.00	37.48	37.38	N420506W
C97	150.00	37.48	37.38	N420506W
C98	150.00	22.13	22.11	N674624E
C99	99.99	62.64	61.61	S003003E
C100	16.00	25.13	22.63	S625939E
C101	100.00	88.75	84.06	N408361E
C102	100.00	21.66	20.05	N780593E
C103	225.00	22.01	22.00	N645033W
C104	225.00	22.01	22.00	N645033W
C105	225.00	17.10	17.10	N694922W
C106	16.00	25.13	22.63	S272001E
C107	47.00	16.19	16.11	S22156W
C108	16.00	25.13	22.63	S283999E
C109	100.01	136.93	136.93	N145126E
C110	6.63	26.35	23.48	S623031E
C111	175.00	6.46	6.46	S320525W
C112	175.00	22.13	22.11	S280933E

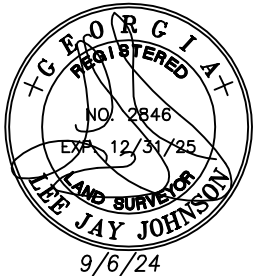
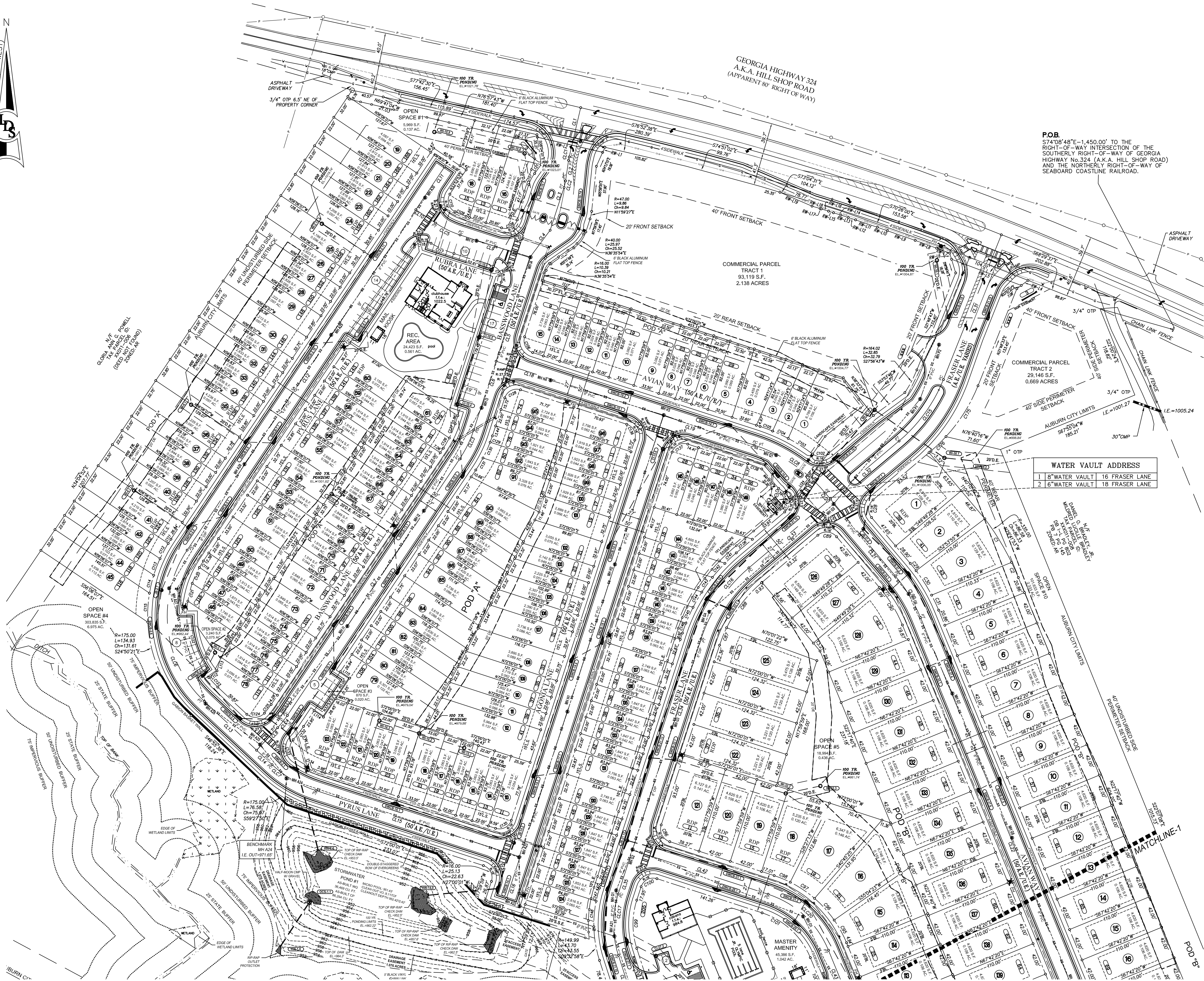
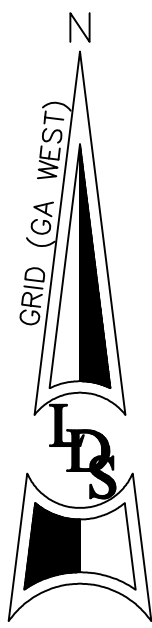
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LEGEND

- OL ON LINE
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- IPFS IRON PIN SET (1/2" REBAR)
- IPF IRON PIN FOUND
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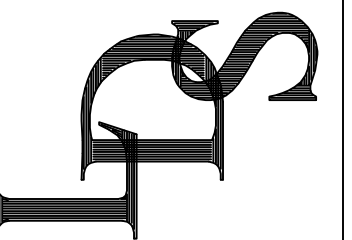
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P.O. BOX 2050
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(770) 682-8206
LDSURVEYORS2003@GMAIL.COM
COA LSF#000832



KENTMERE

PARCELS A001, 004, 004A, & 004B
LOCATED IN GEORGIA MILITIA DISTRICT 1740
CITY OF AUBURN, BARROW COUNTY, GEORGIA
SCALE: 1"=60'

FINAL PLAT
FOR:

SHEET TITLE

FIELD DRAWN CHECKED
JB/SF LJW

DATE	NO	DESCRIPTION
1/9/25	1	ADDRESS COMMENTS

9/6/24
DATE

22178
JOB NUMBER

4 of 7

GRAPHIC SCALE



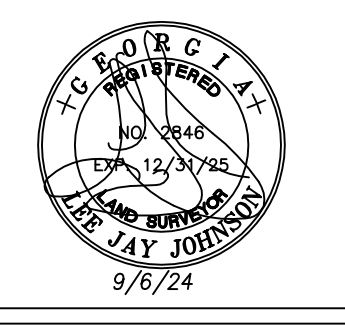
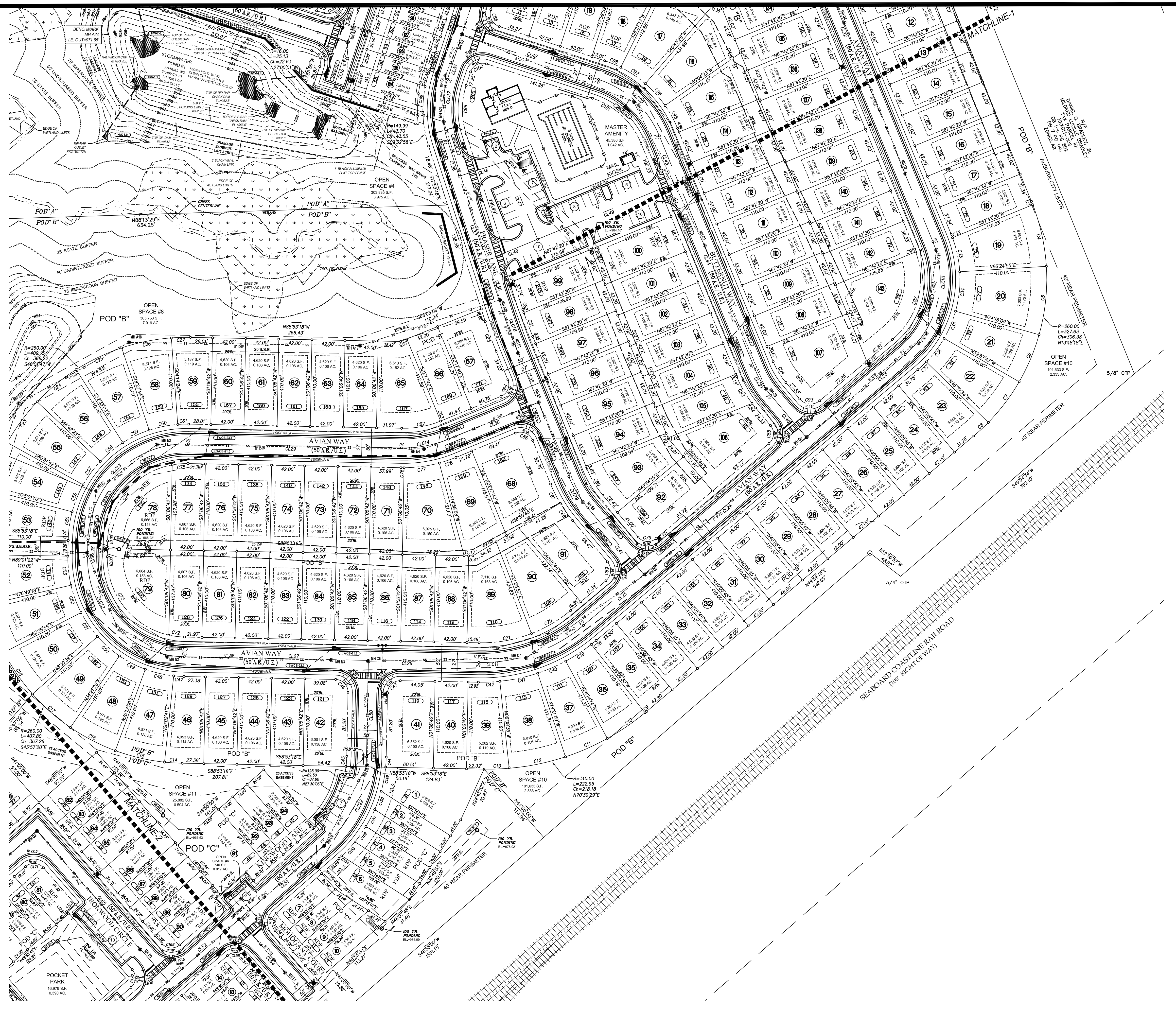
(IN FEET)
1 inch = 60 ft.

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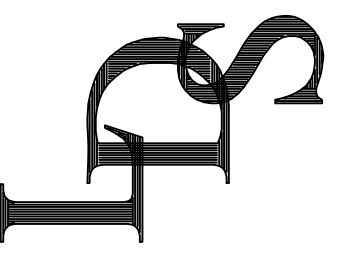
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COA LST#000832



KENTMERE

PARCEL 12, AUGUST 04, 2024, & 0949
LOCATED IN COCONUT DISTRICT 1740
CITY OF AUBURN, BARROW COUNTY, GEORGIA
SCALE: 1"=60'

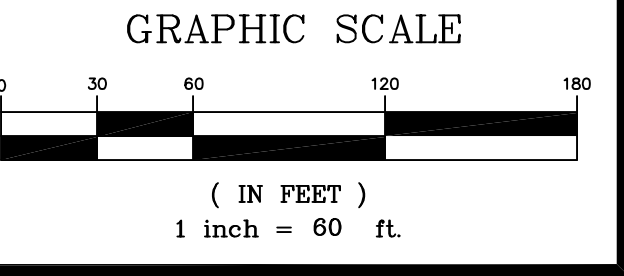
FINAL PLAT		FOR:	
SHEET TITLE		CHECKED	
FIELD		DRAWN	
		JOB/SF	
		LJ	

DATE	NO.	DESCRIPTION
1/9/25	1	ADDRESS COMMENTS

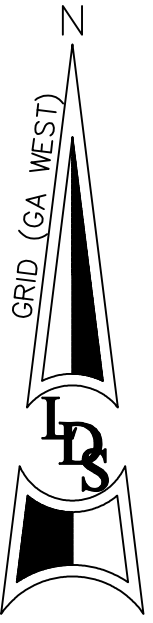
9/6/24
DATE

22178
JOB NUMBER

5 of 7



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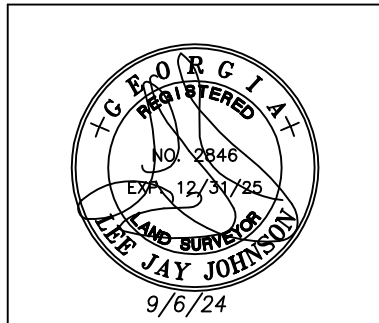
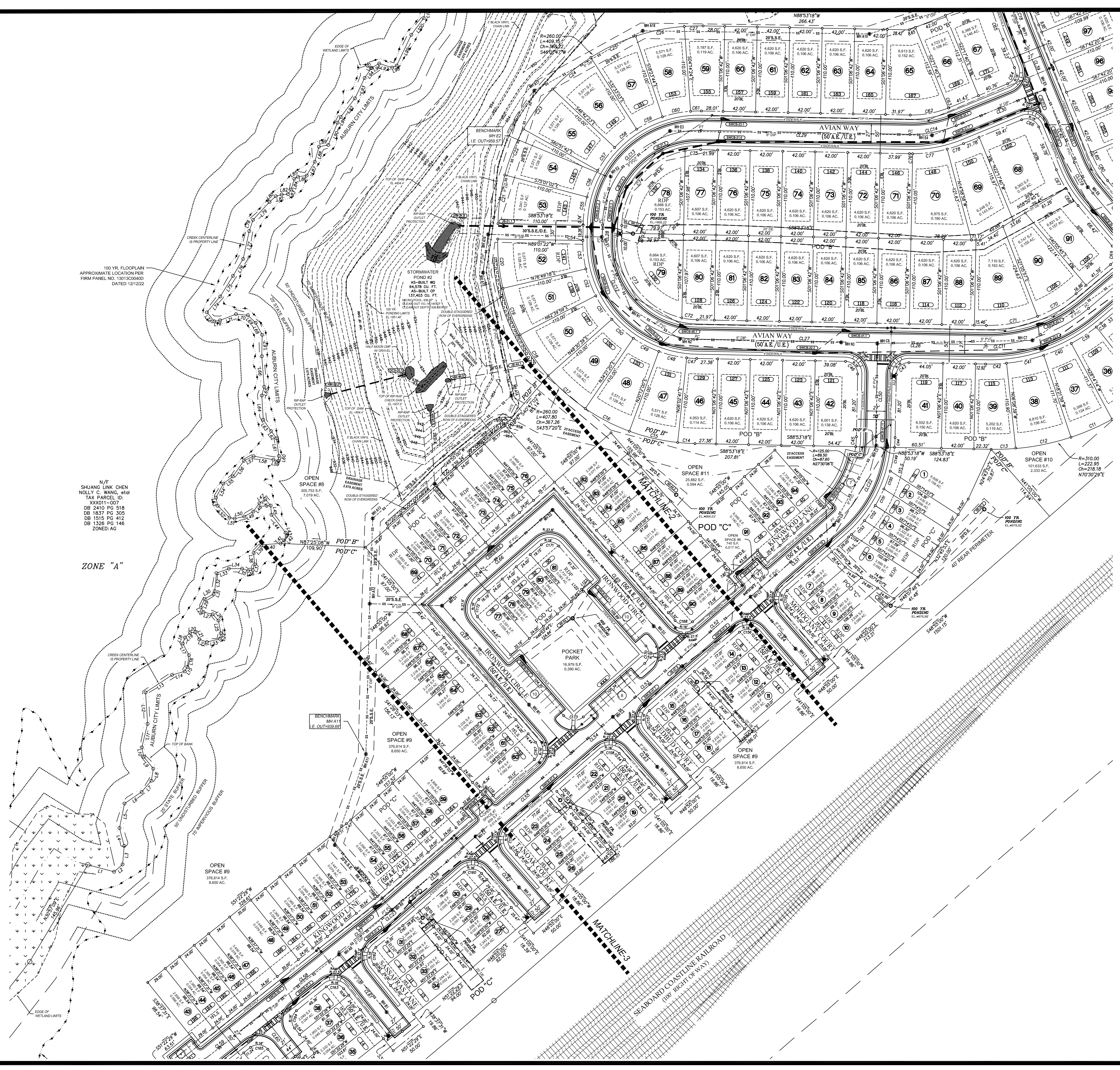


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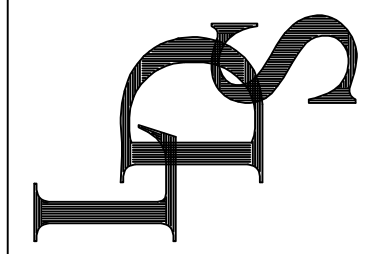
NOTE:
THIS SUBDIVISION/PROPERTY LIES IN CLOSE
PROXIMITY TO A RAILROAD RIGHT-OF-WAY.

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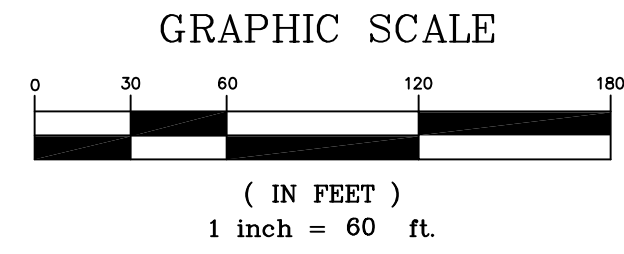
KENTMERE
PARCELS: AUGUST 2024, 2024, & 2024
LOCATED IN GEORGIA MULTA DISTRICT 1740
CITY OF AUBURN, BARROW COUNTY, GEORGIA
SCALE: 1"=60'

FINAL PLAT FOR:	
SHEET TITLE	
FIELD	
DRAWN	
JB/SF	
CHECKED	
LJW	

DATE	NO	DESCRIPTION
1/9/25	1	ADDRESS COMMENTS

9/6/24	DATE
22178	JOB NUMBER

6 of 7

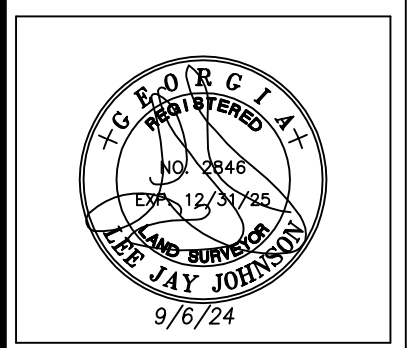
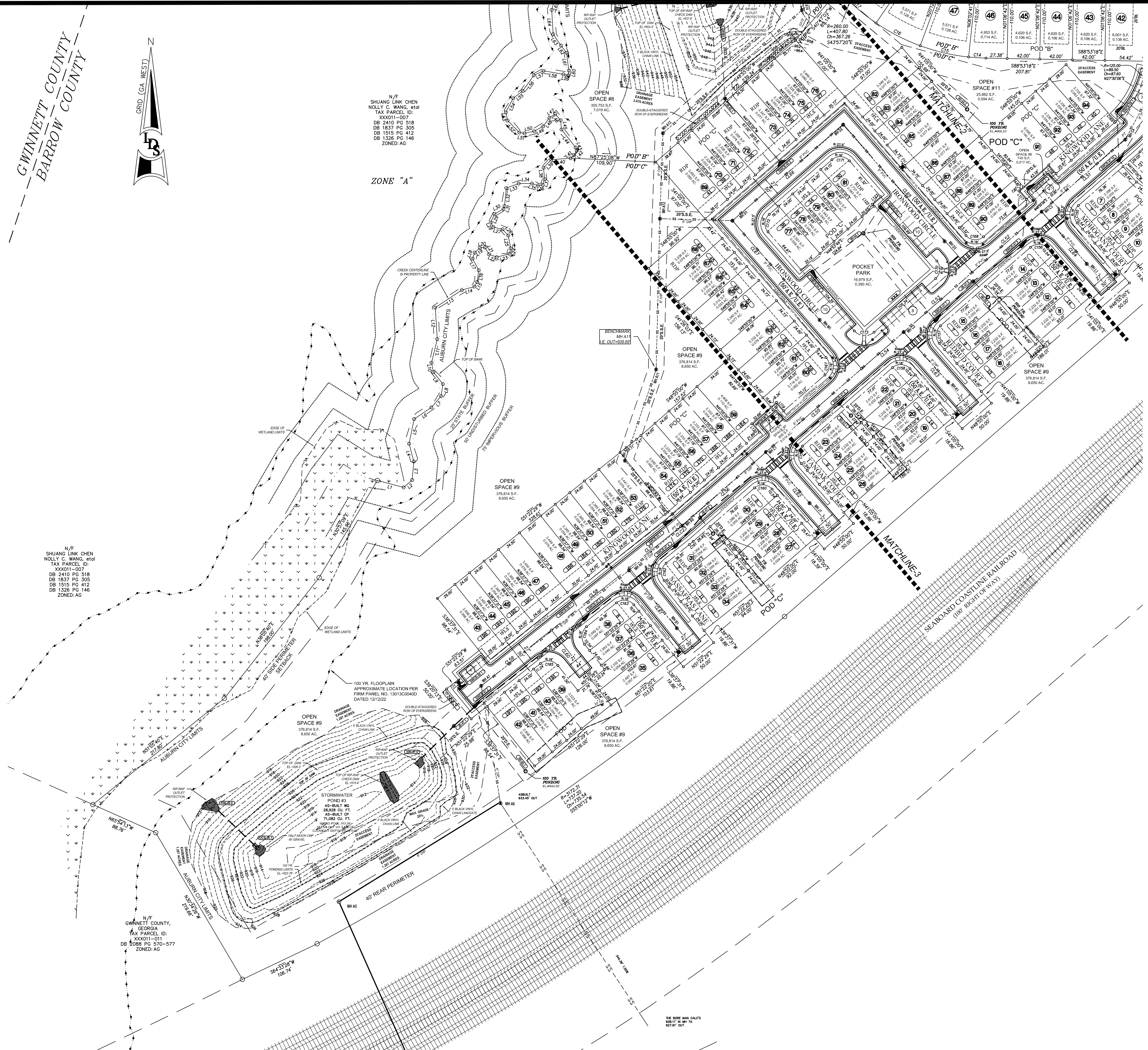


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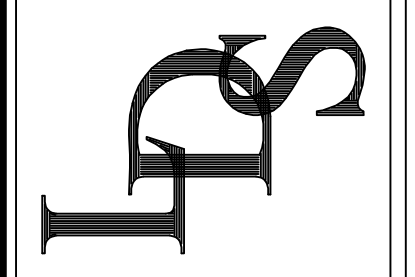
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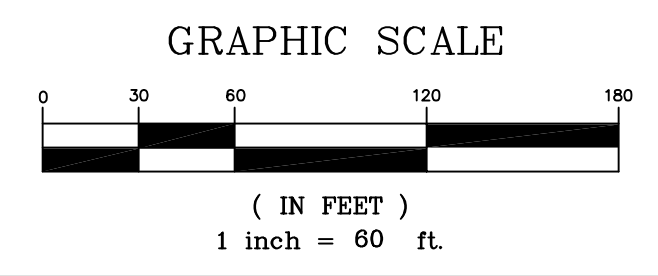


KENTMERE
PARCEL'S A001, 004, & 004B
LOCATED IN DECATUR COUNTY, GEORGIA
CITY OF AUBURN
SCALE: 1"=60'

FINAL PLAT FOR:		SHEET TITLE	
DATE	NO. DESCRIPTION	FIELD	CHECKED
1/9/25	1 ADDRESS COMMENTS	JB/SF	LJJ

9/6/24	22/78
DATE	JOB NUMBER

7 of 7



17.90.140 PUD planned unit development district.

- A. *Intent.* The intent of a planned unit development is to foster innovative developments that provide an innovative mix of residential land uses and development patterns which complement the existing fabric of Auburn, provide new development compatible with existing developments and patterns, and are supportive of the comprehensive plan.
- B. *Purpose.* This district encourages flexible placement, arrangement and orientation of residential structures, active open spaces, and resident-focused amenities. A planned unit development enables unique land development that may be constrained in other established zoning districts through careful site master planning.
- C. *Establishment of a PUD district.* An area may be considered for rezoning to PUD if any one of the following conditions exists:
 - 1. The characteristics of the specific concept plan and uses proposed for the subject property would only be compatible with the surrounding area if the development were limited to those plans and uses as submitted;
 - 2. Separate land uses, which would not otherwise be permitted to locate within the same zoning district, are proposed for development on one or more adjacent parcels under single ownership;
 - 3. Exceptions or variation from the size, setback, frontage, density, uses or other standards which are required in the conventional zoning districts are being proposed as a part of a planned development.
- D. *Minimum Standards and Requirements.* All proposed PUD planned unit development district applications shall conform to all of the following requirements:
 - 1. The maximum density shall not exceed 2.2 dwelling units per gross acre.
 - 2. The site shall abut public streets for a distance of at least one hundred (100) linear feet.
 - 3. A registered engineer, architect, land surveyor or landscape architect shall prepare the plans required for inclusion in an application. The plans shall have their official registration seal.
 - 4. Sidewalks shall be required along both sides of all streets within a PUD. The construction standard of the required sidewalks are given in the city development regulations; however, the minimum width of all sidewalk along streets shall be five (5.0) feet.
 - 6. The site proposed for a PUD classification shall have a contiguous area of not less than ten (10) acres.
- E. *Permitted Uses.*
 - 1. Any use allowable inherently in a conventional zoning district in this title may be proposed for inclusion in a PUD planned unit development district. Each proposed use should be consistent in application with the intent and purpose of the conventional zoning districts in which it is allowed. Only the specific uses proposed in an application and approved shall be allowed in the district. Any addition of uses, change of plans, or increase in size or density shall require a separate amendment to the original approved PUD planned unit development district and shall follow the same administrative process as any other amendment. Initial approval of a PUD planned unit development district by the city does not mean that subsequent amendments to that planned unit development carry any requirement to be approved by the city council for revision to the plan. Unless otherwise stated in this section, the development standards and land uses which are presented with an application for amendment shall, if approved, become the standards for the subject property and as such shall become a part of these zoning regulations.
 - 2. A PUD shall provide primarily single-family residential land uses. Where appropriate, a mixture of single- and two- family residential land uses, as provided below, may be incorporated into a single PUD project.

-
- a. Residential; single-family detached.
 - b. Residential; single-family attached (town houses).
 - c. Residential; two-family (duplexes),
- F. *Required Reports and Plans.* At the time a site is designated as a PUD district, the enumerated uses of the zoning district of origin shall be replaced by the contents of the approved PUD. Every application for PUD district zoning shall include all the elements as provided in this subsection. No application for rezoning to the PUD district shall be deemed complete or scheduled for hearing until all required elements are included.
- 1. Letter of Intent. A letter of intent also known as a narrative statement, shall be provided which conveys the following:
 - a. General description and location of the site;
 - b. The physical and socio-economic reasons as to why the uses proposed in the planned development would provide a better overall use of this property over the current zoning;
 - c. The proposed provision of utilities, including water, sewer, and drainage facilities;
 - d. The proposed methods for protection and buffering of abutting properties;
 - e. The proposed number of residential units and overall residential density (dwelling units per acre);
 - f. The area of land, expressed to the nearest square foot and as a percentage of the overall site, to be set aside as common open space or recreational areas. Areas of the site contained within overhead power easements or stormwater detention ponds shall not count towards these calculations, and cannot be considered as common open space or recreation areas;
 - g. The proposed maintenance and ownership agreements for any streets and common open spaces not proposed for dedication to the city;
 - h. The proposed restrictions on the use of the property and proposed restrictive covenants;
 - i. The proposed minimum building setbacks for front, side, and rear yards, and the proposed minimum lot size and lot width for each proposed land use, expressed to the nearest square foot;
 - j. The proposed minimum lot size and lot width for each proposed land use, expressed to the nearest square foot;
 - k. The names and mailing addresses of all adjoining property owners;
 - l. An architectural pattern guide demonstrating proposed building materials, features, exterior finishes, windows, doors, colors, and other items affecting exterior appearance, such as fencing. The guide shall include renderings, elevations, and floor plans of proposed buildings; and
 - m. Additional relevant data as may be required by the planning commission or the city council.
 - 2. Concept Plan. A detailed conceptual plan prepared by a registered engineer, architect, land surveyor or landscape architect shall be required for all applications to rezone to the PUD district. The required concept plan shall include the following information:
 - a. A survey of the entirety of the subject property, conducted no greater than twenty (20) years prior to the date of PUD district application completeness. The survey shall depict all property dimensions with metes and bounds, site acreage, a scale, north arrow and tie in point to a known location (road intersection/land lot corner, etc.). Additionally, the survey shall provide, for all adjoining properties, the property owner name(s), tax parcel number, and zoning designation;
 - b. Site topography with contour intervals no greater than two (2) feet;
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- c. Lakes, ponds, streams, creeks, floodplains, and other waterways. The source(s) of floodplain data shall also be provided;
 - d. The proposed subdivision of the site, with precise lot lines, building setbacks, and a lot data table which provides, at a minimum, the area (expressed to the nearest square foot), width and land use of each proposed lot.
 - e. The proposed internal access network, consisting of streets, alleyways, trails, sidewalks, and other mediums, how ingress and egress to the site will be provided, proposed emergency access points, off-street parking areas and quantities, and road names, and;
 - f. Stormwater management areas;
3. Administrative Review. of the above identified requirements of the written report and concept plan, as well as any other requirements of this title, shall be met before the planned development rezoning request is presented to the planning commission for its review and recommendation. Specific requirements of the administrative review process are as follows:
- a. The city planner or his designee shall be responsible for reviewing the written report and concept plan, and verifying the completeness of the application; prior to the application being placed upon the planning commission agenda;
 - b. The city planner shall periodically prepare, post and distribute a timetable for his review and verification of the required exhibits;
 - c. Neither the planning commission, city planner/engineer, nor any other appointed official shall possess the authority to waive any of the written report or concept plan requirements;
 - d. An applicant for a rezoning to PUD planned unit development district, may present a written request to the city council to waive individual requirements of the written report or concept plan; however, a separate request must be submitted for each requested waiver, and must include a specific and valid reason as to why the waiver is necessary; economic hardship shall not constitute or be considered as a valid reason for a waiver request.
- G. *Standards for single-family residences.* All attached and detached single-family residences constructed within a PUD shall be subject the standards contained herein. These standards serve to promote consistency and aesthetically pleasing residential development within the City.
- 1. Exterior finish materials.
 - a. No less than fifty percent (50%) of the front façade of each residence shall consist of masonry, brick, stone, wood, or cementitious fiberboard.
 - b. The façades of each individual residence, except for the front façade, shall be constructed with water tables of masonry, brick, or stone which extend no less than 24 inches vertically from the ground below. Each water table shall extend the entire width of the façade.
 - c. The use of vinyl, aluminum, plastic, and bare metal for exterior siding shall be prohibited.
 - 2. Architectural requirements.
 - a. All single-family residences shall be constructed with a porch, deck, or patio measuring no less than 36 square feet in area.
 - b. Architectural projections shall be incorporated to prevent monotonous appearances.
 - 3. Façade variations.
 - a. Changes in masonry color or other façade materials are required,
 - b. Changes in window placement and/or composition are required.
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4. Building dimensions.

- a. The minimum heated floor area of a residence shall be consistent with the formally adopted standards of a given PUD. The minimum heated floor area shall at a minimum be 1,800 square feet for single-story dwellings and 2,200 square feet for two-story dwellings.
- b. No residence shall exceed 35 feet in height. This is not inclusive of basements or subterranean construction.
- c. Detached residential units shall measure no less than 24 feet in width.
- d. Attached residential units (town houses) shall measure no less than 20 feet in width.
- e. Buildings containing town houses shall contain a maximum of 6 residential units.

5. Garages.

- a. All detached and attached residential units shall be constructed with a garage with a footprint of no less than 200 square feet. The garage shall be contained within the residence it serves, or be connected to the subject residence by a covered breezeway no less than four (4) feet in width.
- b. The total width of garage doors on the front façade of a detached residence shall not exceed forty-five percent (45%).
- c. The total width of garage doors on the front façade of an attached residence shall not exceed fifty-five percent (55%).
- d. The requirements herein shall not apply to residences with garage doors at the rear façade, also known as “rear-loaded” residences.

6. Driveway design.

- a. Driveways which are partially or wholly located in the front yard of the residence they serve shall measure no less than 22 feet in length, measured from the front property line to the front of the garage door, or where the driveway otherwise terminates.
- b. No driveway shall have an overall slope greater than twelve percent (12%).
- c. The requirements herein shall not apply to residences with garage doors at the rear façade, also known as “rear-loaded” residences.

7. Lot area.

- a. A lot which hosts a detached residence shall measure no less than 7,000 square feet in area.
- b. A lot which hosts an attached residence that has a rear-loaded garage shall measure no less than 2,000 square feet in area.
- c. A lot which hosts an attached residence without a rear-loaded garage shall measure no less than 3,000 square feet in area.

H. *Resident Amenities.* PUD districts shall provide their residents with common amenities which are proportional to their sizes and densities. Residential amenities positively impact the people they serve and generally improve quality of life. Complete construction and installation of all approved resident amenities shall be completed before certificates of occupancy have been issued for fifty percent (50.0%) of the approved residential units.

1. Amenity types. Acceptable resident amenities are provided below; additionally, each amenity type is assigned a score.

- a. Amphitheater, greater than 1,000 square feet (one point).
- b. Amphitheater, greater than 2,500 square feet (two points).

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- c. Basketball courts, regulation size (two points).
 - d. Children’s active play area, greater than 1,000 square feet (one point).
 - e. Children’s active play area, greater than 5,000 square feet (two points).
 - f. Clubhouse, less than 3,000 square feet in heated floor area (two points).
 - g. Clubhouse, greater than or equal to 3,000 square feet in heated floor area (three points).
 - h. Community garden, less than 1,800 square feet (one point).
 - i. Community garden, greater than or equal to 1,800 square feet (one points).
 - j. Dog park, greater than or equal to 30,000 square feet (one point).
 - k. Gazebo, greater than 100 square feet (one point).
 - l. Pickleball courts, regulation size (two points).
 - m. Swimming pool, less than 1,800 square feet of submerged area (two points). Must be accompanied by the construction of a clubhouse.
 - n. Swimming pool, greater than or equal to 1,800 square feet of submerged area (three points). Must be accompanied by the construction of a clubhouse.
 - o. Tennis courts, regulation size (two points).
 - p. Wading/“kiddie” pool, greater than 500 square feet of submerged area (one point).
2. Repeated Amenities. No PUD development approved for fewer than 110 residences may earn points for installing more than one (1) of the same amenity as provided herein. PUD developments containing a minimum of 110 residences may install several instances of any given amenity to earn points, provided that the following conditions are met.
- a. No greater than two (2) instances of the same amenity type may be installed for the purpose of earning points if the development is approved for fewer than 170 residential units.
 - b. No greater than three (3) instances of the same amenity type may be installed for the purpose of earning points if the development is approved for a minimum of 170 residential units.
 - c. Amenities of the same type shall not be placed within 1,000 feet of each other, measured by the shortest linear distance separating them, for the purpose of earning points.
 - d. The amenity type is not a gazebo, dog park, nor a wading/“kiddie” pool.
3. Amenity Score. The amenity requirements for a PUD district are dictated by the dwelling county and overall residential density. The table below provides the minimum number of points (“score”) needed based on those factors.

a.

Overall Residential Density	Dwelling Count	Minimum Required Amenity Score (points)
Less than 2.00 dwelling units per acre.	Fewer than 20 units	1
	20 to 49 units	2
	50 to 109 units	3
	110 to 169 units	5
	170 to 249 units	8
	Greater than 249 units	11

Greater than or equal to 2.00 units per acre.	Fewer than 20 units	1
	20 to 49 units	2
	50 to 109 units	4
	110 to 169 units	7
	170 to 249 units	10
	Greater than 249 units	13

- I. *Landscaping and Buffer Requirements.* All PUD districts shall be appropriately buffered from adjacent properties and land uses as provided herein. The buffer shall remain natural and undisturbed, with no intrusions unless specifically authorized by conditions of zoning, special use, or variance approval. The buffer shall retain the existing trees and vegetation and may be supplemented with additional plantings to screen activities, structures, and uses on the property from view. No part of this subsection shall be construed as to provide an exemption from any ordinance or regulation which pertains to landscaping, buffering, screening, or trees.
1. If a PUD district abuts an R-100 district, and is approved for the development of duplexes, or single-family attached dwellings, a buffer no less than fifty (50) in depth shall be required. This buffer shall be installed directly onto the PUD property and extend the entire width of the abutting R-100 district boundaries in a parallel form.
 2. If a PUD district abuts a PSV, RM-D, or RM-8 district, and is approved for the development of duplexes, or single-family attached dwellings, a buffer no less than twenty-five (25) in depth shall be required. This buffer shall be installed directly onto the PUD property and extend the entire width of the abutting PSV, RM-D, or RM-8 district boundaries in a parallel form.
 3. Street trees shall be required at a rate of no less than one (1) tree per each residential unit in the development. All rights-of-way within the development shall be located within 500 feet of a street tree. Street trees shall measure of no less than ten (10) feet from each other measured at the time of planting. A variety of tree species shall be provided; no greater than thirty percent (30%) of street trees shall be of one single species. All street trees shall be of an acceptable species as established by City development regulations.
- J. *Conformity with Submitted Application Materials.* All development within a PUD district is concept plan specific and must be conducted in accordance with the approved concept plan. The passage of time shall have no bearing on the validity of a PUD district and the enforceability of the approved concept plan.
1. All further development on the property shall conform to the standards adopted for the district, regardless of any change in ownership.
 2. The violation of any provision of zoning conditions, as submitted and approved under the provisions in this title, shall constitute a violation of these regulations.
- K. *Amendments to Approved Planned Unit Developments.* Amendments to the concept plan, land use, layout, density, or other aspects of an approved PUD shall be proposed to the city planner/engineer prior to formal consideration. Minor amendments to an approved PUD are limited to increases in lot sizes, decreases in overall residential density, decrease in total residential lot count, and minor street layout modifications that would not affect adjacent properties. Any amendment to an approved PUD that is not considered minor, as provided herein, shall constitute a major amendment.
1. The city planner/engineer is authorized to approve minor amendments to a PUD, without the approval of the city council.
 2. Major amendments to an approved PUD shall be approved by the city council. Any applicant for major amendments to a PUD shall initiate a rezoning application for the subject property, so that it may be

rezoned from the current PUD to the proposed amended PUD. If the rezoning application is approved, the PUD zoning shall change to that which was approved.