

**Auburn Planning Commission
December 12, 2019 – Regular Meeting
MINUTES**

The Auburn Planning Commission (PC) met on Thursday, December 12, 2019 at 5:00 p.m. in the City Council Chambers at 141 North Ross Street.

PRESENT Phil Chansler, Jana Jager, Mack LaZenby, Marcus Marshall, Warren McCord, Nonet Reese, Bob Ritenbaugh

ABSENT Wayne Bledsoe, Robyn Bridges

STAFF PRESENT Forrest Cotten, Katie Robison, Thom Weintraut, Logan Kipp, Jay Howell, Amber English, Alison Frazier, Dan Crowdus, Elisabeth Ingram, John Hoar, Scott Cummings, Megan McGowen Crouch

CITIZENS COMMUNICATION

OLD BUSINESS

Summerlin, Plat No. 2B **PL-2019-00516**

Mr. Cotten stated the request had been withdrawn by the applicant.

Summerlin, Plat No. 2B **PL-2019-00517**

Mr. Cotten stated the request had been withdrawn by the applicant.

Warehouse Distribution **PL-2019-00584**

Ms. Robison stated the request was for a recommendation to City Council for conditional use approval for a commercial support use (warehouse distribution facility). The subject property was located at 2230 Pumphrey Avenue in the Industrial (I) zoning district. The proposed use will occupy the smaller of the two existing buildings on site for the purposes of indoor storage of consumer goods, prepackaged food, non-alcoholic beverages, and groceries, including, if legally permissible, tobacco products, which would be sold through an on-demand delivery based business. No onsite sales would be conducted within the facility. Deliveries from the facility would be fulfilled using standard passenger vehicles. Staff recommended approval.

Mr. Chansler opened the public hearing. After no comments were received, the public hearing was closed.

Mr. McCord made a motion to approve Case PL-2019-00584, Warehouse Distribution, a request for a recommendation to City Council for conditional use approval for a commercial support use (warehouse distribution facility), with staff comments.

Ms. Jager seconded the motion.

A vote was taken, and the motion passed with a vote of 7-0.

The Greens at Auburn PDD Amendment

PL-2019-00500

Ms. Robison stated the request was for a recommendation to City Council to to amend Ordinance 2463 that approved the PDD designation on approximately 249 acres of property in order to modify a portion of the commercial area by changing approximately 15.67 acres to a residential use (multiple unit development). The subject property was located at 4235 South College Street in the Comprehensive Development District (CDD) with an overlay of the Planned Development District (PDD) designation. The proposed amendment would allow for the addition of 324 multifamily units (144 one bedroom units and 180 two bedroom units) encompassed in 15 buildings. This phase requires a minimum fifteen percent (15%) of open space and although the open space was not delineated on the plan, the eastern portion of this phase, which had previously been shown in Phase I, would be utilized as the required open space. The overall number of dwelling units of the MDP would increase from 924 units to 1248 units. As such, the density would also increase from 3.65 units per acre to 4.93 units per acre, but was still considerably less than the maximum allowed density of 9.50 units per acre. Staff recommended approval.

Hugh Jarratt with Lindsey Management represented the applicant. He explained that the development was considered workforce housing, not student housing. He thought the new addition would be very successful, if permitted.

Mr. Chansler opened the public hearing. After no comments were received, the public hearing was closed.

Mr. McCord made a motion to approve Case PL-2019-00500, The Greens at Auburn PDD Amendment, a request for a recommendation to City Council to to amend Ordinance 2463 that approved the PDD designation on approximately 249 acres of property in order to modify a portion of the commercial area by changing approximately 15.67 acres to a residential use (multiple unit development), with staff comments.

Ms. Reese seconded the motion.

A vote taken, and the motion passed with a vote of 7-0.

CONSENT AGENDA

Mr. Cotten asked if any items should be removed from the consent agenda for discussion. The consent agenda included the following items:

- **Cowles Annexation - PL-2019-00630:** Recommendation to City Council for annexation of approximately 0.96 acres
- **Northwoods – Weber Farms Section Annexation - PL-2019-00649:** Recommendation to City Council for annexation of approximately 3.03 acres
- **Peartree Farms, Phase 2 - PL-2019-00645:** Final plat approval for a conventional subdivision [16 single-family lots and one (1) lot for future development]
- **Bridgewater, Phase 1 - PL-2019-00655:** Final plat approval for a conventional subdivision [40 single-family lots, two (2) lots for future residential development and one (1) lot for future commercial development]

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Warehouse Distribution (Case PL-2019-00584)

Subject: Recommendation to City Council for conditional use approval for a commercial support use (warehouse distribution facility)

Location: 2230 Pumphrey Avenue

Applicant: HOPO Realty Investments, LLC

Property Zoned: Industrial (I)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for conditional use approval for a commercial support use (warehouse distribution facility), marked "Received" October 18, 2019, Auburn Planning Commission Case PL-2019-00584, is hereby **APPROVED, subject to:**

Water Resource Management:

- This property is served by AWWB and COA for water and sanitary sewer service.

STATE OF ALABAMA
LEE COUNTY

I, Forrest Cotten, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held December 12, 2019 and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 13th day of December, 2019.



Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: The Greens PDD Amendment (Case PL-2019-00500)

Subject: Recommendation to City Council to amend Ordinance Number 2463 that approved the Planned Development District (PDD) designation on approximately 253 acres in order to modify a portion of the commercial area by changing approximately 15.67 acres to a residential use (multiple unit development)

Location: 4235 South College Street

Applicant: The Greens at Auburn Land Development, LP

Property Zoned: Comprehensive Development District (CDD) with an overlay of the Planned Development District (PDD) designation

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council to amend Ordinance Number 2463 that approved the Planned Development District (PDD) designation on approximately 253 acres in order to modify a portion of the commercial area by changing approximately 15.67 acres to a residential use (multiple unit development), marked "Received" September 13, 2019, Auburn Planning Commission Case PL-2019-00500, is hereby **APPROVED, subject to:**

Planning:

- Revise the overall density of 9.19 to 4.93 on the MDP.

Engineering:

- An updated traffic impact study is underway. Any improvements recommended in the study shall be installed with the development.

Water Resource Management:

- This development is served by Loachapoka Water Authority (LWA) for water service. Confirm availability of service with LWA. Fire flows must meet City of Auburn requirements.
- Sanitary sewer service for this development is provided by the City of Auburn.
- This property is located in the Parkerson Mill Creek Watershed.

STATE OF ALABAMA
LEE COUNTY

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The Greens at Auburn PDD Amendment
PL-2019-00500

Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 13th
day of December, 2019.

A handwritten signature in black ink, reading "Forrest E. Cotten". The signature is written in a cursive style with a prominent flourish at the end of the last name.

Forrest E. Cotten, AICP, Director of Planning

- **Bridgewater, Phase 1B - PL-2019-00680:** Final plat approval for a performance residential subdivision [ten (10) twin home lots and one (1) amenity lot]
- **Wimberly Station Subdivision, Phase 3B – PL-2019-00661:** Final plat approval for a conventional subdivision [43 single-family lots and one (1) non-buildable lot]
- **West Richland Subdivision, Phase 1 - PL-2019-00656:** Waiver to Article III(F) 4d.(6), Final Plat, of the *City of Auburn Subdivision Regulations*, regarding the time in which a development must be completed in order to extend the bonding period
- **Yarbrough Farms Subdivision, Pine Valley - PL-2019-00681:** Waiver to Article III(F) 4d.(6), Final Plat, of the *City of Auburn Subdivision Regulations*, regarding the time in which a development must be completed in order to extend the bonding period

No items were removed from the consent agenda.

Mr. LaZenby made a motion to approve the consent agenda, which included the minutes from the November 12, 2019 packet meeting and the November 14, 2019 regular meeting, with staff comments.

Ms. Reese seconded the motion.

A vote was taken, and the motion passed with a vote of 7-0.

NEW BUSINESS

Northwoods – Weber Farms South Section Rezoning

PL-2019-00650

Mr. Kipp stated the request was for a recommendation to City Council for rezoning of approximately 3.03 acres from Rural (R) (pending annexation, Case PL-2019-00649) to Development District Housing (DDH). The subject property was located at the eastern terminus of Whiskey Run Lane, south of North Donahue Drive. The applicant intended to subdivide the property into a six lot conventional subdivision with a density of 1.98 dwelling units per acre. The maximum density permitted in the DDH zoning district for a conventional subdivision was four (4) dwelling units per acre. Staff recommended approval.

Mr. Chansler opened the public hearing. After no comments were received, the public hearing was closed.

Mr. LaZenby made a motion to approve Case PL-2019-00650, Northwoods – Weber Farms South Section Rezoning, a request for a recommendation to City Council for rezoning of approximately 3.03 acres from Rural (R) to Development District Housing (DDH), with staff comments.

Ms. Jager seconded the motion.

A vote was taken, and the motion passed with a vote of 7-0.

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Cowles Annexation (Case PL-2019-00630)

Subject: Recommendation to City Council for annexation of approximately 0.96 acres

Location: 212 Lee Road 672 (Thistle Lane)

Applicant: Robert and Tara Cowles

Property Zoned: Outside of the City limits

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for annexation of approximately 0.96 acres, marked "Received" November 7, 2019, Auburn Planning Commission Case PL-2019-00630, is hereby **APPROVED**.

STATE OF ALABAMA
LEE COUNTY

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Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Northwoods – Weber Farms Section Annexation (Case PL-2019-00649)
Subject: Recommendation to City Council for annexation of approximately 3.03 acres
Location: Eastern terminus of Whiskey Run Lane, south of North Donahue Drive
Applicant: Donahue Land, LLC
Property Zoned: Outside of the City limits

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for annexation of approximately 3.03 acres, marked "Received" November 18, 2019, Auburn Planning Commission Case PL-2019-00649, is hereby **APPROVED**.

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**RESOLUTION
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Case: Peartree Farms, Phase 2 (Case PL-2019-00645)

Subject: Final plat approval for a 17 lot conventional subdivision (16 lot single family residential lots and one lot for future development)

Location: Southeast corner of the Farmville Road and Peartree Road intersection

Applicant: Peartree, LLC

Property Zoned: Rural (R) (Lots 1 through 14 and Lots 18 & 19) and Development District Housing (DDH) with an overlay of the Planned Development District (PDD) designation (Lot 20)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for final plat approval for a 17 lot conventional subdivision (16 lot single family residential lots and one lot for future development), marked "Received" November 13, 2019, Auburn Planning Commission Case PL-2019-00645, is **APPROVED, subject to:**

Planning:

- Lot 1 should be labeled as Lot 1-A since it is a replat of Lot 1 of Peartree Farms Phase 1.
- The following adjoining property information should be updated:
 - Parcel 43 08 02 24 1 000 001.000 ownership is Farmville Tracts, LLC instead of WMN Properties (lower left corner).
 - Parcel 43 08 02 04 1 000 001.002 address is 5550 Lee Road 72, Auburn, AL 36879 instead of 1402 Finchley Ct, Opelika.
- Note 8 :
 - Gross acreage should not include Lots 15, 16, and 17 - Gross should be 62.74 acres.
 - Net acreage for all lots is 60.54 instead of 57.08.
 - Total number of lots is 17. Phase 1 numbers should not be included.

Engineering:

- Engineering plans have been reviewed and approved by the Development Review Team.
- In accordance with the Engineering Design and Construction Manual, all new subdivision shall have street lighting installed. Lamp sources and spacing must follow the guidelines outlined in the Manual and the cost of street lighting should be included in the engineering estimate as part of the bonding process, if they are not installed at the time of bonding.

Water Resource Management:

- As discussed during review of preliminary plat (March, 2019), a note is required to ensure that the natural conservation area remains undisturbed, due to its location within the Saugahatchee watershed and water quality requirements.

Peartree Farms, Phase 2
PL-2019-00645

- This property is not served by AWWB.
- These lots shall use onsite sewage systems, privately owned and permitted through the Alabama Department of Public Health.

GIS:

- Provide at least two corner coordinates.
- Missing bearings and distances missing on both sides of lot 18.
- Information provided for the boundary between lots 19 & 20, and lots 12 & 13 don't allow closure. Please check the annotations.

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**RESOLUTION
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AUBURN PLANNING COMMISSION**

Case: Bridgewater, Phase 1 (Case PL-2019-00655)

Subject: Final plat approval for a 43 lot conventional subdivision (40 lot single family residential lots, two lots for future residential development, and one lot for future commercial development)

Location: South of Cary Creek Parkway, east of Cary Crossing Shopping Center

Applicant: Pick Legacy Trust; Pick-Clark Holdings, LLC; and Bridgewater at Cary Creek, LLC

Property Zoned: Comprehensive Development District (CDD) with an overlay of the Planned Development District (PDD) designation

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for final plat approval for a 43 lot conventional subdivision (40 lot single family residential lots, two lots for future residential development, and one lot for future commercial development), marked "Received" November 18, 2019, Auburn Planning Commission Case PL-2019-00645, is **APPROVED, subject to:**

Planning:

- The correct parent reference to the new plat title (Bridgewater, Phase 1) should be a Redivision of Lot 6-A3-C2-A of Pick Estates North, Redivision of Lot 6-A3-C2, Lot 6-A2-2 and Lot 7, and A Redivision of Lot 6-A2-1A of Pick Estates North, Redivision of Lot 6-A3-C, Lot 3, Lot 6-A2-1
- Identify Lot 7A of Pick Estates North

Engineering:

- Engineering plans have been reviewed and approved by the Development Review Team.
- Show and label all existing and proposed easements.
- Include a note stating that no lot shall take access from Cary Creek Parkway or East University Drive.

Water Resource Management:

- This development is served by AWWB and COA for water and sanitary sewer service.
- The "Storm Sewer Easement" located on Lots 71, 72, 73, and 75 shall be a "Utility Easement," as it contains both sanitary and storm sewer.

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Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Bridgewater, Phase 1B (Case PL-2019-00680)

Subject: Final plat approval for an 11 lot performance residential development (10 twin home lots and one amenity lot)

Location: South of Cary Creek Parkway, east of Cary Crossing Shopping Center

Applicant: Pick Legacy Trust and Pick-Clark Holdings, LLC

Property Zoned: Comprehensive Development District (CDD) with an overlay of the Planned Development District (PDD) designation

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for final plat approval for an 11 lot performance residential development (10 twin home lots and one amenity lot), marked "Received" November 18, 2019, Auburn Planning Commission Case PL-2019-00680, is **APPROVED, subject to:**

Planning:

- The correct parent reference to the new plat title (Bridgewater, Phase 1B) should be, A Redivision of Lot 6-A3-C2-A1 of Pick Estates North, Redivision of Lot 6-A3-C2-A, Redivision of Lot 6-A3-C2, Lot 6-A2-2 and Lot 7, and A Redivision of Lot 6-A2-1A of Pick Estates North, Redivision of Lot 6-A3-C, Lot 3, Lot 6-A2-1.
- Add 15' bufferyard along Cary Creek Parkway on Lot 77A.

Engineering:

- Engineering plans have been reviewed and approved by the Development Review Team.
- Show and label all existing and proposed easements.
- Include a note stating that no lots shall take access from Cary Creek Parkway.

Water Resource Management:

- This development is served by AWWB and COA for water and sanitary sewer service.
- The easement widths and type of easement should be labeled on the plat.

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Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Wimberly Station, Phase 3-B (Case PL-2019-00661)

Subject: Final plat approval for a 44 lot conventional subdivision (43 single family residential lots and one non-buildable lot)

Location: Off Wimberly Road, south of Alabama State Highway 14 and approximately 450 feet east of Willis Turk Road

Applicant: Hughston Builder, Inc.

Property Zoned: Development District Housing (DDH)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for final plat approval for a 44 lot conventional subdivision (43 single family residential lots and one non-buildable lot), marked "Received" November 19, 2019, Auburn Planning Commission Case PL-2019-00661, is **APPROVED, subject to:**

Planning:

The following technical items should be addressed before the final plat is approved:

- Correct northernmost access road from "Wimberly Station Drive" to "Semaphore Drive".
- List which lot is unbuildable and what its purpose is intended to be.
- Check net acreage calculations. Does 450,713 sq. ft. include lot 16?
- The following Parcel Information needs updated:
 - a. 43 08 09 32 0 000 018.000 (*E. H Jones*) should be
3 J's Properties LLC
1112 Stanley Avenue
Andalusia, AL 36420
 - b. 43 08 09 32 0 000 037.000 (*Robert Bennett*) should be
Shirley John Raymond
 - c. 43 08 09 32 0 000 078.000 (*Forbus*) should be
Hancock Elizabeth
 - d. 43 08 09 32 0 000 079.000 (*Cooper*) should be
Daniels Kevin & Morgan
 - e. 43 08 09 32 0 000 088.000 (*Allen*) should be
Chapman William Brian
4105 Arbor Ridge Dr
Auburn, AL 36832

Engineering:

- Engineering plans have been reviewed and approved by the Development Review Team.
- Overlapping easements should be corrected.
- Provide minimum finished floor elevations for lots adjacent to water features.

Wimberly Station, Phase 3-B
PL-2019-00661

- In accordance with the Engineering Design and Construction Manual, all new subdivision shall have street lighting installed. Lamp sources and spacing must follow the guidelines outlined in the Manual and the cost of street lighting should be included in the engineering estimate as part of the bonding process, if they are not installed at the time of bonding.

Water Resource Management:

- This area is not served by AWWB for water service.
- This area is served by the City of Auburn for sanitary sewer service.
- All easements shall be confirmed upon receipt of as-builts. Any modifications to easements dedicated by this final plat shall be done by the developer.

STATE OF ALABAMA
LEE COUNTY

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Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: West Richland Subdivision, Phase 1 (Case PL-2019-00656)

Subject: Waiver to Article III(F) 4d.(6), Final Plat, of the *City of Auburn Subdivision Regulations*, regarding the time in which a development must be completed in order to extend the bonding period

Location: North side of Richland Road, across from The Cotswolds

Applicant: Edgar Hughston Builder, Inc.

Property Zoned: Development District Housing (DDH)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a waiver to Article III(F) 4d.(6), Final Plat, of the *City of Auburn Subdivision Regulations*, regarding the time in which a development must be completed in order to extend the bonding period, marked "Received" November 18, 2019, Auburn Planning Commission Case PL-2019-00656, is hereby **APPROVED, subject to:**

- The bonding period shall be extended for twelve months.

STATE OF ALABAMA
LEE COUNTY

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Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Yarbrough Farms Subdivision, Pine Valley (Case PL-2019-00681)

Subject: Waiver to Article III(F) 4d.(6), Final Plat, of the *City of Auburn Subdivision Regulations*, regarding the time in which a development must be completed in order to extend the bonding period

Location: Yarbrough Farms Boulevard, southwest of the bridge

Applicant: Dilworth Development, Inc.

Property Zoned: Comprehensive Development District (CDD) with an overlay of the Planned Development District (PDD) designation

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a waiver to Article III(F) 4d.(6), Final Plat, of the *City of Auburn Subdivision Regulations*, regarding the time in which a development must be completed in order to extend the bonding period, marked "Received" November 27, 2019, Auburn Planning Commission Case PL-2019-00681, is hereby **APPROVED, subject to:**

- The bonding period shall be extended for twelve months.

STATE OF ALABAMA
LEE COUNTY

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Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Northwoods – Weber Farms South Section Rezoning (Case PL-2019-00650)

Subject: Recommendation to City Council for rezoning of approximately 3.03 acres to Development District Housing (DDH)

Location: Eastern terminus of Whiskey Run Lane, south of North Donahue Drive

Applicant: Donahue Land, LLC

Property Zoned: Rural (R) (pending annexation, Case PL-2019-00649)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for rezoning of approximately 3.03 acres to Development District Housing (DDH), marked "Received" November 18, 2019, Auburn Planning Commission Case PL-2019-00650, is hereby **APPROVED**.

STATE OF ALABAMA
LEE COUNTY

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Forrest E. Cotten, AICP, Director of Planning

Northwoods – Weber Farms South Section

PL-2019-00651

Mr. Kipp stated the request was for preliminary plat approval for a conventional subdivision (six lot single family residential subdivision). The subject property was located at the eastern terminus of Whiskey Run Lane, south of North Donahue Drive, in the Development District Housing (DDH) zoning district (pending rezoning, Case PL-2019-00650). The plat met requirements of the subdivision regulations for preliminary plat approval, and staff recommended approval.

Brett Basquin with Foresite Group, Inc. represented the applicant. He noted the staff comment that Whiskey Run Lane should be stubbed out to the property to the east and requested that condition be removed. He explained that the grade change was not feasible to connect the two streets.

Tom Hayley, the applicant, also requested that the Whiskey Run Lane stub-out condition be removed. He said it was not practical to connect the two streets, one of which was a private street in the County.

Mr. Chansler opened the public hearing. After no comments were received, the public hearing was closed.

Mr. McCord acknowledged that the grade change was significant and questioned how connecting to a private street would work.

Mr. LaZenby made a motion to approve Case PL-2019-00651, Northwoods – Weber Farms South Section, a request for preliminary plat approval for a conventional subdivision (six lot single family residential subdivision), with staff comments.

The motion died due to lack of a second.

Ms. Reese made a motion to approve Case PL-2019-00651, Northwoods – Weber Farms South Section, a request for preliminary plat approval for a conventional subdivision (six lot single family residential subdivision), with staff comments minus the requirement that Whiskey Run Lane stub-out to the east.

Ms. Jager seconded the motion.

A vote was taken, and the motion passed with a vote of 6-1. Mr. LaZenby voted against the motion.

Walker-Carlton Subdivision, Dedication of Sarah Lane

PL-2019-00620

Ms. Robison stated the request was for preliminary plat approval for a two lot subdivision for purposes of dedicating the Sarah Lane right-of-way. The subject property was located on Sarah Lane, currently a private street, off of Miracle Road in the Development District Housing (DDH) zoning district with an overlay of the Planned Development District (PDD) designation. The plat met requirements of the subdivision regulations for preliminary plat approval, and staff recommended approval.

Mr. Chansler opened the public hearing. After no comments were received, the public hearing was closed.

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Northwoods – Weber Farms South Section (Case PL-2019-00651)

Subject: Preliminary plat approval for a conventional subdivision (six lot single family residential subdivision)

Location: Eastern terminus of Whiskey Run Lane, south of North Donahue Drive

Applicant: Donahue Land, LLC

Property Zoned: Development District Housing (DDH) (pending annexation, Case PL-2019-00649, and rezoning, Case PL-2019-00650)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for preliminary plat approval for a conventional subdivision (six lot single family residential lot subdivision), marked “Received” November 18, 2019, Auburn Planning Commission Case PL-2019-00651, is **APPROVED, subject to:**

Planning:

- Provide acreage in each lot label.
- Recommend new title for plat, such as 1st Addition.

Engineering:

- A storm water analysis will be required for this development, and the City’s storm water detention requirements must be met.
- In accordance with the Engineering Design and Construction Manual, all new subdivisions shall have street lighting installed. Lamp sources and spacing must follow the guidelines outlined in the Manual and the cost of street lighting should be included in the engineering estimate as part of the bonding process, if they are not installed at the time of bonding.

Water Resource Management:

- This area is served by AWWB for water service.
- This area is served by COA for sanitary sewer service.
- This property is within the Saugahatchee Watershed.
- Any additional water or sewer easements shall be determined during the DRT process.

GIS

- Provide at least two corner coordinates.
- The boundary of lots 56 & 57 don't close.

Northwoods – Weber Farms South Section
PL-2019-00651

I, Forrest E. Cotten, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held December 12, 2019 and as same appears of record in the Official Minutes of said Commission.

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A handwritten signature in black ink, reading "Forrest E. Cotten". The signature is written in a cursive style with a prominent flourish at the end.

Forrest E. Cotten, AICP, Director of Planning

Mr. Marshall made a motion to approve Case PL-2019-00620, Walker-Carlton Subdivision, Dedication of Sarah Lane, a request for preliminary plat approval for a two lot subdivision for purposes of dedicating the Sarah Lane right-of-way, with staff comments.

Mr. LaZenby seconded the motion.

A vote was taken, and the motion passed with a vote of 7-0.

Brentwood Subdivision

PL-2019-00674

Mr. Howell stated the request was for preliminary plat approval for a performance residential development [62 single-family lots, two (2) open space lots, and one (1) future development lot]. The subject property was located east of Riverwood Drive and west of Bent Creek Road along Champions Boulevard in the Development District Housing (DDH) and Comprehensive Development District (CDD) zoning districts. In December 2018, the Planning Commission approved a preliminary plat for 75 single family residential lots. The plat met requirements of the subdivision regulations for preliminary plat approval, and staff recommended approval.

Mr. LaZenby asked if the subject property was located within the airport overlay zone.

Mr. Howell said it was within the runway protection zone.

Mr. Chansler opened the public hearing.

David Erickson, 2203 Riverwood Drive, wanted to ensure the extra conditions added to the previous preliminary plat approval would remain in effect.

Mr. Chansler said they would. Those conditions included:

- Provide a stub-out to Seneca Drive.
- The Seneca Drive connection is to be converted into a pseudo-greenspace with reinforced turf capable of supporting emergency vehicles if necessary.
- Bonny Glen Road should be improved on the Cope property to a point determined by the City Engineer near Lots 38/39 and the ROW extended to the property line. This option establishes the ROW of Bonny Glen and allows for the future connection should the City desire its completion in accordance with the Major Street Plan.

After no further comments were received, the public hearing was closed.

Ms. Jager made a motion to approve Case PL-2019-00674, Brentwood Subdivision, a request for preliminary plat approval for a performance residential development [62 single-family lots, two (2) open space lots, and one (1) future development lot], with staff comments.

Ms. Reese seconded the motion.

A vote was taken, and the motion passed with a vote of 6-1. Mr. LaZenby voted against the motion.

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Walker-Carlton Subdivision, Dedication of Sarah Lane Right-of-Way (Case PL-2019-00620)

Subject: Preliminary plat approval for a two lot subdivision for the purposes of dedicating the Sarah Lane right-of-way

Location: Sarah Lane (currently a private street), off of Miracle Road

Applicant: Tiger Creek Development, LLC

Property Zoned: Development District Housing (DDH) with an overlay of the Planned Development District (PDD) designation

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for preliminary plat approval for a two lot subdivision for the purposes of dedicating the Sarah Lane right-of-way, marked "Received" November 1, 2019, Auburn Planning Commission Case PL-2019-00620, is **APPROVED, subject to:**

Planning:

- Add 10' standard drainage and utility easement along Sarah Lane.

Engineering:

- Engineering plans for improvements to Sarah Lane have been reviewed and approved by the Development Review Team.
- In accordance with the Engineering Design and Construction Manual, all new subdivisions shall have street lighting installed. Lamp sources and spacing must follow the guidelines outlined in the Manual and the cost of street lighting should be included in the engineering estimate as part of the bonding process, if they are not installed at the time of bonding.
- The portion of right-of-way at the east end of this plat, between Lots 3A-1 and 3A-2, overlaps right-of-way on the approved preliminary plat for Auburn Farms Phase 1. One, or both, plats may need to be modified to fix the discrepancies.
- Drainage and utility easements should be included as shown in the engineering plans.

Water Resource Management:

- Should any additional easements be required following design and installation of a water main along Sarah Lane, it shall be the responsibility of the developer to obtain and dedicate any additional required easements with the final plat, or via document

GIS:

- Lot 3A-2 does not close.

Walker-Carlton Subdivision, Dedication of Sarah Lane Right-of-Way
PL-2019-00620

STATE OF ALABAMA
LEE COUNTY

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Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Brentwood Subdivision (Case PL-2019-00674)

Subject: Preliminary plat approval for a 65 lot performance residential development (62 single family detached lots, two open space lots, and one lot for future development)

Location: East of Riverwood Drive and west of Bent Creek Road along Champions Boulevard

Applicant: Mitchell-Cope, LLC

Property Zoned: Development District Housing (DDH) and Comprehensive Development District (CDD)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for preliminary plat approval for a 65 lot performance residential development (62 single family detached lots, two open space lots, and one lot for future development), marked "Received" November 25, 2019, Auburn Planning Commission Case PL-2019-00674, is **APPROVED, subject to:**

- Provide a stub out to Seneca Drive.
- The Seneca Drive connection is to be converted into a pseudo-greenspace with reinforced turf capable of supporting emergency vehicles if necessary.
- Bonny Glen Road should be improved on the Cope property to a point determined by the City Engineer near Lots 38/39 and the ROW extended to the property line. This option establishes the ROW of Bonny Glen and allows for the future connection should the City desire its completion in accordance with the Major Street Plan.

Planning:

The following technical items should be addressed before the final plat is approved:

- Brentwood Drive should be renamed to Bonny Glen Road.
- Provide approximately 1.1 acres of additional open space.

Engineering:

- Revised utility plans have been submitted and are under review.
- The right-of-way (ROW) transition from Local Commercial (sixty [60] feet) to Local Residential (fifty [50] feet) should be adjusted further west, as reflected in the approved engineering plans.
- Label all easements with widths and descriptions.
- In accordance with the Engineering Design and Construction Manual, all new subdivision shall have street lighting installed. Lamp sources and spacing must follow the guidelines outlined in the Manual and the cost of street lighting should be included in the engineering estimate as part of the bonding process, if they are not installed at the time of bonding.

Brentwood Subdivision
PL-2019-00674

Water Resource Management:

- This development is located within the Moore's Mill Creek watershed.
- This area is served by AWWB and COA for water and sewer service.

GIS:

- GIS will require CAD files for this project.
- Missing bearing and distances: (1) between all lots 61-63 on Champions Boulevard, and (2) between lots 65 and 66 at the ROW of Brentwood Drive.

STATE OF ALABAMA
LEE COUNTY

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Forrest E. Cotten, AICP, Director of Planning

Brentwood Subdivision

PL-2019-00654

Mr. Howell stated the request was for final plat approval for a performance residential development [62 single-family lots, two (2) open space lots, and one (1) future development lot]. The subject property was located east of Riverwood Drive and west of Bent Creek Road along Champions Boulevard in the Development District Housing (DDH) and Comprehensive Development District (CDD) zoning districts. The plat met requirements of the subdivision regulations for final plat approval, and staff recommended approval.

Ms. Reese made a motion to approve Case PL-2019-00674, Brentwood Subdivision, a request for final plat approval for a performance residential development [62 single-family lots, two (2) open space lots, and one (1) future development lot], with staff comments.

Ms. Jager seconded the motion.

A vote was taken, and the motion passed with a vote of 6-1. Mr. LaZenby voted against the motion.

Owens Crossing

PL-2019-00659

Mr. Kipp stated the request was for preliminary plat approval for a performance residential development [43 single-family lots, 20 townhouse lots, one (1) open space lot, and two (2) future development lots]. The subject property was located behind 1810 Shug Jordan Parkway (Neighborhood WalMart), on the east corner of the Shug Jordan Parkway and North Donahue Drive intersection in the Development District Housing (DDH) and Comprehensive Development District (CDD) zoning districts. In September 2019, the City Council approved a conditional use request for townhomes to be located on the subject property with the condition that Owens Road did not connect with the development. The plat met requirements of the subdivision regulations for preliminary plat approval, and staff recommended approval.

Mr. Chansler opened the public hearing .

Gary Cantini, 608 Owens Road, expressed concern with noise and crime. He noted that two of the proposed townhouse lots appeared to be within a power easement.

After no further comments were received, the public hearing was closed.

Brett Basquin with Foresite Group, Inc. represented the applicant. He said that easements could be located on platted lots, although structures could not be placed within them.

Mr. LaZenby made a motion to approve Case PL-2019-00659, Owens Crossing, a request for preliminary plat approval for a performance residential development [43 single-family lots, 20 townhouse lots, one (1) open space lot, and two (2) future development lots], with staff comments.

Mr. McCord seconded the motion.

A vote was taken, and the motion passed with a vote of 7-0.

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Brentwood Subdivision (Case PL-2019-00654)

Subject: Final plat approval for a 65 lot performance residential development (62 single family detached lots, two open space lots, and one lot for future development)

Location: East of Riverwood Drive and west of Bent Creek Road along Champions Boulevard

Applicant: Mitchell-Cope, LLC

Property Zoned: Development District Housing (DDH) and Comprehensive Development District (CDD)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for final plat approval for a 65 lot performance residential development (62 single family detached lots, two open space lots, and one lot for future development), marked "Received" November 18, 2019, Auburn Planning Commission Case PL-2019-00654, is **APPROVED, subject to:**

- Provide a stub out to Seneca Drive.
- The Seneca Drive connection is to be converted into a pseudo-greenspace with reinforced turf capable of supporting emergency vehicles if necessary.
- Bonny Glen Road should be improved on the Cope property to a point determined by the City Engineer near Lots 38/39 and the ROW extended to the property line. This option establishes the ROW of Bonny Glen and allows for the future connection should the City desire its completion in accordance with the Major Street Plan.

Planning:

The following technical items should be addressed before the final plat is approved:

- Brentwood Drive should be renamed to Bonny Glen Road.
- Provide approximately 1.1 acres of additional open space.

Engineering:

- Revised utility plans have been submitted and are under review.
- The right-of-way (ROW) transition from Local Commercial (sixty [60] feet) to Local Residential (fifty [50] feet) should be adjusted further west, as reflected in the approved engineering plans.
- Label all easements with widths and descriptions.
- In accordance with the Engineering Design and Construction Manual, all new subdivision shall have street lighting installed. Lamp sources and spacing must follow the guidelines outlined in the Manual and the cost of street lighting should be included in the engineering estimate as part of the bonding process, if they are not installed at the time of bonding.

Brentwood Subdivision
PL-2019-00654

Water Resource Management:

- This development is located within the Moore's Mill Creek watershed.
- This area is served by AWWB and COA for water and sewer service.

GIS:

- GIS will require CAD files for this project.
- Missing bearing and distances: (1) between all lots 61-63 on Champions Boulevard, and (2) between lots 65 and 66 at the ROW of Brentwood Drive.

STATE OF ALABAMA
LEE COUNTY

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Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Owens Crossing (Case PL-2019-00659)

Subject: Preliminary plat approval for a 66 lot performance residential development (20 townhouse lots, 43 single family detached lots, one open space lot, and one lot for future development)

Location: Behind 1810 Shug Jordan Parkway, on the east corner of the Shug Jordan Parkway and North Donahue Drive intersection

Applicant: Mitchell-Cope, LLC

Property Zoned: Development District Housing (DDH) and Comprehensive Development District (CDD)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for final plat approval for a 65 lot performance residential development (62 single family detached lots, two open space lots, and one lot for future development), marked "Received" November 18, 2019, Auburn Planning Commission Case PL-2019-00654, is **APPROVED, subject to:**

Planning:

The following technical items should be addressed before the final plat is approved:

- Provide lot information for Lot 3.
- Remnant lands Lot 2-A and Lot 3 should use different name to differentiate from Lot 2 and Lot 3 in the development.
- Note that no more than 10 townhouse units may be connected between lots 34-45.
- 15' bufferyard is required along eastern property line, where feasible.
- Consider shared access rear parking for lots 46-54.
- Label all drainage and utility easements.
- Provide lot count by type and density in notes.

Engineering:

- In accordance with the Engineering Design & Construction Manual, deceleration lanes are required to be installed on North Donahue Drive with this development.
- Rear access to the townhomes is recommended. The City's standard curb, gutter, and storm water inlets will be required, which may require reconfiguring the driveways as shown on the conditional use site plan.
- A storm water analysis will be required for this development, and the City's storm water detention requirements must be met.
- The cul-de-sac length exceeds the maximum allowed. The Engineering Design & Construction Manual specifies a maximum length of 700' for cul-de-sacs having more than 20 lots.
- Add a note indicating that no lots shall take access off of North Donahue Drive.

Owens Crossing
PL-2019-00659

- In accordance with the Engineering Design and Construction Manual, all new subdivisions shall have street lighting installed. Lamp sources and spacing must follow the guidelines outlined in the Manual and the cost of street lighting should be included in the engineering estimate as part of the bonding process, if they are not installed at the time of bonding.

Water Resource Management:

- This area is served by AWWB for water service.
- This area is served by COA for sanitary sewer service.
- This property is within the Saugahatchee Watershed.
- Any additional water and sewer easements required shall be determined during the DRT process.

GIS:

- Lots 12-15 & 21-23 on Katherine Way's Cul-de-sac need bearings.

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Talmage Subdivision

PL-2019-00670

Mr. Howell stated the request was for preliminary plat approval for a conventional subdivision (seven lot single family residential subdivision). The subject property was located at 2042 Bonny Glen Road in the Rural (R) zoning district. In August 2019, the Commission denied a request to subdivide the property into the lot configuration currently under consideration due to the applicant's desire to provide onsite sewage instead of connecting to the City's system. After receiving updated information covering requirements for onsite sewage and considerations for determining waivers, the Commission voted to allow a rehearing of the proposed subdivision. Further subdivision would be prohibited based on the lack of a public sewer connection. Staff recommended approval.

Sharon Stitch, the applicant, thanked the Commission for rehearing the subdivision request.

Mr. Chansler opened the public hearing.

Gregory Stitch, 2042 Bonny Glen Road, said that intent was to maintain large lots and keep the property as natural as possible.

Ms. Reese confirmed that the entrance to the subdivision would be through Summerlin Subdivision.

After no further comments were received, the public hearing was closed.

Mr. McCord made a motion to approve Case PL-2019-00670, Talmage Subdivision, a request for preliminary plat approval for a conventional subdivision (seven lot single family residential subdivision), with staff comments.

Ms. Jager seconded the motion.

A vote was taken, and the motion passed with a vote of 5-1. Mr. LaZenby voted against the motion. Mr. Ritenbaugh abstained from voting.

Wright Street Parking Deck

PL-2019-00663

Ms. Robison stated the request was for a recommendation to City Council for conditional use approval for a road service use (parking deck). The subject property was located at 140 Wright Street in the Urban Core (UC) zoning district with an overlay of the College Edge Overlay District (CEOD) designation. The proposed deck would have approximately 359 parking spaces and serve the existing and expanding needs of downtown Auburn. The proposed use would have one curb cut along Wright Street, in the approximate location of the existing curb cut on the subject property. Staff recommended approval.

Mr. Chansler opened the public hearing. After no comments were received, the public hearing was closed.

Mr. LaZenby made a motion to approve Case PL-2019-00663, Wright Street Parking Deck, a request for a recommendation to City Council for conditional use approval for a road service use (parking deck), with staff comments.

Mr. Marshall seconded the motion.

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Talmage Subdivision (Case PL-2019-00670)

Subject: Preliminary plat approval for a conventional subdivision (seven lot single family residential subdivision)

Location: 2042 Bonny Glen Road

Applicant: Eugenia D. Talmage

Property Zoned: Rural (R)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for preliminary plat approval for a conventional subdivision (seven lot single family residential subdivision), marked "Received" November 20, 2019, Auburn Planning Commission Case PL-2019-00670, is **APPROVED, subject to:**

Planning:

The following technical items should be addressed before the final plat is approved:

- Include the gross acreage of the plat.
- Provide dates in Note 5.
- Remove the Lee County Engineer certificate.
- Label what appears to be an easement along the southeast boundary of Lot 6, where it adjoins to Lot 1.
- Provide coordinates for at least two points.
- Update the adjoining property owners and boundaries to the south.

Engineering:

- Minimum finished floor elevations are required for lots adjacent to the floodplain, pond, or other water features.
- Label the easement shown on Lot 6 and the ten (10) foot Drainage & Utility Easement along the proposed Talmage Lane right-of-way (ROW).
- The minimum horizontal curve radius for the centerline of the proposed cul-de-sac is 200 feet. The proposed configuration does not appear to meet this requirement.
- Additional ROW may be needed for the portion of Lot 7 that abuts Bonny Glen Road. The ROW being platted should be offset 25 feet from the centerline of the existing roadway.
- In accordance with the Engineering Design and Construction Manual, all new subdivisions shall have street lighting installed. Lamp sources and spacing must follow the guidelines outlined in the Manual and the cost of street lighting should be included in the engineering estimate as part of the bonding process, if they are not installed at the time of bonding.
- A storm water analysis will be required for this development, and the City's storm water detention requirements must be met.

Talmage Subdivision
PL-2019-00670

Water Resource Management:

- This property can be served by AWWB for water service.
- This property may use onsite sewage disposal systems in lieu of connecting to the public sanitary sewer system. A waiver has been requested and approved by the WRM Director. Private onsite sewage systems shall be permitted through the Alabama Department of Public Health.
- This property is within the Moores Mill Creek Watershed.

GIS:

- Provide coordinates for at least two (2) corners.
- Label easement on Lot 6.
- C2 is listed twice in the curve table with two different measurements.
- Title should note that this is a redivision of parcel-1 of Robert N. Talmage Subdivision. Lee County Platbook 22 page 36.
- Tax parcels to the south (Summerlin Plat No. 2) need to be annotated.

STATE OF ALABAMA
LEE COUNTY

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Forrest E. Cotten, AICP, Director of Planning

Mr. McCord seconded the motion.

A vote was taken, and the motion passed with a vote of 7-0.

North College Street Temporary Park Space

PL-2019-00673

Ms. Robison stated the request was for a recommendation to City Council for conditional use approval for a public service use (interim public park space). The subject property was located at 135 North College Street in the Urban Core (UC) zoning district with an overlay of the College Edge Overlay District (CEOD) designation. The applicant proposed to temporarily preserve approximately one-quarter (0.23 acres) of the former Auburn Baptist Student Center property fronting North College Street to serve as an interim public park until such time that the property was redeveloped. The remainder of the subject property was under consideration to encompass the Wright Street municipal parking deck. Staff recommended approval.

Mr. Chansler opened the public hearing.

Gary Cantini, 608 Owens Road, asked if the park would be greenspace only and if public events would take place on the site.

Mr. Cotten said it was designed to provide open space for those who choose to avail themselves of it. There was a delicate balance between making the space viable and understanding that the park would be an interim use.

After no further comments were received, the public hearing was closed.

Mr. LaZenby asked how long interim was in this case.

Ms. Crouch said very temporary. She said there was the potential to use the space for events on an interim basis.

Mr. LaZenby made a motion to approve Case PL-2019-00673, North College Street Temporary Park Space, a request for a recommendation to City Council for conditional use approval for a public service use (interim public park space), with staff comments.

Ms. Reese seconded the motion.

A vote was taken, and the motion passed with a vote of 7-0.

Camden West Amenity Improvements

PL-2019-00664

Mr. Howell stated the request was for a recommendation to City Council for conditional use approval for an outdoor recreational use (amenity center with pool, pool house, and parking lot). The subject property was located at 1875 Keystone Drive in the Development District Housing (DDH) zoning district. Most development was proposed to take place farthest away from existing residential structures, nearest presently vacant land to the southwest of the subject property; the additional pool being the exception, located approximately fifty (50) feet from nearby residential lots to the north. The proposed

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Wright Street Municipal Parking Deck (Case PL-2019-00663)

Subject: Recommendation to City Council for conditional use approval for a road service use (parking deck)

Location: 140 Wright Street

Applicant: City of Auburn

Property Zoned: Urban Core (UC) with an overlay of the College Edge Overlay District (CEOD) designation

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for conditional use approval for a road service use (parking deck), marked "Received" November 19, 2019, Auburn Planning Commission Case PL-2019-00663, is hereby **APPROVED, subject to:**

Planning:

- An administrative subdivision plat is required to subdivide the property into two (2) lots, creating one lot for the parking deck and a separate lot for the interim park space.

STATE OF ALABAMA
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**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: North College Street Temporary Park (Case PL-2019-00673)

Subject: Recommendation to City Council for conditional use approval for a public service use (interim park space)

Location: 135 North College Street

Applicant: City of Auburn

Property Zoned: Urban Core (UC) with an overlay of the College Edge Overlay District (CEOD) designation

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for conditional use approval for a public service use (interim park space), marked "Received" November 22, 2019, Auburn Planning Commission Case PL-2019-00673, is hereby **APPROVED, subject to:**

Planning:

- An administrative subdivision plat is required to subdivide the property into two (2) lots, creating one lot for the parking deck and a separate lot for the interim park space.

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Forrest E. Cotten, AICP, Director of Planning

parking would be attached to that which already existed and included a second curb cut for access, also farthest away from nearby residences. Staff recommended approval.

Mr. Chansler opened the public hearing. After no comments were received, the public hearing was closed.

Ms. Reese asked if there would be one or two curb cuts.

Mr. Howell said there would be two curb cuts.

Ms. Jager made a motion to approve Csa PL-2019-00664, Camden West Amenity Improvements, a request for a recommendation to City Council for conditional use approval for an outdoor recreational use (amenity center with pool, pool house, and parking lot), with staff comments.

Ms. Reese seconded the motion.

A vote was taken, and the motion passed with a vote of 7-0.

Auto Service Center

PL-2019-00669

Mr. Kipp stated the request was for a recommendation to City Council for conditional use approval for a road service use (automobile service center). The subject property was located at 124 East Veterans Boulevard in the Comprehensive Development District (CDD) zoning district. The proposed use at the subject property was in harmony with the future land use classification and the surrounding character and uses of the area. Staff recommended approval.

Mr. Chansler opened the public hearing. After no comments were received, the public hearing was closed.

Mr. McCord made a motion to approve Case PL-2019-00669, Auto Service Center, a request for a recommendation to City Council for conditional use approval for a road service use (automobile service center), with staff comments.

Ms. Reese seconded the motion.

A vote was taken, and the motion passed with a vote of 7-0.

OTHER BUSINESS

CHAIRMAN'S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT- With no further business, the meeting was adjourned at 6:13 p.m.

Wayne Bledsoe, Secretary

Phil Chansler, Chair

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Camden West Amenity Improvements (Case PL-2019-00664)

Subject: Recommendation to City Council for conditional use approval for an outdoor recreational use (subdivision amenity with pool, poolhouse, and parking lot)

Location: 1875 Keystone Drive

Applicant: FAB II, LLC

Property Zoned: Development District Housing (DDH)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for conditional use approval for an outdoor recreational use (subdivision amenity with pool, poolhouse, and parking lot), marked "Received" November 19, 2019, Auburn Planning Commission Case PL-2019-00664, is hereby **APPROVED, subject to:**

Planning:

- Administrative subdivision is required.
- Fifteen (15) foot buffers are required along all boundaries.
- The proposed fence must fully enclose the additional pool.

Engineering:

- A storm water analysis will be required for this development, and the City's storm water detention requirements must be met.

Water Resource Management:

- This area is served by Auburn Water Works Board and City of Auburn for water service and sanitary sewer service.
- This property is within the Saugahatchee Watershed.

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**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Automobile Service Center (Case PL-2019-00669)

Subject: Recommendation to City Council for conditional use approval for a road service use (auto repair, paint/body work)

Location: 124 East Veterans Boulevard

Applicant: South Hood, LLC

Property Zoned: Comprehensive Development District (CDD)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for conditional use approval for a road service use (auto repair, paint/body work), marked "Received" November 20, 2019, Auburn Planning Commission Case PL-2019-00669, is hereby **APPROVED, subject to:**

Planning:

- 43 parking spaces are provided, not 50 as labeled on plan.

Engineering:

- A stormwater analysis will be required for this development, and the City's stormwater detention requirements must be met.

Water Resource Management:

- This property is served by AWWB and COA for water and sanitary sewer service. This property is located within the Parkerson Mill Creek watershed.

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