

**Auburn Planning Commission  
February 13, 2020 – Regular Meeting  
MINUTES**

The Auburn Planning Commission (PC) met on Thursday, February 13, 2020 at 5:00 p.m. in the City Council Chambers at 141 North Ross Street.

**PRESENT** Wayne Bledsoe, Robyn Bridges, Jager, Mack LaZenby, Marcus Marshall, Warren McCord, Nonet Reese, Bob Ritenbaugh

**ABSENT** Phil Chansler

**STAFF PRESENT** Forrest Cotten, Katie Robison, Thom Weintraut, Logan Kipp, Amber English, Alison Frazier, Dan Crowdus, Allison Blankenship, Alison Hall, Matt Dunn, Scott Cummings, John Hoar

**CITIZENS COMMUNICATION**

**OLD BUSINESS**

**CONSENT AGENDA**

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

- **Asheton Lakes, Phase 3B Bond Extension – PL-2020-00055:** 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
- **Longleaf Crossing, Phase 4 Bond Extension – PL-2020-00060:** 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 January 6, 2020 packet meeting and the January 9, 2020 regular meeting, with staff comments.**

**Ms. Jager seconded the motion.**

**A vote was taken, and the motion passed with a vote of 8-0.**

**NEW BUSINESS**

**Links Crossing, Phase 2**

**PL-2020-00049**

Ms. Robison stated the request was for preliminary plat approval for a conventional subdivision (27 lot single family residential subdivision). The subject property was located between 2610 and 3360 Mill Creek Road in the Development District Housing (DDH) zoning district. Lots 53, and 55 – 58 did not meet

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: Asheton Lakes, Phase 3B Bond Extension (Case PL-2020-00055)

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: Lamb Lane, Heritage Ridge Lane, and Welch Crossing

Applicant: Farmville Lakes, 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 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" January 29, 2020, Auburn Planning Commission Case PL-2020-00055, is hereby **APPROVED, subject to:**

- The bonding period shall be extended for twelve months.

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STATE OF ALABAMA  
LEE COUNTY

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 February 13, 2020 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 5<sup>th</sup> day of March, 2020.



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Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: Longleaf Crossing, Phase 4 Bond Extension (Case PL-2020-00060)

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: Downs Way, south of West Longleaf Drive

Applicant: Farmville Lakes, 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 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" February 3, 2020, Auburn Planning Commission Case PL-2020-00060, is hereby **APPROVED, subject to:**

- The bonding period shall be extended for twelve months.

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Forrest E. Cotten, AICP, Director of Planning

the 70 foot minimum lot width requirement of conventional subdivisions for lots between 10,000 – 19,999 square feet. The lots should be redesigned into conformance or be granted a variance. Staff recommended approval.

Tom Hayley, the applicant, provided an update of the overall Auburn Links development. He planned to request lot width variances before coming back for final plat.

Ms. Reese opened the public hearing. After no comments were received, the public hearing was closed.

Mr. LaZenby asked if the plat met subdivision regulations.

Mr. Cotten said yes with the exception of the lot widths for lots 53 and 55-58.

**Ms. Bridges made a motion to approve Case PL-2020-00049, Links Crossing, Phase 2, a request for revised preliminary plat approval for a conventional subdivision (27 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 7-1. Mr. LaZenby voted against the motion.**

#### **Son's Ford Parking Lot**

**PL-2020-00026**

Mr. Kipp stated the request was for a recommendation to City Council for conditional use approval for the expansion of an existing road service use (automobile dealership). The subject property was located at 114 East Veterans Boulevard in the Comprehensive Development District (CDD) zoning district. The property owner intended to store and display vehicles for sale on the lot. No structures were proposed to be built on the lot at this time. 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. McCord asked about the staff recommendation that a visual screening or fence such as a berm with privacy fence between hotel and automotive lot beyond the 5' buffer requirements be provided.

Mr. Kipp said the condition was a recommendation, not a requirement.

Ms. Reese opened the public hearing. After no comments were received, the public hearing was closed.

**Mr. LaZenby made a motion to approve Case PL-2020-00026, Son's Ford Parking Lot, a request for a recommendation to City Council for conditional use approval for the expansion of an existing road service use (automobile dealership), with staff comments.**

**Mr. Marshall seconded the motion.**

**A vote was taken, and the motion passed with a vote of 8-0.**

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: Auburn Links Crossing Subdivision, Phase 2 (Case PL-2020-00049)

Subject: Revised preliminary plat approval for a conventional subdivision (27 lot single family residential subdivision)

Location: Between 2610 and 3260 Mill Creek Road

Applicant: Links Crossing, 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 revised preliminary plat approval for a conventional subdivision (27 lot single family residential subdivision), marked "Received" January 28, 2020, Auburn Planning Commission Case PL-2020-00049, is **APPROVED, subject to:**

**Planning:**

- Include coordinates for at least two points.
- Remove unnecessary bearings and distances of Lots 28 and 29 and de-emphasize those lines.
- Correct the Auburn City Engineer's certificate to read "City Engineer" before the signature line.
- Remove note 5.
- Label all new and existing easements.
- Lots 53, and 55 – 58 do not meet the 70 foot minimum lot width requirement of conventional subdivisions for lots between 10,000 – 19,999 square feet. Lots must be redesigned into conformance or be granted a variance.
- Proposed Right of Way (ROW) for Westover Street is not consistent with ROW already platted and dedicated in Links Crossing Subdivision Phase 1. The portion dedicated in Phase 2 should begin where the previous portion terminated.
- The proposed western extent of Westover Street needs a bearing and distance label.

**Engineering:**

- Revised engineering plans must be submitted to the Development Review Team for review and approval.

**Water Resource Management:**

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

**GIS:**

- Provide at least two corner coordinates.
- Label connection information for the western boundary of Westover Street.

Auburn Links Crossing Subdivision, Phase 2  
PL-2020-00049

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GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 5<sup>th</sup> day of March, 2020.

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

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Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: Son's Ford Automobile Dealership (Case PL-2020-00026)

Subject: Recommendation to City Council for conditional use approval for a road service use (automobile dealership)

Location: 114 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 (automobile dealership), marked "Received" January 21, 2020, Auburn Planning Commission Case PL-2020-00026, is hereby **APPROVED, subject to:**

**Planning:**

- No vehicle shall be parked or displayed in the ROW.

**Engineering:**

- An engineering certification has been submitted and there are no engineering concerns with the proposed conditional use.
- A storm water analysis will be required for this development, and the City's storm water detention requirements must be met.

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Forrest E. Cotten, AICP, Director of Planning

**Shug Jordan Ice Vending**

**PL-2020-00027**

Mr. Weintraut stated the request was for a recommendation to City Council for conditional use approval for a road service use (ice vending machine). The subject property was located at 1791 Shug Jordan Parkway in the Comprehensive Development District (CDD) zoning district. The ice vending station would be located behind the front plane of the building in an existing parking space along the rear of the property. The landscaping and fuel canopy would provide a great amount of screening from the Shug Jordan Parkway and North Donahue Drive intersection. Staff recommended approval.

Ms. Reese opened the public hearing. After no comments were received, the public hearing was closed.

**Mr. McCord made a motion to approve Case PL-2020-00027, Shug Jordan Ice Vending, a request for a recommendation to City Council for conditional use approval for a road service use (ice vending machine), with staff comments.**

**Ms. Bridges seconded the motion.**

**A vote was taken, and the motion passed with a vote of 8-0.**

**Auburn Bank Parking Deck**

**PL-2020-00028**

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 100 North Gay Street in the Urban Core (UC) zoning district. The applicant proposed a multi-phase redevelopment of the Auburn Bank property. The first phase would include the demolition of the existing main office building on the corner of Gay and Magnolia and construction of a four-story mixed-use building comprised of the Auburn Bank headquarters, office space, and retail space, as well as the construction of a parking deck located in the northeast corner of the property. Phase II would consist of the demolition of the two existing buildings on Gay Street and construction of a three-story mixed-use (commercial/retail/residential) building. The third phase of the redevelopment had not yet been determined, but would encompass the southeast corner of the property located at the East Magnolia Avenue and Burton Street intersection. No plans beyond Phase I had been finalized. Phase II would commence at some time in the future as market conditions dictated. Staff recommended approval. Staff received one letter of correspondence in opposition to the request.

Andrew Taylor with Taylor and Mathis represented the applicant. He provided details regarding the project. Eventually, the existing gravel lot would be demolished and greenspace would be created. There would be landscape screening on the east elevation of the parking deck facing Burton Street.

Cole Williams with Goodwyn, Mills, and Cawood represented the applicant. He discussed the intent to fully landscape the buffer between the right-of-way and the deck structure.

Ms. Reese opened the public hearing.

Public comment was provided by the following individuals (audio file available online and upon request):

- James Long, 104 Burton Street, spoke as a representative of the Magnolia East Townhome Association and expressed concern regarding increased traffic and the height of the proposed

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: Shug Jordan Ice Vending (Case PL-2020-00027)

Subject: Recommendation to City Council for conditional use approval for a road service use (ice vending station)

Location: 1791 Shug Jordan Parkway

Applicant: Larry Deloranzo

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 (automobile dealership), marked "Received" January 21, 2020, Auburn Planning Commission Case PL-2020-00027, is hereby **APPROVED, subject to:**

**Planning:**

- The landscaping for the entire site shall be provided on the site plan.
- The area of each current use in the main building shall be confirmed and the current number of parking spaces shall be provided on the site plan.
- The vending unit and signage must meet corridor overlay requirements.
- Any visible equipment on the roof of the structure must be screened to comply with the spirit of the corridor overlay requirements.

**Water Resource Management:**

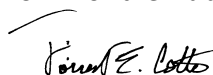
- This property is served by AWWB and COA for water and sanitary sewer service.

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Forrest E. Cotten, AICP, Director of Planning

deck. He asked if a public comment period would be provided when the third phase was determined.

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

Mr. Cotten said public hearings would be held for any proposed development that required conditional use approval.

Ms. Bridges asked if the deck would include any dedicated parking for downtown employees.

Mr. Cotten was unsure.

**Mr. LaZenby made a motion to approve Case PL-2020-00028, Auburn Bank 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. Bledsoe seconded the motion.**

**A vote was taken, and the motion passed with a vote of 8-0.**

#### **Lake Wilmore Community Center**

**PL-2020-00029**

Mr. Kipp stated the request was for a recommendation to City Council for a public service use (community and recreation center, pool, and public park). The subject property was located north of 737 Ogletree Road in the Rural (R) zoning district. The proposed use would include the addition of several facilities that would alter the subject property from a passive to an active park. These additions include a pool, pickleball courts and an amphitheater. Parking and road construction were planned to be part of development and would satisfy the increase in traffic to and from the facility. The site would take its only access from Ogletree Road, from the existing portion of Grove Hill Road adjacent to the school, for the near future. Long-term connections to Kentwood Drive and the completion of Grove Hill Road north would improve the site's accessibility to nearby residential areas as well as decrease traffic in front of the school. Staff recommended approval.

Ms. Reese opened the public hearing.

Public comment was provided by the following individuals (audio file available online and upon request):

- James Anderson, 668 Ogletree Road, asked if the only entrance planned at the current time was at the elementary school.
- Shay Smith, 2317 Morgan Drive, was excited for the park. She asked if there were plans to convert existing trails to a more usable surface.
- Hal Shank, 1905 Wrights Mill Road, received information regarding phases two and three.
- Tom Stokes, 2040 Windway Road, wanted to ensure there would be a visual barrier.
- Gary Brevard, 601 Ogletree Road, received information regarding phasing of future phases of the project. He expressed concern regarding access and property values.

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

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: Auburn Bank Parking Deck (Case PL-2020-00028)

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

Location: 100 North Gay Street

Applicant: Auburn Bank

Property Zoned: Urban Core (UC)

**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" January 21, 2020, Auburn Planning Commission Case PL-2020-00028, is hereby **APPROVED, subject to:**

**Planning:**

- All setbacks must be met.
- Staff will coordinate with the applicant on the streetscape design during the DRT process.
- Provide a landscape plan identifying plant type and species. One (1) canopy tree and six (6) shrubs for every 25 feet of ROW along Burton Street is required to separate the ROW and parking deck.

**Engineering:**

- A traffic impact study is required as part of the DRT submittal to assess the impacts of the parking deck and overall development plan.
- 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 property is served by the AWWB and City of Auburn for water and sanitary sewer service.

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Forrest E. Cotten, AICP, Director of Planning

Ms. Frazier said that there would be one entrance to the park, which would be located at the elementary school. A connection to Grove Hill Road was contemplated for some point in the future.

Alison Hall with the Parks and Recreation Department said that no trail work was included in Phase One. Trails would be added in future phases. The pool would be outdoor. No indoor pool was planned for the site.

Ms. Bridges asked if there would be any impact to the existing trail.

Ms. Hall said no.

**Mr. LaZenby made a motion to approve Case PL-2020-00029, Lake Wilmore Community Center, a request for a recommendation to City Council for a public service use (community and recreation center, pool, and public park), with staff comments.**

**A vote was taken, and the motion passed with a vote of 8-0.**

#### **OTHER BUSINESS**

##### **Auburn Farms Preliminary Plat Extension**

**PL-2020-00072**

Mr. Cotten stated the request was for an extension of the preliminary plat approval for a performance residential development (40 single family detached lots and 93 townhome lots). The subject property was located off of Miracle Road in the Development District Housing (DDH) zoning district with an overlay of the Planned Development District (PDD) designation. The preliminary plat was set to expire March 13, 2020, and the applicant sought a 12 month extension citing delays resulting from the realignment of Miracle Road and sewer routing.

**Mr. LaZenby made a motion to approve Case PL-2020-00072, Auburn Farms Preliminary Plat Extension, a request for extension of preliminary plat approval for a performance residential development (40 single family detached lots and 93 townhome lots).**

**Ms. Bridges seconded the motion.**

**A vote was taken, and the motion passed with a vote of 8-0.**

#### **CHAIRMAN'S COMMUNICATION**

#### **STAFF COMMUNICATION**

**ADJOURNMENT-** With no further business, the meeting was adjourned at 5:48 p.m.

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Mack LaZenby, Secretary

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Phil Chansler, Chair

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: Lake Wilmore Community Center (Case PL-2020-00029)

Subject: Recommendation to City Council for conditional use approval for a public service use (community and recreation center, pool, and public park)

Location: North of 737 Ogletree Road

Applicant: City of Auburn

Property Zoned: Rural (R)

**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 (community and recreation center, pool, and public park), marked "Received" January 21, 2020, Auburn Planning Commission Case PL-2020-00029, is hereby **APPROVED, subject to:**

**Planning:**

- Provide square footage of the facility and the gross water area of the pool in the site analysis table.

**Engineering:**

- Engineering plans are under design and there are no engineering concerns with the proposed conditional use request.

**Water Resource Management:**

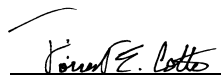
- This property is served by AWWB and COA for water and sanitary sewer service.
- COA GIS mapping indicates potential streams and wetlands on the subject property.

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**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: Auburn Farms Phases 1, 7, & 8 (Case PL-2018-00521)

Subject: Extension of preliminary plat approval for a performance residential development [forty (40) lot single-family detached homes and ninety-three (93) lot town homes]

Location: At the eastern terminus of Sarah Lane

Applicant: Tiger Creek Development Inc.

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

**Commission Action**

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for an extension of preliminary plat approval for a performance residential development [forty (40) lot single-family detached homes and ninety-three (93) lot town homes], marked "Received" February 7, 2020, , Auburn Planning Commission Case PL-2020-00072, is **APPROVED, subject to:**

- The preliminary plat approval shall be extended for twelve months.

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