

**Auburn Planning Commission
March 12, 2020 – Regular Meeting
MINUTES**

The Auburn Planning Commission (PC) met on Thursday, March 12, 2020 at 5:00 p.m. in the City Council Chambers at 141 North Ross Street.

PRESENT Wayne Bledsoe, Robyn Bridges, Phil Chanser, Jana Jager, Mack LaZenby, Warren McCord

ABSENT Marcus Marshall, Nonet Reese, Bob Ritenbaugh

STAFF PRESENT Thom Weintraut, Katie Robison, Logan Kipp, Stephanie Canady, Amber English, Alison Frazier, Scott Cummings, Tim Johnson

CITIZENS COMMUNICATION

OLD BUSINESS

CONSENT AGENDA

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

- **Cope Annexation – PL-2020-00099:** Recommendation to City Council for annexation of approximately 0.67 acres
- **Reardon Annexation – PL-2020-00076:** Recommendation to City Council for annexation of approximately 3 acres
- **Jenkins Annexation – PL-2020-00093:** Recommendation to City Council for annexation of approximately 3.1 acres

No items were removed from the consent agenda.

Mr. LaZenby made a motion to approve the consent agenda, which included the minutes from the February 10, 2020 packet meeting and the February 13, 2020 regular meeting, with staff comments.

Ms. Bridges seconded the motion.

A vote was taken, and the motion passed with a vote of 6-0.

NEW BUSINESS

**Cox/Wire Focus Area Study CompPlan Text Amendments
Cox/Wire Focus Area Study CompPlan Map Amendments**

**PL-2020-00077
PL-2020-00078**

Mr. Weintraut stated the request was for adoption of amendments to CompPlan 2030, the Comprehensive Plan for the City of Auburn, specifically amendments to the Future Land Use Plan text in Chapter Three: Land Use in order to incorporate the Cox/Wire Road Focus Area Study into *CompPlan*

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Cope Annexation (Case PL-2020-00099)

Subject: Recommendation to City Council for annexation of approximately 0.67 acres

Location: West side of Estate Drive (Lee Rd 107) between 1970 Estate Drive & 2002 Rockwood Lane

Applicant: Curt B. Cope

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 0.67 acres, marked "Received" February 18, 2020, Auburn Planning Commission Case PL-2020-00099, is hereby **APPROVED**.

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 March 12, 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 13th day of March, 2020.



Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Reardon Annexation (Case PL-2020-00076)

Subject: Recommendation to City Council for annexation of approximately 2.82 acres

Location: 2002 Rockwood Lane (Lee Rd 809), corner of Rockwood Lane (Lee Rd 809) & Estate Drive (Lee Rd 107)

Applicant: Radford A. Jr. and Betty J McGee Estate & Curt B. Cope

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 2.82 acres, marked "Received" February 11, 2020, Auburn Planning Commission Case PL-2020-00076, is hereby **APPROVED**.

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 March 12, 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 13th day of March, 2020.



Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Jenkins Annexation (Case PL-2020-00093)

Subject: Recommendation to City Council for annexation of approximately 3.1 acres

Location: 254 Lee Road 433 (Menewa Drive)

Applicant: Rhonald and Joyce Jenkins

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 3.1 acres, marked "Received" February 17, 2020, Auburn Planning Commission Case PL-2020-00093, is hereby **APPROVED**.

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 March 12, 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 13th day of March, 2020.



Forrest E. Cotten, AICP, Director of Planning

2030. The Cox and Wire Road Corridor Focus area was created as part of the February 2018 five-year update to CompPlan 2030. The Cox and Wire Road area has had increased development interest since 2011 as a result of the City of Auburn's population growth. The City is one of the faster growing communities in the United States with an estimated population increase of 23% between 2010 and the 2018. This percentage increase is the 12th highest east of the Mississippi River and 52nd nationally. As the desirability of living in Auburn increases, development pressure will also increase and it will be important to continue to refine future land use classifications in and around the boundaries of the City. The recommendations for updates to CompPlan 2030 focus on the area along Webster Road, Wire Road and Cox Road where there are a mixture of land uses, such as mobile home parks, mini-storage, tire and auto repair, and a recreational vehicle park. When CompPlan 2030 was adopted in 2011, mobile home parks were listed as a focus area (particularly the mobile home parks near Auburn University) as redevelopment opportunities for the private sector for future multi-family housing. This study has helped to address that recommendation. Staff recommended approval. (Case PL-2020-00077)

Additionally, staff requested adoption of amendments to CompPlan 2030, the Comprehensive Plan for the City of Auburn, specifically amendments to the Future Land Use Plan map in Chapter Three: Land Use. The recommendations for updates to CompPlan 2030 focus on the area along Webster Road, Wire Road and Cox Road where there are a mixture of land uses, such as mobile home parks, mini-storage, tire and auto repair, and a recreational vehicle park. When CompPlan 2030 was adopted in 2011, mobile home parks were listed as a focus area (particularly the mobile home parks near Auburn University) as redevelopment opportunities for the private sector for future multi-family housing. This study has helped to address that recommendation. Changes to the Future Land Use Map element included the areas of Webster Road, Wire Road (east of Cox Road and north of Lee Road 50), north of Wire Road (Conway Acres Mobile Home Park), and the east and west sides of Cox Road. Staff recommended approval. (Case PL-2020-00078)

Mr. Chansler opened the public hearing.

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

- Paula Dawson Pritchett, Foley, AL, owned property between Cox and Wire. Both the Master-Planned Mixed Use and Limited Residential land uses were proposed on portions. She discussed reconfiguring the mapping of the two uses. Ideally, she would have liked all of it to be classified as mixed use.
- Joyce Jackson, Chadwick Lane, discussed options for various land uses on her property.
- Curt Cope asked how the amendments would affect his property that was located in the county.

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

Mr. Chansler noted that Ms. Jackson's property would need to be annexed into the City for it to fall within the study area.

Mr. Weintraut said these amendments would not change what Mr. Cope could do with his property.

- **Ms. Bridges made a motion to approve Case PL-2020-00077, Cox/Wire Focus Area Study CompPlan Text Amendments, a request for adoption of amendments to CompPlan 2030, the Comprehensive Plan for the City of Auburn, specifically amendments to the Future Land Use**

Plan text in Chapter Three: Land Use in order to incorporate the Cox/Wire Road Focus Area Study into *CompPlan 2030*.

Mr. Bledsoe seconded the motion.

A vote was taken, and the motion passed with a vote of 6-0.

- **Mr. LaZenby made a motion to approve Case PL-2020-00078, Cox/Wire Focus Area Study CompPlan Map Amendments, a request for adoption of amendments to CompPlan 2030, the Comprehensive Plan for the City of Auburn, specifically amendments to the Future Land Use Plan map in Chapter Three: Land Use. Mr. LaZenby conditioned the adoption on the following amendments:**
 - **The parcel located at the intersection of Cox and Wire Roads shall be entirely Master-Planned Mixed Use**
 - **The properties along Cox Road and those with access to Sunset Drive shall remain Rural.**

Ms. Bridges seconded the motion.

A vote was taken, and the motion passed with a vote of 6-0.

Cox/Wire Focus Area Study Zoning Text Amendments

PL-2020-00081

Mr. Weintraut stated the request was for a recommendation to City Council for approval of amendments to Article II (Definitions), Article III (Establishment of Zoning Districts), Article IV (General Regulations), and Article V (Detailed Use Regulations) of the *City of Auburn Zoning Ordinance* for purposes of creating the Large Lot Residential District (LLRD) zoning district and other accompanying regulations. The proposed zoning ordinance amendments were part of the implementation of the Cox and Wire Road Focus Area Study. A key discussion point during the Cox and Wire Road study was the lack of a low density residential zoning district. This issue was addressed by a recommendation to create a Large Lot Residential District (LLRD) zoning district. This new district establishes a one (1) acre minimum lot size and prohibits performance residential uses, non-agricultural and out-door recreational uses. Examples of permitted uses include single-family residential, accessory dwellings units, bed & breakfasts, private parks, cemeteries, churches, day care homes, private schools, communications towers, municipal facilities, and utilities stations or facilities. There were no zoning ordinance map amendments associated with the creation of the new zoning district. Staff recommended approval.

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

Mr. Bledsoe made a motion to approve Case PL-2020-00078, Cox/Wire Focus Area Study CompPlan Map Amendments, a request for a recommendation to City Council for approval of amendments to Article II (Definitions), Article III (Establishment of Zoning Districts), Article IV (General Regulations), and Article V (Detailed Use Regulations) of the *City of Auburn Zoning Ordinance* for purposes of creating the Large Lot Residential District (LLRD) zoning district and other accompanying regulations.

Mr. LaZenby seconded the motion.

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Cox/Wire Focus Area Study Zoning CompPlan Text Amendments (PL-2020-00077)

Subject: Adoption of amendments to CompPlan 2030, the Comprehensive Plan for the City of Auburn, specifically amendments to the Future Land Use Plan text in Chapter Three: Land Use in order to incorporate the Cox/Wire Road Focus Area Study into *CompPlan 2030*

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for adoption of amendments to CompPlan 2030, the Comprehensive Plan for the City of Auburn, specifically amendments to the Future Land Use Plan text in Chapter Three: Land Use in order to incorporate the Cox/Wire Road Focus Area Study into *CompPlan 2030*, Auburn Planning Commission Case PL-2020-00077, is hereby **APPROVED**.

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 March 12, 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 24th day of March, 2020.



Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Cox/Wire Focus Area Study Zoning CompPlan Map Amendments (PL-2020-00078)

Subject: Adoption of amendments to CompPlan 2030, the Comprehensive Plan for the City of Auburn, specifically amendments to the Future Land Use Plan map in Chapter Three: Land Use

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for adoption of amendments to CompPlan 2030, the Comprehensive Plan for the City of Auburn, specifically amendments to the Future Land Use Plan map in Chapter Three: Land Use, Auburn Planning Commission Case PL-2020-00078, is hereby **APPROVED AS PRESENTED WITH THE FOLLOWING CHANGES:**

- **The parcel located at the intersection of Cox and Wire Roads shall be entirely Master-Planned Mixed Use**
- **The properties along Cox Road and those with access to Sunset Drive shall remain Rural.**

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 March 12, 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 24th day of March, 2020.



Forrest E. Cotten, AICP, Director of Planning

A vote was taken, and the motion passed with a vote of 6-0.

Yarbrough Farms PDD Amendment

PL-2020-00092

Ms. Robison stated the request was for a recommendation to City Council for an amendment to Ordinance 3137 that amended the Planned Development District (PDD) designation in order for the addition of approximately 10 acres located east of Sections I and J and west of Northpointe Subdivision to be included in the PDD. In addition, Section B2 is being revised from 31 multi-family units to 19 fee-simple townhome lots, Section E2 is being modified from 19 fee-simple townhome lots to two (2) lots that will be comprised of 19 multi-family units, and the removal of the previously approved Recreational Rental Dwelling (2.85 acres), reverting back to golf course. The subject property was located north of Richland Road and west of North Donahue Drive in the Comprehensive Development District (CDD) zoning district with an overlay of the Planned Development District (PDD) designation. With these proposed changes, the overall density of the PDD would be reduced from 1.22 dwelling units per acre to 1.18 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 asked how many times a PDD could be amended.

Ms. Robison said there was not a limit.

Mr. LaZenby made a motion to approve Case PL-2020-00092, Yarbrough Farms PDD Amendment, a request for a recommendation to City Council for an amendment to Ordinance 3137 that amended the Planned Development District (PDD) designation in order for the addition of approximately 10 acres located east of Sections I and J and west of Northpointe Subdivision to be included in the PDD. In addition, Section B2 is being revised from 31 multi-family units to 19 fee-simple townhome lots, Section E2 is being modified from 19 fee-simple townhome lots to two (2) lots that will be comprised of 19 multi-family units, and the removal of the previously approved Recreational Rental Dwelling (2.85 acres), reverting back to golf course.

Mr. McCord seconded the motion.

A vote was taken, and the motion passed with a vote of 6-0.

Saddle Creek Estates

PL-2020-00096

Ms. Canady stated the request was for preliminary plat approval for a conventional subdivision (eight lot single family residential subdivision) located on the north side of Sandhill Road, between 1000 and 1700 Sandhill Road, in the Rural (R) zoning district. 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: Cox/Wire Focus Area Study Zoning Text Amendments (PL-2020-00081)

Subject: Recommendation to City Council for approval of amendments to Article II (Definitions), Article III (Establishment of Zoning Districts), Article IV (General Regulations), and Article V (Detailed Use Regulations) of the *City of Auburn Zoning Ordinance* for purposes of creating a new zoning district, Large Lot Residential District (LLRD) zoning district, as part of the Cox and Wire Road Corridor Focus Area Study

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for approval of amendments to Article II (Definitions), Article III (Establishment of Zoning Districts), Article IV (General Regulations), and Article V (Detailed Use Regulations) of the *City of Auburn Zoning Ordinance* for purposes of creating a new zoning district, Large Lot Residential District (LLRD) zoning district, as part of the Cox and Wire Road Corridor Focus Area Study, Auburn Planning Commission Case PL-2020-00081, is hereby **APPROVED**.

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 March 12, 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 24th day of March, 2020.



Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Yarbrough Farms PDD Amendment (Case PL-2020-00092)

Subject: Recommendation to City Council to amend Ordinance Number 3137 that amended the PDD designation on 557.92 acres of property, known as Yarbrough Farms for the addition of approximately 10 acres located east of Sections I and J and west of Northpointe Subdivision to be included in the PDD. Additionally, Section B2 is being revised from 31 multi-family units to 19 fee-simple townhome lots; Section E2 is being modified from 19 fee-simple townhome lots to two (2) lots that will be comprised of 19 multi-family units; and the Recreational Rental Dwelling (2.85 acres) is being removed and will revert to golf course.

Location: South side of Yarbrough Farms Boulevard and adjacent to the ninth (9th) hole green

Applicant: P & T Properties, 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 a recommendation to City Council to amend Ordinance Number 3137 that amended the PDD designation on 557.92 acres of property, known as Yarbrough Farms for the addition of approximately 10 acres located east of Sections I and J and west of Northpointe Subdivision to be included in the PDD. Additionally, Section B2 is being revised from 31 multi-family units to 19 fee-simple townhome lots; Section E2 is being modified from 19 fee-simple townhome lots to two (2) lots that will be comprised of 19 multi-family units; and the Recreational Rental Dwelling (2.85 acres) is being removed and will revert to golf course, marked "Received" February 14, 2020, Auburn Planning Commission Case PL-2020-00092, is hereby **APPROVED, subject to:**

Planning:

- The Saugahatchee Greenway is on the north side of the PDD and another greenway bisects the PDD. The bisecting greenway shall be provided, in accordance with DRT case DR-2019-00403, through Section J and into Section I; continuing to the northwest between Lot 347 of the proposed Yarbrough Farms Subdivision, The Parc 1st Addition; and Lot 219 of Yarbrough Farms Subdivision, The Parc.

Engineering:

- A street stub-out to Northpoint subdivision is recommended.

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

Yarbrough Farms PDD Amendment
PL-2020-00092

meeting held March 12, 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 3rd day of April, 2020.

A handwritten signature in black ink, appearing to read "Forrest E. Cotten", is written above a horizontal line.

Forrest E. Cotten, AICP, Director of Planning

Ms. Jager made a motion to approve Case PL-2020-00096, Saddle Creek Estates, a request for preliminary plat approval for a conventional subdivision (eight lot single family residential subdivision), with staff comments.

Ms. Bridges seconded the motion.

A vote was taken, and the motion passed with a vote of 6-0.

Camden South

PL-2020-00101

Mr. Kipp stated the request was for preliminary plat approval for a performance residential development (60 single family detached lots and three open space lots) on property located south of Camden Ridge Subdivision, 11th Addition, the Development District Housing (DDH) zoning district. The plat met requirements of the subdivision regulations for preliminary plat approval, and staff recommended approval.

Mr. Chansler opened the public hearing.

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

- Jeff Terhune, 1714 Scarsboro Lane, received information on the proposed bike path and greenway.

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

Ms. Bridges made a motion to approve Case PL-2020-00101, Camden South, a request for preliminary plat approval for a performance residential development (60 single family detached lots and three open space lots), with staff comments.

Ms. Jager seconded the motion.

A vote was taken, and the motion passed with a vote of 6-0.

LawnGolf, USA

PL-2020-00097

Mr. Weintraut stated the applicant requested to postpone the request until the Commission's April 9, 2020 meeting.

Mr. LaZenby made a motion to postpone until April 9, 2020, Case PL-2020-00097, LawnGolf, USA, a request for a recommendation to City Council for conditional use approval for a commercial recreational use (lawn golf course and pickle ball courts).

Mr. Bledsoe seconded the motion.

A vote was taken, and the motion passed with a vote of 6-0.

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Saddle Creek Estates (Case PL-2020-00096)

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

Location: North side of Sandhill Rd between 1000 & 1700 Sandhill Road

Applicant: John William Pace, IV

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 (eight lot single family residential subdivision), marked "Received" February 18, 2020, Auburn Planning Commission Case PL-2020-00096, is **APPROVED, subject to:**

Planning:

- Include the acreage in the notes.
- Indicate that the existing 25' greenway easement is public.
- Provide an additional 25' greenway easement connecting Saddle Creek Cir to the greenway.

Engineering:

- Recommendation of additional greenway easement from new right-of-way (Saddle Creek Cir).

Water Resource Management:

- Water service to the property is not provided by the Water Works Board of the City of Auburn. This property is located within the Loachapoka Water Authority (LWA) service area. Service availability should be confirmed with LWA.
- Municipal sanitary sewer collection provided by the City of Auburn is not available.

GIS:

- Check the data given for the boundary of Lot 8 along Sandhill Rd. That lot doesn't close.
- Provide at least two corner coordinates.

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 March 12, 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 34d day of April, 2020.


Forrest E. Cotten

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Camden South (Case PL-2020-00101)

Subject: Preliminary plat approval for a 63 lot performance residential development [60 single-family lots and three (3) open space lots]

Location: South of the Camden Ridge subdivision, along extensions of Keystone Drive and Scarsboro Lane

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 preliminary plat approval for 63 lot performance residential development [60 single-family lots and three (3) open space lots]), marked "Received" February 18, 2020, Auburn Planning Commission Case PL-2020-00101, is **APPROVED, subject to:**

Planning:

- Connection to the proposed greenway in the adjacent Lot 636 of Camden Ridge, 11th Addition must be provided through Lot 41 of the proposed subdivision.
- Open Space Lots 1, 41, and 63 require additional frontage. Non-residential lots on a curve in the Development District – Housing (DD-H) zoning district must have a minimum lot width of 56.25 feet.
- Include coordinates for at least two of the surveyed points.
- Add a note listing the party responsible for maintaining the open space lots.
- Show the adjoining owner information for the property to the north (Camden West).
- Show bufferyards on the plat.

Engineering:

- An engineering certification has been submitted for this project.
- Standard plat notes should be included on the plat. Include a note stating that corner lots shall not take access from Keystone Drive.
- The minimum curb cut spacing along Keystone Drive is 125 ft, averaged between intersections. Joint curb cut locations should be shown on the plat where needed. As currently configured, Lots 13 through 20 will require multiple shared driveways to meet this requirement.
- Scarsboro Lane will be classified as a local street and can be configured with a 50' right-of-way.
- Provide an easement to accommodate a temporary turnaround at the end of Keystone Drive.
- Provide an easement along the greenway that runs along the back sides of Lot 41. Public access must be provided to the greenway.
- A storm water analysis will be required for this development, and the City's storm water detention requirements must be met.

Camden South
PL-2020-00101

Water Resource Management:

- Water service to this property is provided by the Water Works Board of the City of Auburn.
- Municipal sewer collection provided by the City of Auburn is available.
- Wetlands are likely to be present on this site. The applicant should indicate these features on the tract.

GIS:

- Provide at least two corner coordinates.
- Boundary does not close. Please check annotations given for the perimeter boundary.
- The connection line across the ROW for Keystone Drive is missing.

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 March 12, 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 3rd day of April, 2020.



Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: LawnGolf USA (Case PL-2020-00097)

Subject: Recommendation to City Council for conditional use approval for commercial and entertainment uses (pickleball courts and miniature golf course)

Location: Southwest intersection of East University Drive and Dekalb Street

Applicant: Lewis A. Pick, III

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 commercial and entertainment uses (pickleball courts and miniature golf course), marked "Received" February 19, 2020, Auburn Planning Commission Case PL-2020-00097, is hereby **POSTPONED UNTIL APRIL 9, 2020.**

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 March 12, 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 13th day of March, 2020.



Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: True Deliverance Holiness Church (Case PL-2020-00102)

Subject: Recommendation to City Council for conditional use approval for the expansion of an institutional use (church/community center)

Location: 932 North Donahue Drive

Applicant: True Deliverance Holiness Church, Inc.

Property Zoned: Redevelopment District (RDD)

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 the expansion of an institutional use (church/community center), marked "Received" February 19, 2020, Auburn Planning Commission Case PL-2020-00102, is hereby **APPROVED, subject to:**

Planning:

- The expansion requires 41 parking spaces. Provide staff with the data needed to calculate total parking requirements for the site.
- Clarify hours of operation for center/gymnasium.
- Building materials visible from North Donahue Drive shall consist of brick with accents of stucco, limestone, or wood. If synthetic materials are used, they must simulate natural materials and are limited to architectural trim and cornices. Mechanical and electrical units such as HVAC must be screened from view along the right-of-way.

Water Resource Management:

- WRM has no issues with this submittal for conditional use purposes.
- Water service to this property is available from the Water Works Board of the City of Auburn.
- Municipal sanitary sewer service to this property is available through the City of Auburn.

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 March 12, 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 13th day of March, 2020.



Forrest E. Cotten, AICP, Director of Planning

True Deliverance Holy Church Community Center

PL-2020-00102

Mr. Kipp stated the request was for a recommendation to City Council for conditional use approval for an institutional use (church/community center). The subject property was located at 932 North Donahue Drive in the Redevelopment District (RDD) zoning district. The proposed use at the subject property would expand the activities of the church in the area. The addition of the gymnasium and community center was unlikely to present any issues for the neighborhood if hours of operation are in line with normal church hours and activities. 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-2020-00102, True Deliverance Holy Church Community Center, a request for a recommendation to City Council for conditional use approval for an institutional use (church/community center), with staff comments.

Ms. Jager seconded the motion.

A vote was taken, and the motion passed with a vote of 6-0.

Huntley Drive Street Renaming

PL-2020-00061

Mr. Kipp stated the request was for a recommendation to City Council to rename Huntley Drive to Mara Vista Drive. Mara Vista Drive, as recorded in Wimberly Station Phase 3B, terminates in a cul-de-sac "elbow" and was connected by Huntley Drive which also terminated in a cul-de-sac. Due to the configuration of the streets joining in a cul-de-sac elbow, it was not apparent where one street ends and another street begins. After speaking with the developer about the confusion that the street name configuration would cause for addressing purposes, the developer agreed to request to change the street name such that Mara Vista Drive will continue along the entire road segment. Staff recommended approval.

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

Ms. Jager made a motion to approve Case PL-2020-00061, Huntley Drive Street Renaming, a request for a

Ms. Bridges seconded the motion.

A vote was taken, and the motion passed with a vote of 6-0.

Embrace Court Street Renaming

PL-2020-00070

Mr. Kipp stated the request was for a recommendation to City Council to rename Embrace Court to Vineyard Court. The applicant stated that the previous owner of the development recorded the plat with the street name "Embrace Court" in error. The correct name that should have been recorded based on the wishes of the future owner was that the street be named "Vineyard Court". The applicant wished to correct this error by renaming the street. The proposed name did not pose any conflicts with existing

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Huntley Drive Street Renaming (PL-2020-00061)

Subject: Recommendation to City Council to rename Huntley Drive to Mara Vista Drive

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council to rename Huntley Drive to Mara Vista Drive is hereby **APPROVED.**

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 March 12, 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 13th day of March, 2020.



Forrest E. Cotten, AICP, Director of Planning

streets or public safety. The renaming of the street would not affect the existing address range and there would be no disruption of public safety or city services to the affected properties. However, several lots had been sold, built, or were under construction (Table 1). Should the street be renamed, staff within various departments would re-issue certificates of occupancy and adjust permits accordingly. Additionally, it was the responsibility of property owners to make any needed adjustments to their own records. Staff recommended approval.

Ms. Jager expressed concern for the property owners on the street.

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

Ms. Bridges made a motion to approve Case PL-2020-00070, Embrace Court Street Renaming, a request for a recommendation to City Council to rename Embrace Court to Vineyard Court.

Mr. LaZenby seconded the motion.

A vote was taken, and the motion passed with a vote of 6-0.

CHAIRMAN'S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT- With no further business, the meeting was adjourned at 6:14 p.m.

Mack LaZenby, Secretary

Phil Chansler, Chair

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Embrace Court Street Renaming (PL-2020-00070)

Subject: Recommendation to City Council to rename Embrace Court to Vineyard Court

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council to rename Embrace Court to Vineyard Court is hereby **APPROVED**.

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 March 12, 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 13th day of March, 2020.



Forrest E. Cotten, AICP, Director of Planning