

**AUBURN PLANNING COMMISSION AGENDA**  
**Council Chambers, 141 North Ross Street**  
**Thursday, April 9, 2020 at 5:00 P.M., Regular Meeting**

**ROLL CALL**

**CITIZENS' COMMUNICATION**

**OLD BUSINESS**

**CONSENT AGENDA**

**Approval of Minutes**

Packet Meeting                      March 9, 2020  
Regular Meeting                      March 12, 2020

**1. Board of Education Annexation** **PL-2020-00160**

Applicant:                      Cristen Herring on behalf of the Auburn City Board of Education  
General Location:              West Farmville Road, east of North Donahue Drive and west of Miracle Road  
Zoning District:                Outside of the City limits  
Action Requested:              Recommendation to City Council for annexation of approximately 31.89 acres

**2. Ambus-Wenck Annexation** **PL-2020-00165**

Applicant:                      Tommy Ambus and Samantha Wenck  
General Location:              West side of Lee Road 57 (willis Turk Road) and South of Lee Road 56 (Wimberly Road)  
Zoning District:                Outside of the City limits  
Action Requested:              Recommendation to City Council for annexation of approximately 3 acres

**3. Hawkins Annexation** **PL-2020-00166**

Applicant:                      Vickey Hawkins  
General Location:              North side of Sandhill Road near its intersection with Lee Road 26  
Zoning District:                Outside of the City limits  
Action Requested:              Recommendation to City Council for annexation of approximately 4.5 acres

**4. Woodward Oaks, Phase 3** **PL-2020-00162**

Applicant:                      Brett Basquin, Foresite Group, Inc., on behalf of Clayton Properties Group, Inc.  
General Location:              At the northern terminus of James Burt Parkway  
Zoning District:                Development District Housing (DDH) with an overlay of the Planned Development District (PDD) designation  
Action Requested:              Final plat approval for a 59 lot performance residential subdivision [56 single-family lots, two (2) open space lots and one (1) amenity lot]

**5. Farmville Lakes, Phase 3B**

**PL-2020-00164**

Applicant: Michael Dilworth on behalf of Dilworth Development, Inc.  
General Location: Southwest corner of East Farmville Road and Farmville Lakes Drive  
Zoning District: Comprehensive Development District (CDD) with a Planned Development District (PDD) overlay  
Action Requested: Revised final plat approval for a 25 lot performance residential subdivision [23 single-family lots and two (2) open space lots]

**6. Farmville Lakes, Phase 3C**

**PL-2020-00167**

Applicant: Michael Dilworth on behalf of Dilworth Development, Inc.  
General Location: Southwest corner of East Farmville Road and Farmville Lakes Drive  
Zoning District: Comprehensive Development District (CDD) with a Planned Development District (PDD) overlay  
Action Requested: Revised final plat approval for an 11 lot performance residential subdivision [ten (10) single-family lots and one (1) open space lot]

**7. Brentwood Subdivision, Phase One**

**PL-2020-00168**

Applicant: Mike Maher, Precision Surveying, on behalf of Mitchell-Cope, LLC  
General Location: East of Riverwood Drive and west of Bent Creek Road along Champions Boulevard  
Zoning District: Development District Housing (DDH) and Comprehensive Development District (CDD)  
Action Requested: Revised final plat approval for a 46 lot performance residential subdivision [41 single-family lots, two (2) open space lots, and three (3) future development lots]

**8. Tuscany Hills, Phase V-A Bond Extension**

**PL-2020-00144**

Applicant: Jay Conner, SMB Land, LLC  
General Location: North side of East Farmville Road, east of North College Street  
Zoning District: Development District Housing (DD-H)  
Action Requested: 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

**NEW BUSINESS**

**9. Woodward Oaks, Phase 4**

**PUBLIC HEARING**

**PL-2020-00163**

Applicant: Brett Basquin, Foresite Group, Inc., on behalf of Clayton Properties Group, Inc.  
General Location: At the northern terminus of James Burt Parkway  
Zoning District: Development District Housing (DDH) with an overlay of the Planned Development District (PDD) designation  
Action Requested: Preliminary plat approval for a 93 lot performance residential subdivision [91 single-family lots and two (2) open space lots]

**10. The Preserve, Phase 4C and 6B****PUBLIC HEARING****PL-2020-00170**

Applicant: David Slocum, Pinnacle Design Group, Inc. on behalf of Preserve Land, LLC

General Location: East side of West Farmille Road at its intersection with Bud Black Road

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

Action Requested: Preliminary plat approval for a 50 lot conventional residential subdivision [49 single-family lots and one (1) open space lot]

**11. Longleaf Crossing, Phase 5A****PUBLIC HEARING****PL-2020-00182**

Applicant: Tom Hayley on behalf of Tiger Crossing

General Location: Longleaf Crossing Subdivision, at the southern terminus of Downs Way

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

Action Requested: Preliminary plat approval for a 12 lot performance residential subdivision [ten (10) duplex lots, one (1) open space lot, and one (1) public greenway lot]

**12. Longleaf Crossing, Phase 5A****PL-2020-00183**

Applicant: Tom Hayley on behalf of Tiger Crossing

General Location: Longleaf Crossing Subdivision, at the southern terminus of Downs Way

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

Action Requested: Final plat approval for a 12 lot performance residential subdivision [ten (10) duplex lots, one (1) open space lot, and one (1) public greenway lot]

**13. LawnGolf, USA****PUBLIC HEARING****PL-2020-00097**

Applicant: John Ronney Watson on behalf of Lewis A. Pick, III

General Location: Southwest corner of East University Drive and Dekalb Street

Zoning District: Comprehensive Development District (CDD)

Action Requested: Recommendation to City Council for conditional use approval for a commercial recreational use (lawn golf course and pickle ball courts)

**14. Glenn Strip Retail****PUBLIC HEARING****PL-2020-00161**

Applicant: Brett Basquin, Foresite Group, Inc., on behalf of East Glenn Investment Property, LLC

General Location: East Glenn Avenue, East Samford Avenue, and Samglenn Drive intersection

Zoning District: Comprehensive Development District (CDD)

Action Requested: Recommendation to City Council for conditional use approval for a road service use (restaurant with drive-thru)

**15. Woodward Oaks Amenity Lot****PUBLIC HEARING****PL-2020-00177**

Applicant: Brett Basquin, Foresite Group, Inc., on behalf of Clayton Properties Group, Inc.

General Location: 400 Grey Oak Circle

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

Action Requested: Recommendation to City Council for conditional use approval for an outdoor recreational use/subdivision amenity (pool/poolhouse)

**16. Pam Circle Waiver****PL-2020-00189**

Applicant: Mike Maher, Precision Surveying, on behalf of Cleveland Real Estate Investments

General Location: 2316 Pam Circle

Zoning District: Limited Development District (LDD) with an overlay of the Planned Development District (PDD) designation

Action Requested: Waiver to the *City of Auburn Subdivision Regulations* in order to allow frontage on a public alley to qualify as frontage on a public street

**OTHER BUSINESS****CHAIRMAN'S COMMUNICATION****STAFF COMMUNICATION****ADJOURNMENT**