

The Planning Commission of the City of Auburn, Alabama, met in regular session on Thursday, April 9, 2020, at 5:00 PM by means of the Zoom video conferencing web application.

Chairman Phil Chansler called the meeting to order.

ROLL CALL

The following Commissioners were present: Wayne Bledsoe, Robyn Bridges, Phil Chansler, Jana Jager, Mack LaZenby, Marcus Marshall, Warren McCord, Nonet Reese, and Bob Ritenbaugh

OLD BUSINESS

None.

CONSENT AGENDA

Approval of Minutes

Packet Meeting March 9, 2020

PC Action: **Approved**

Regular Meeting March 12, 2020

PC Action: **Approved**

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

PC Action: **Recommended for approval; will appear on April 21, 2020 City Council agenda**

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

PC Action: **Recommended for approval; will appear on April 21, 2020 City Council agenda**

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

PC Action: **Recommended for approval; will appear on April 21, 2020 City Council agenda**

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]
PC Action: [Approved; dedication of rights-of-way and drainage and utility easements will appear on April 21, 2020 City Council agenda](#)

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]
PC Action: [Approved](#)

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]
PC Action: [Approved](#)

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]
PC Action: [Approved](#)

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

PC Action: **Approved (six month extension)**

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]

PC Action: **Approved**

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]

PC Action: **Approved**

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]

PC Action: **Approved**

- 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]
- PC Action:** [Approved; dedication of rights-of-way, drainage and utility easements, and greenway access easements to appear on April 21, 2020 City Council agenda](#)
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- 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)
- PC Action:** [Recommended approval of use, including a waiver to the special development standard requiring a 300-foot distance between commercial recreational uses and residential uses requirement; will appear on April 21, 2020 City Council agenda](#)
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- 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)
- PC Action:** [Recommended approval of use; will appear on April 21, 2020 City Council agenda](#)
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- 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)
- PC Action:** [Recommended approval of use; will appear on April 21, 2020 City Council agenda](#)

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

PC Action: **Approved**

OTHER BUSINESS

None.

CHAIRMAN'S COMMUNICATION

None.

STAFF COMMUNICATION

None.

ADJOURNMENT

The meeting was adjourned at 6:52 p.m.