

**Auburn Planning Commission
April 9, 2020 – Regular Meeting
MINUTES**

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.

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

ABSENT None

STAFF PRESENT Forrrest Cotten, Thom Weintraut, Katie Robison, Logan Kipp, Jay Howell, Stephanie Canady, Amber English, Alison Frazier, Dan Crowdus, Scott Cummings, Tim Johnson

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:

- **Board of Education Annexation – PL-2020-00160:** Recommendation to City Council for annexation of approximately 31.89 acres
- **Ambus-Wenck Annexation – PL-2020-00165:** Recommendation to City Council for annexation of approximately 3 acres
- **Hawkins Annexation – PL-2020-00166:** Recommendation to City Council for annexation of approximately 4.5 acres
- **Woodward Oaks – PL-2020-00162:** Final plat approval for a 59 lot performance residential subdivision [56 single-family lots, two (2) open space lots and one (1) amenity lot]
- **Farmville Lakes, Phase 3B – PL-2020-00164:** Revised final plat approval for a 25 lot performance residential subdivision [23 single-family lots and two (2) open space lots]
- **Farmville Lakes, Phase 3C – PL-2020-00167:** Revised final plat approval for an 11 lot performance residential subdivision [ten (10) single-family lots and one (1) open space lot]
- **Brentwood Subdivision, Phase One – PL-2020-00168:** 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]
- **Tuscany Hills, Phase V-A Bond Extension – PL-2020-00144:** 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

Mr. LaZenby requested to remove Case PL-2020-00168, Brentwood Subdivision, Phase One, from the consent agenda.

Mr. LaZenby made a motion to approve the consent agenda excluding Case PL-2020-00168, Brentwood Subdivision, Phase One, which included the minutes from the March 9, 2020 packet meeting and the March 12, 2020 regular meeting, with staff comments.

Ms. Jager seconded the motion.

A vote was taken, and the motion passed with a vote of 9-0.

Brentwood Subdivision, Phase One

PL-2020-00168

Mr. Howell stated the request was for 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]. 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 preliminary plat approval, and staff recommended approval.

Mr. LaZenby noted that this subdivision was not just near or close to the airport, but directly on the center line of the approach and departure paths of the preferred priority runway used during inclement weather and for larger aircrafts. Under normal circumstances, the FAA would require that all properties within a certain noise zone level be constructed with noise mitigation practices. However, when this runway was extended, the City Council made that only a recommendation, not a requirement. He was desirous of adding a note to the final plat that would recommend implementation of noise mitigation practices for structures built within the noise zone.

Mr. LaZenby made a motion to approve Case PL-2020-00168, Brentwood Subdivision, Phase One, a request for 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], with staff comments and the requirement that a note be added to the final plat that would recommend implementation of noise mitigation practices for structures built within the Airport Noise Zone.

Ms. Reese seconded the motion.

Mr. McCord made an amendment to the original motion to modify the required note recommending noise mitigation practices for structures built within the Airport Noise Zone to indicate only that all lots part of this subdivision are located within the Auburn University Regional Airport's Noise Zone, and, additionally, all or a portion of certain lots are also located within its Runway Protection Zone.

Mr. LaZenby seconded approving the amendment to the original motion.

A vote was taken to amend the original motion, and the motion passed with a vote of 9-0.

A vote was taken to approve the amended motion, and the motion passed with a vote of 9-0.

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Auburn City Board of Education Annexation (Case PL-2020-00160)

Subject: Recommendation to City Council for annexation of approximately 31.89 acres

Location: West Farmville Road, east of North Donahue Drive and west of Miracle Road

Applicant: Auburn City Board of Education

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 31.89 acres, marked "Received" March 17, 2020, Auburn Planning Commission Case PL-2020-00160, 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 April 9, 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 10th day of April, 2020.



Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Ambus-Wenck Annexation (Case PL-2020-00165)

Subject: Recommendation to City Council for annexation of approximately 3.0 acres

Location: 254 Lee Road 57 (Willis Turk Road)

Applicant: Tommy Ambus and Samantha Wenck

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 3.0 acres, marked "Received" March 17, 2020, Auburn Planning Commission Case PL-2020-00165, is hereby **APPROVED**.

STATE OF ALABAMA
LEE COUNTY

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**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Hawkins Annexation (Case PL-2020-00166)

Subject: Recommendation to City Council for annexation of approximately 4.5 acres

Location: North side of Sandhill Road near its intersection with Lee Road 26

Applicant: Vickey Hawkins

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 4.5 acres, marked "Received" March 17, 2020, Auburn Planning Commission Case PL-2020-00166, is hereby **APPROVED**.

STATE OF ALABAMA
LEE COUNTY

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**RESOLUTION
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Case: Woodward Oaks, Phase 3 (Case PL-2020-00162)

Subject: Final plat approval for a 59-lot performance single-family subdivision [56 single-family lots, two (2) open space lots and one (1) amenity lot]

Location: At the northern terminus of James Burt Parkway

Applicant: Clayton Properties Group, Inc.

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 final plat approval for a 59-lot performance single-family subdivision [56 single-family lots, two (2) open space lots and one (1) amenity lot], marked "Received" March 18, 2020, Auburn Planning Commission Case PL-2020-00162, is **APPROVED, subject to:**

Planning:

- Provide a note for the percentage of open space provided and the minimum required for this phase.
- Add public access easement between lots 100 & 99 to access open space lot 133
- Provide a vicinity map
- Recommendation to rear-load lots fronting on James Burt Parkway where feasible

Engineering:

- Engineering plans have been approved by the Development Review Team and construction is underway.
- Add a note indicating that corner lots along James Burt Parkway shall take access from the minor street.
- 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.

GIS:

- Missing bearing and distance next to lot 89 at the ROW of James Burt Pkwy
- The Remainder Parcel D-1-A needs to be annotated/renamed. Also, the creation of lot 133 creates another remainder parcel to the south at Woodward Oaks Ph 2.
- Grey Oak Trail in phase 2 should actually be Grey Oak Circle
- The connections across ROW need to be annotated at James Burt Pkwy and Grey Oak, and across Clear Springs Drive.

Water Resource Management:

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

Woodward Oaks, Phase 3
PL-2020-00162

- The vicinity map is missing from the plat.
- All lots with finished grade elevations that are less than 12" above the nearest upstream sanitary sewer manhole shall be individually identified on the final plat as having a potential sewer backflow issue in accordance with COA Subdivision Regulations Article III.F.3.t.

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

Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Farmville Lakes, Phase 3-B (Case PL-2020-00164)

Subject: Revised final plat approval for a twenty-five (25) lot performance subdivision with twenty-three (23) single-family lots and two (2) open space lots

Location: Southwest corner of East Farmville Road and Farmville Lakes Drive

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 revised final plat approval for a twenty-five (25) lot performance subdivision with twenty-three (23) single-family lots and two (2) open space lots, marked "Received" March 18, 2020, Auburn Planning Commission Case PL-2020-00164, is **APPROVED, subject to:**

Planning:

- Show remnant property.
- Describe the use of open space Lot 99 per Section 417.01.C.

Engineering:

- Engineering plans have been reviewed and approved by the Development Review Team.
- Show the wetlands on Lot 133.
- Show private easements.
- 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 served by the Water Works Board of the City of Auburn and the City of Auburn for water and sanitary sewer service.
- Farmville Lakes Phase 1 construction plans indicate easements are located on lots within this subdivision plat (ex. Lot 1, 28). The plat should indicate the location, dimensions, and purpose of any easements.
- All lots with finished grade elevations less than 12" above the nearest upstream sanitary sewer manhole shall be individually identified on the final plat as having a potential sewer backflow issue in accordance with COA Subdivision Regulations Article III.F.3.t.
- All regulated waters should be delineated on the plat as well as all stream and wetland buffers.

Farmville Lakes, Phase 3-B
PL-2020-00164

GIS:

- The lake should be Lot 143, not 45.

STATE OF ALABAMA
LEE COUNTY

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**RESOLUTION
OF THE
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Case: Farmville Lakes, Phase 3-C (Case PL-2020-00167)

Subject: Revised final plat approval for an eleven (11) lot performance subdivision with ten (10) single family lots and one (1) open space lot

Location: Southwest corner of East Farmville Road and Farmville Lakes Drive

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 revised final plat approval for an eleven (11) lot performance subdivision with ten (10) single family lots and one (1) open space lot., marked "Received" March 18, 2020, Auburn Planning Commission Case PL-2020-00167, is **APPROVED, subject to:**

Planning:

- Show remnant property.
- Describe the use of open space Lot 123 per Section 417.01.C.
- List the entity responsible for ownership and maintenance of the open space in the notes.
- Update the information listed in notes 9 and 10 to be consistent with this plat.
- De-emphasize lot lines that are not part of this plat, such as between Lots 108, 109, and 103, as well as between Lots 101 and 102.
- Label Lot 103 for consistency.
- Show the boundary of Furlong Trail Right of Way (ROW) between Phases 3-B and 3-C, and provide bearing and distance.

Engineering:

- Engineering plans have been reviewed and approved by the Development Review Team.
- Correct the random bolded lines appearing on portions of the Phase 3B area.
- The easement between Lots 123 and 125 should be located between lots 124 and 125 based on the approved engineering plans.
- Add minimum Finished Floor Elevations to the lots adjacent to the lake.
- 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 served by the Water Works Board of the City of Auburn and the City of Auburn for water and sanitary sewer service.

Farmville Lakes, Phase 3-C
PL-2020-00167

- All lots with finished grade elevations less than 12" above the nearest upstream sanitary sewer manhole shall be individually identified on the final plat as having a potential sewer backflow issue in accordance with COA Subdivision Regulations Article III.F.3.t.

GIS:

- The lake should be Lot 143, not 45.

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**RESOLUTION
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Case: Tuscan Hills, Phase V-A Bond Extension (Case PL-2020-00144)

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 East Farmville Road, east of North College Street

Applicant: SMB Land, 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" March 10, 2020, Auburn Planning Commission Case PL-2020-00144, is hereby **APPROVED, subject to:**

- The bonding period shall be extended for six months.

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**RESOLUTION
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Case: Brentwood Subdivision, Phase One (Case PL-2020-00168)

Subject: 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]

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

Applicant: Mitchell-Cope, LLC

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

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for 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], marked "Received" March 18, 2020, Auburn Planning Commission Case PL-2020-00168, is **APPROVED, subject to:**

- Include a note that reads "All lots part of this subdivision are located within the Auburn University Regional Airport's Noise Zone. Additionally, all or a portion of certain lots are also located within its Runway Protection Zone."

Planning:

- Correct lot calculations in Note 8.
- Label the different Right of Way (ROW) widths for Champions Boulevard.
- All new easements and ROW were accepted by City Council at their December 16, 2019 meeting following the approval of the previous Final Plat.
- Lot numbers 32-50 must be utilized as part of Phase 2.

Engineering:

- Engineering plans have been reviewed and approved by the Development Review Team.
- The Bonnie Glen right-of-way must be vacated prior platting lots that would be affected by the right-of-way.
- 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 served by AWWB and COA for water and sewer service.
 - Easements shall be verified upon receipt of as-builts. If any easements shall be modified as a result of the as-built utility locations, it shall be done so by the developer.
-

Brentwood Subdivision, Phase One
PL-2020-00168

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Forrest E. Cotten, AICP, Director of Planning

NEW BUSINESS

Woodward Oaks, Phase 4

PL-2020-00163

Mr. Kipp stated the request was for preliminary plat approval for a 93 lot performance residential subdivision [91 single-family lots and two (2) open space lots]. The subject property was located at the northern terminus of James Burt Parkway 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.

Brett Basquin with Foresite Group, Inc. represented the applicant.

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

Ms. Reese made a motion to approve Case PL-2020-00163, Woodward Oaks, Phase 4, a request for preliminary plat approval for a 93 lot performance residential subdivision [91 single-family lots and two (2) open space lots], with staff comments.

Mr. Bledsoe seconded the motion.

A vote was taken, and the motion passed with a vote of 9-0.

The Preserve, Phases 4C and 6B

PL-2020-00170

Mr. Weintraut stated the request was for preliminary plat approval for a 50 lot conventional residential subdivision [49 single-family lots and one (1) open space lot]. The subject property was located on the east side of West Farmville Road at its intersection with Bud Black 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.

Mr. Marshall made a motion to approve Case PL-2020-00170, The Preserve, Phases 4C and 6B, a request for preliminary plat approval for a 50 lot conventional residential subdivision [49 single-family lots and one (1) open space lot], with staff comments.

Ms. Bridges seconded the motion.

A vote was taken, and the motion passed with a vote of 9-0.

Longleaf Crossing, Phase 5A

PL-2020-00182

Mr. Kipp stated the request was for 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]. The subject property was located at the southern terminus of Downs Wway in the Comprehensive Development

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Woodward Oaks, Phase 4 (Case PL-2020-00163)

Subject: Preliminary plat approval for a 93 lot performance residential subdivision [91 single-family lots and two (2) open space lots]

Location: At the northern terminus of James Burt Parkway

Applicant: Clayton Properties Group, Inc.

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 93 lot performance residential subdivision [91 single-family lots and two (2) open space lots], marked "Received" March 18, 2020, Auburn Planning Commission Case PL-2020-00163, is **APPROVED**, **subject to:**

Planning:

- 15% (4.46 ac) open space required for this phase. 12.6% (3.76 ac) provided
- Provide proposed street names for review
- Label Lee Rd 677
- Provide public access easements at L112, L110, L230, L228 if those areas are intended to be accessible to the public
- Recommendation to rear load lots 161-168
- Recommendation to space lot 224 driveway farther away from roundabout or rear load
- Show the extent of wetlands, if any were found

Engineering:

- An engineering certification has been submitted for this project.
- Additional right-of-way along Miracle Road shall be dedicated to create a minimum right-of-way width of at least 30' from the centerline of the existing road.
- Road B exceeds the maximum cul-de-sac length specified in the Engineering Design and Construction Manual. We recommend either shortening the length of the cul-de-sac, providing a connection to Street A, or providing a street stub-out to the future phase to the north.
- Add a note indicating who will be responsible for maintaining the interior of the roundabout.
- Add a note stating that corner lots along James Burt Parkway and Miracle Road shall take access from the minor street.° 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 development can be served water by the Water Works Board of the City of Auburn.
- This development can be served sanitary sewer by the City of Auburn.

Woodward Oaks, Phase 4
PL-2020-00163

- This development is located within the Saugahatchee Watershed.
- Any required easements will be determined during the DRT plan review process.

GIS:

- On lot 168 - L95 needs to be separated into the segments on either side of L96.
- Lot 225 leaves a remnant parcel along Miracle Rd.
- Provide at least two corner coordinates.

STATE OF ALABAMA
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**RESOLUTION
OF THE
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Case: The Preserve, Phases 4C and 6B (Case PL-2020-00170)

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

Location: East side of Farmville Road at the intersection of Farmville Road and Bud Black Road

Applicant: Preserve Land, 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 a 50 lot conventional residential subdivision [49 single-family lots and one (1) open space lot], marked "Received" March 18, 2020, Auburn Planning Commission Case PL-2020-00170, is **APPROVED**, **subject to:**

Planning:

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

- The Subdivision Title should include both The Preserve Phase 4C and Phase 6B. The subdivision is located in Phase 4 and Phase 6 as shown on the Master Development Plan (MDP). The remnant property should be referenced in notes by deed reference outlining the source property acreage and the remaining property acreage. [Article III K(u) of the subdivision regulations for the City of Auburn].
- Provide the name of the owner [Art. III C(c)]. The deed shows the property is owned by The Preserve Land, LLC, but authorization to act shows Christopher Knight.
- Provide ownership name for the Preserve Phase 4A, Sequoia Land Development. Show only the outline of Lot 1 of the Preserve Phase 4A, Section 2 since the subdivision final plat has not been recorded and right-of-way not dedicated.
- Provide ownership name, Builder Professional Group, for Lot 244 of the Preserve Phase 4B and 6A parcel. Only show the outline of Lot 244. Remove the lot lines and streets since the final plat has not been recorded.
- Provide the name for streets [Art. III C(g)].
- Provide gross and net acreage of all lots, provide the total number of lots (Separate numbers for each phase of the MDP), and the area of public areas [Art. III C(h)].
- Show the MDP phasing lines separating Phases 4C and 6B.
- Check lot labeling for Phase 4C. Lot number 604 is repeated. Phase 4C should use lots labeled as 601 thru 623.
- Re-label Lot 648 of Phase 4C as lot 623 and identify it as an amenity lot as shown of MDP plan dated 9/19/2017 (Zoning Ordinance Section 417.01).
- Phase 6 B lot numbers should be 628-630 and 639-661. Phase 6A uses lots 631 thru 638.

The Preserve, Phases 4C and 6B
PL-2020-00170

- The right-of-way line weight adjacent to the Preserve Phase 4A, Section 2 and the Preserve Phase 4B should be heavier.

Engineering:

- An engineering certification has been submitted for this project.
- An updated Development Agreement for The Preserve is required prior to signing the final plat for this phase of the development.
- Revised the plat title to reference the included portion of Phase 6.
- Provide a temporary turnaround easement at the west end of Forrest Cove.
- 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 development can be served water by the Water Works Board of the City of Auburn.
- This development can be served sanitary sewer by the City of Auburn.
- This development is located within the Saugahatchee watershed.
- Any required easements will be determined during the DRT plan review process.
- The offsite D&U easement that runs parallel to the Lee County #72 R.O.W. that is noted on lot 285 and 284 (circled 4 - Hodges), should be 20 feet in width.

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District (CDD) 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.

Mr. Bledsoe made a motion to approve Case PL-2020-00182, Longleaf Crossing, Phase 5A, a request for 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], with staff comments.

Ms. Reese seconded the motion.

A vote was taken, and the motion passed with a vote of 9-0.

Longleaf Crossing, Phase 5A

PL-2020-00183

Mr. Kipp stated the request was for 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]. The subject property was located at the southern terminus of Downs Wway in the Comprehensive Development District (CDD) zoning district with an overlay of the Planned Development District (PDD) designation. The plat met requirements of the subdivision regulations for final plat approval, and staff recommended approval.

Mr. LaZenby made a motion to approve Case PL-2020-00183, Longleaf Crossing, Phase 5A, a request for 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], with staff comments.

Ms. Bridges seconded the motion.

A vote was taken, and the motion passed with a vote of 9-0.

LawnGolf, USA

PL-2020-00097

Ms. Robison stated the request was for a recommendation to City Council for conditional use approval for a commercial recreational use (lawn golf course and pickle ball courts). The subject property was located at the southwest corner of East University Drive and Dekalb Street in the Comprehensive Development District (CDD) zoning district. Ms. Robison explained the "lawn golf" concept, which was considered a miniature form of traditional golf with modifications. The application included a request for a waiver to the special development standard that requires a 300-foot distance between commercial recreational uses and residential uses requirement. The closest residence was approximately 20 feet from the nearest green (hole). The applicant proposed to leave the eastern corner of the property (approximately one-half acre) that abutted this area undisturbed. In addition, the bufferyard along the south property line required a six-foot masonry wall or stucco-type fence or a two-foot berm with a six-foot stockade fence with decorative design and/or columns of brick or stone. Staff recommended approval of both the uses and waiver request.

Mr. McCord asked how the parking requirement was calculated.

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Longleaf Crossing, Phase 5A (Case PL-2020-00182)

Subject: 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]

Location: At the southern terminus of Downs Way

Applicant: Tiger Crossing

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 preliminary plat approval a 12 lot performance residential subdivision [ten (10) duplex lots, one (1) open space lot, and one (1) public greenway lot], marked "Received" March 24, 2020, Auburn Planning Commission Case PL-2020-00182, is **APPROVED, subject to:**

Planning:

- Remove "Final Plat for Record" from preliminary plat.

Engineering:

- Engineering plans have been reviewed and approved by the DRT.
- A temporary turnaround easement needs to be included at the terminus of Downs Way.
- The easement located behind Lots 95 through 98 should be a Sanitary Sewer easement. The stormwater pipe for this section should be privately maintained.
- The greenway easement should correspond to the upland stream buffer as reflected in the engineering plans.

Water Resource Management:

- This development can be served water by the Water Works Board of the City of Auburn. This development can be served sanitary sewer by the City of Auburn. This development is located within the Parkerson Mill Creek watershed.

GIS:

- Provide at least two corner coordinates
- C1 needs to be modified to fit only the section of the curve not covered by C22

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

Longleaf Crossing, Phase 5A
PL-2020-00182

meeting held April 9, 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 8th day of May, 2020.

A handwritten signature in black ink, appearing to read "Forrest E. Cotten". The signature is written in a cursive style with a long horizontal stroke extending from the end.

Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Longleaf Crossing, Phase 5A (Case PL-2020-00183)

Subject: 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]

Location: At the southern terminus of Downs Way

Applicant: Tiger Crossing

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 a 12 lot performance residential subdivision [ten (10) duplex lots, one (1) open space lot, and one (1) public greenway lot], marked "Received" March 24, 2020, Auburn Planning Commission Case PL-2020-00182, is **APPROVED, subject to:**

Planning:

- Remove "Final Plat for Record" from preliminary plat.

Engineering:

- Engineering plans have been reviewed and approved by the DRT.
- A temporary turnaround easement needs to be included at the terminus of Downs Way.
- The easement located behind Lots 95 through 98 should be a Sanitary Sewer easement. The stormwater pipe for this section should be privately maintained.
- The greenway easement should correspond to the upland stream buffer as reflected in the engineering plans.

Water Resource Management:

- This development can be served water by the Water Works Board of the City of Auburn. This development can be served sanitary sewer by the City of Auburn. This development is located within the Parkerson Mill Creek watershed.

GIS:

- Provide at least two corner coordinates
- C1 needs to be modified to fit only the section of the curve not covered by C22

STATE OF ALABAMA
LEE COUNTY

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Longleaf Crossing, Phase 5A
PL-2020-00183

meeting held April 9, 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 8th day of May, 2020.

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Forrest E. Cotten, AICP, Director of Planning

Ms. Robison said the requirement was calculated based on restaurant and the commercial recreational uses. Thirty spaces were required, and 36 were shown.

Mr. LaZenby asked about lighting and nighttime activities.

Ms. Robison understood that the golf course would stay open until possibly 9:00 p.m. The lighting for the golf course would be directed toward the green and not neighboring properties.

Ron Watson, the applicant, indicated he wished to eliminate the pickleball component of the request and potentially add some parking. He said the lights would be less than 20' tall. He proposed a vegetative fence along the south property line, as using one of the required fencing options would be cost prohibitive. He anticipated having everyone off the property by 11:30 p.m.

Mr. Marshall understood the vegetative fence to be chain link with vegetation that would thicken over time.

Mr. Chansler asked if that was part of the proposed waiver.

Ms. Robison said this would be an additional waiver.

Mr. Chansler opened the public hearing.

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

- Mary and Richard Doiron, 1113 Dekalb Street, liked the idea of a miniature golf facility in Auburn, but were concerned about parking, construction traffic, and traffic mitigation.
- Victoria Santos, 876 Tulane Road, asked about the height of the clubhouse. She was concerned about traffic and hours of operation. She asked if an environmental impact study would be conducted.
- Nathan Moore, 801 Choctaw Avenue, was concerned about the economic impact of allowing the use at the proposed location.
- John Hartley, 775 Bruce Court, asked if the site would be clear-cut.

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

Mr. Chansler said the Commission did not consider economic impact. He asked how tall the lighting would be.

Mr. Watson said the lighting would likely be no taller than 15' and would be directed towards the ground.

Mr. Chansler asked about trees on the east side of the property.

Mr. Watson said there was no intent to clear those at this time.

Mr. Chansler asked if there would be an environmental impact study.

Mr. Watson did not anticipate that one would be required.

Mr. Chansler asked if traffic improvements were planned for the Dekalb Street and East University Drive intersection.

Ms. Frazier said not at this time. As plan review proceeded, staff would determine if a traffic impact study was needed. She did note that a number of years ago, City staff had recommended connecting Dekalb Street through, but the City Council dismissed the recommendation.

Mr. Chansler asked how construction traffic would be regulated.

Ms. Frazier said that would be determined during the Development Review Team process.

Mr. McCord pointed out that those who spoke during the public hearing live in the CDD zoning district, which is one of the most permissive in the City.

The Commission discussed whether to consider the applicant's request for a waiver to bufferyard fencing requirements.

Ms. Reese did not want to consider the waiver without having more information.

Mr. Chansler agreed.

- **Mr. Marshall made a motion to approve 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), with staff comments.**

Ms. Bridges seconded the motion.

A vote was taken, and the motion passed with a vote of 8-1. Mr. LaZenby voted against the motion.

- **Mr. McCord made a motion to approve Case PL-2020-00097, LawnGolf, USA, a request for a waiver to the special development standard requiring a 300-foot distance between commercial recreational uses and residential uses requirement.**

Mr. Bledsoe seconded the motion.

A vote was taken, and the motion passed with a vote of 7-2. Mr. LaZenby and Mr. Marshall voted against the motion.

- **Mr. McCord made a motion to postpone until May 14, 2020 Case PL-2020-00097, a request for a waiver to erect an alternate fence type other than the type 3 fence, as required in Table 4-6, Buffer Width Requirements for Adjacent Vacant Land by Zoning District.**

Mr. LaZenby seconded the motion. A vote was taken, and the motion passed with a vote of 9-0.

**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), including a waiver to the special development standard requiring a 300-foot distance between commercial recreational uses and residential uses requirement

Location: Southwest corner of the East University Drive and Dekalb Street intersection

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), including a waiver to the special development standard requiring a 300-foot distance between commercial recreational uses and residential uses requirement, marked "Received" February 19, 2020, Auburn Planning Commission Case PL-2020-00097, is hereby **APPROVED, subject to:**

Planning:

- A landscape plan is required and will be reviewed during the DRT process.
- Include the bufferyards on the site plan.
- Include the site data table on the site plan.
- The vegetation within the eastern portion of the property, that the site plan indicates will not be developed, must remain undisturbed.

Engineering:

- An engineering certification has been submitted for this project.
- A traffic impact study may be required during the DRT review.
- Sidewalk requirements must be addressed in accordance with the Engineering Design & Construction Manual.
- In accordance with the Engineering Design & Construction Manual, deceleration lanes are required to be installed on East University Drive with this development.
- A storm water analysis will be required for this development, and the City's storm water detention requirements must be met.

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 April 9, 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 10th day of April, 2020.

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

Forrest E. Cotten, AICP, Director of Planning

Glenn Strip Retail

PL-2020-00161

Ms. Canady stated the request was for a recommendation to City Council for conditional use approval for a road service use (restaurant with drive-thru). The subject property was located at the East Glenn Avenue, East Samford Avenue, and Samglenn Drive intersection 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. Correspondence had been received from Mark Stirling representing Auburn University, in which he noted that all building heights should comply with FAA regulations.

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-2020-00161, Glenn Strip Retail, a request for a recommendation to City Council for conditional use approval for a road service use (restaurant with drive-thru), with staff comments.

Mr. Marshall seconded the motion.

A vote was taken, and the motion passed with a vote of 9-0.

Woodward Oaks Amenity Lot

PL-2020-00177

Mr. Kipp stated the request was for a recommendation to City Council for conditional use approval for an outdoor recreational use/subdivision amenity (pool/poolhouse). The subject property was located at 400 Grey Oak Circle in the Development District Housing (DDH) zoning district with an overlay of the Planned Development District (PDD) designation. The proposed use was consistent with the master development plan and neighborhood. 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-2020-00177, Woodward Oaks Amenity Lot, a request for a recommendation to City Council for conditional use approval for an outdoor recreational use/subdivision amenity (pool/poolhouse), with staff comments.

Ms. Jager seconded the motion.

A vote was taken, and the motion passed with a vote of 9-0.

Pam Circle Waiver

PL-2020-00189

Ms. Robison stated the request was for a 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. The subject property was located at 2316 Pam Circle in the Limited Development District (LDD) zoning district with an overlay of the Planned Development District (PDD) designation. The subject property could not be configured to conform to city setback requirements for a town home, which makes the lot unbuildable. This same type of waiver request was sought and approved by the Planning Commission for Lot 280-A, Mimm's

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Glenn Strip Retail (Case PL-2020-00161)

Subject: Recommendation to City Council for conditional use approval for a road service use (fast food restaurant with drive-thru)

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

Applicant: East Glenn Investment Property, 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 (fast food restaurant with drive-thru), marked "Received" March 17, 2020, Auburn Planning Commission Case PL-2020-00161, is hereby **APPROVED, subject to:**

Planning:

- Site plan with sufficient detail to address parking will be required at DRT phase.
- Any unmet Corridor Overlay requirements must be addressed with the site plan for DRT.

Engineering:

- An engineering certification has been submitted for this project.
- The traffic impact study for this development may need to be updated during the DRT review.
- A storm water analysis will be required for this development, and the City's storm water detention requirements must be met.

Water Resource Management:

- Water service is available from the Water Works Board of the City of Auburn.
- Sanitary sewer service is available from the City of Auburn.

STATE OF ALABAMA
LEE COUNTY

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GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 10th day of April, 2020.



Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Woodward Oaks Amenity Lot (Case PL-2020-00177)

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

Location: 400 Grey Oak Circle

Applicant: Clayton Properties Group, Inc.

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 a recommendation to City Council for conditional use approval for an outdoor recreational/subdivision amenity use (pool/poolhouse), marked "Received" March 23, 2020, Auburn Planning Commission Case PL-2020-00177, is hereby **APPROVED, subject to:**

Planning:

- The lot size in the data table does not match the lot size on the final plat. Adjust site data, ISR, etc. accordingly.
- The site address will be 400 Grey Oak Circle.
- A 4' access-controlled gate is required around the pool.
- The Land Use Class for the proposed development is IV.
- A 15' bufferyard is required along the north and west sides of the property (abutting single-family lots), and a 5' bufferyard is required along the boundary where townhomes are abutting. A fence or additional screening is recommended.

Engineering:

- Engineering plans have been submitted to the Development Review Team and are currently under review.
- There are no engineering concerns with this conditional use request.

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

Woodward Oaks Amenity Lot
PL-2020-00177

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Forrest E. Cotten, AICP, Director of Planning

Trail, 8th Addition, Phase 2. The waiver would enable the applicant to build a single-family residence on Lot 289. All of the residences would take driveway access from Albans Lane and access to Pam Circle by walkway only. Staff recommended approval.

Mr. McCord was not necessarily opposed to the waiver, but wished to see a proposed elevation of the site. He wanted to make sure any negative impacts were mitigated.

- **Mr. LaZenby made a motion to postpone until May 14, 2020, Case PL-2020-00189, Pam Circle Waiver, a request for a 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.**

The motion died for lack of a second.

- **Mr. McCord made a motion to approve, Case PL-2020-00189, Pam Circle Waiver, a request for a 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.**

Ms. Bridges seconded the motion.

A vote was taken, and the motion passed with a vote of 8-1. Mr. LaZenby voted against the motion.

CHAIRMAN'S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT- With no further business, the meeting was adjourned at 6:53 p.m.

Mack LaZenby, Secretary

Phil Chansler, Chair

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Pam Circle Waiver (Case PL-2020-00189)

Subject: 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

Location: 2316 Pam Circle

Applicant: Cleveland Real Estate Investments

Property Zoned: Limited Development District (LDD) 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 the *City of Auburn Subdivision Regulations* in order to allow frontage on a public alley to qualify as frontage on a public street, marked "Received" April 1, 2020, Auburn Planning Commission Case PL-2020-00189, 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 April 9, 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 8th day of May, 2020.



Forrest E. Cotten, AICP, Director of Planning