

**AUBURN PLANNING COMMISSION AGENDA**  
**Thursday, May 14, 2020 at 5:00 P.M., Regular Meeting**  
**By means of the Zoom Videoconferencing web application**

**ROLL CALL**

**CITIZENS' COMMUNICATION**

**OLD BUSINESS**

**1. LawnGolf, USA**

**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: Waiver to Section 420.08, Bufferyard Requirements, of the City of Auburn Zoning Ordinance, in order 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

**CONSENT AGENDA**

**Approval of Minutes**

Packet Meeting April 6, 2020  
Regular Meeting April 9, 2020

**2. Gibson Property Annexation**

**PL-2020-00155**

*The applicant has requested to postpone this item until June 11, 2020.*

Applicant: David Slocum, Pinnacle Design Group, Inc., on behalf VADA, LLC  
General Location: West side of North College Street, south of Saugahatchee Creek  
Zoning District: Outside of the City limits  
Action Requested: Recommendation to City Council for annexation of approximately 156.5 acres

**3. Brentwood Subdivision, Phase Two**

**PL-2020-00198**

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 23 lot performance residential subdivision [21 single family detached lots and two (2) open space lots]

**4. The Preserve Subdivision, Phase 4A-2**

**PL-2020-00222**

Applicant: Michael McGraw, Eastbrook Homes  
General Location: North of West West Farmille Road at the western terminus of Covey Drive and Redtail Lane  
Zoning District: Development District Housing (DDH) and Comprehensive Development District (CDD)  
Action Requested: Final plat approval for a 56 lot performance residential development [53 single family detached lots and three (3) open space lots]

**5. Farmville Lakes, Phase 5A**

**PL-2020-00225**

Applicant: Michael Dilworth on behalf of Dilworth Development, Inc.  
General Location: Southeast corner of East Farmville Road and Farmville Lakes Drive  
Zoning District: Comprehensive Development District (CDD) with a Planned Development District (PDD) overlay  
Action Requested: Final plat approval for a 35 lot performance residential development [34 townhome lots and one (1) open space lot]

**6. Yarbrough Farms, Club Creek Bond Extension**

**PL-2020-00210**

Applicant: W. Murray Neighbors on behalf of P & T Properties, LLC  
General Location: Club Creek Drive and Ella Grace Drive  
Zoning District: Comprehensive Development District (CDD) with an overlay of the Planned Development District (PDD) designation  
Action Requested: Waiver to Article III(F), 4d.(6), of the *City of Auburn Subdivision Regulations* in order to extend completion of subdivision bond phase for twelve (12) months

**NEW BUSINESS**

**7. Gibson Property Rezoning**

**PUBLIC HEARING**

**PL-2020-00156**

*The applicant has requested to postpone this item until June 11, 2020.*

Applicant: David Slocum, Pinnacle Design Group, Inc., on behalf of VADA, LLC  
General Location: West side of North College Street, south of Saugahatchee Creek  
Zoning District: Rural (R) (pending annexation PL-2020-00155)  
Action Requested: Recommendation to City Council for rezoning of approximately 154.3 acres to Development District Housing (DDH)

**8. Gibson Property Rezoning**

**PUBLIC HEARING**

**PL-2020-00157**

*The applicant has requested to postpone this item until June 11, 2020.*

Applicant: David Slocum, Pinnacle Design Group, Inc., on behalf of VADA, LLC  
General Location: West side of North College Street, south of Saugahatchee Creek  
Zoning District: Rural (R) (pending annexation PL-2020-00155)  
Action Requested: Recommendation to City Council for rezoning of approximately 2.2 acres to Comprehensive Development District (CDD)

**9. Gibson Property PDD**

**PUBLIC HEARING**

**PL-2020-00158**

*The applicant has requested to postpone this item until June 11, 2020.*

Applicant: David Slocum, Pinnacle Design Group, Inc., on behalf of VADA, LLC  
General Location: West side of North College Street, south of Saugahatchee Creek  
Zoning District: DDH (pending rezoning PL-2020-00156) and Comprehensive Development District (pending rezoning PL-2020-00157)  
Action Requested: Recommendation to City Council for to apply the Planned Development District (PDD) designation to approximately 156.5 acres

- 10. Gibson Property Conditional Uses** **PUBLIC HEARING** **PL-2020-00221**  
*The applicant has requested to postpone this item until June 11, 2020.*
- Applicant: David Slocum, Pinnacle Design Group, Inc., on behalf of VADA, LLC
- General Location: West side of North College Street, south of Saugahatchee Creek
- Zoning District: DDH (pending rezoning PL-2020-00156), Comprehensive Development District (pending rezoning PL-2020-00157), and PDD (pending rezoning PL-2020-00158)
- Action Requested: Recommendation to City Council for conditional use approval for an office use
- 11. TD Development Rezoning** **PUBLIC HEARING** **PL-2020-00207**  
*The applicant has requested to postpone this item until June 11, 2020.*
- Applicant: Brett Basquin, Foresite Group, Inc. on behalf of TD Development, Inc.
- General Location: 2449 Moores Mill Road
- Zoning District: Rural (R)
- Action Requested: Recommendation to City Council for rezoning of approximately 4.21 acres to Limited Development District (LDD)
- 12. Hamilton Place PDD Amendment** **PUBLIC HEARING** **PL-2020-00208**  
*The applicant has requested to postpone this item until June 11, 2020.*
- Applicant: Brett Basquin, Foresite Group, Inc. on behalf of PSM Holdings, LLC and TD Development, Inc.
- General Location: Northeast corner of Moores Mill Road and Hamilton Road
- Zoning District: Limited Development District (LDD) and Rural (pending LDD) with an overlay of the Planned Development District (PDD) designation
- Action Requested: Recommendation to City Council to amend the existing PDD for purposes of enlarging its size by 4.21 acres and adding 40,000 square feet of office uses and 25,000 square feet of retail.
- 13. Hamilton Place PDD Conditional Uses** **PUBLIC HEARING** **PL-2020-00209**  
*The applicant has requested to postpone this item until June 11, 2020.*
- Applicant: Brett Basquin, Foresite Group, Inc. on behalf of PSM Holdings, LLC and TD Development, Inc.
- General Location: 2449 Moores Mill Road
- Zoning District: Limited Development District (LDD) and Rural (pending LDD) with an overlay of the Planned Development District (PDD) designation
- Action Requested: Recommendation to City Council for conditional use approval of office uses
- 14. Tuscany Hills, Section 5** **PUBLIC HEARING** **PL-2020-00215**
- Applicant: Mike Maher, Precision Surveying, LLC, on behalf of Hayley Freeman Contracting
- General Location: North end of Sophia Court and Canal Court in Tuscany Hills Subdivision
- Zoning District: Development District Housing (DDH)
- Action Requested: Preliminary plat approval for a conventional residential development (24 lot single family detached subdivision)

**15. Woodward Oaks, Phase 2****PUBLIC HEARING****PL-2020-00228**

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

General Location: Grey Oak Circle

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

Action Requested: Preliminary plat approval for a five (5) lot performance residential subdivision [four (4) townhome lots and one (1) open space lot]

**16. Woodward Oaks, Phase 2****PL-2020-00229**

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

General Location: Grey Oak Circle

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

Action Requested: Final plat approval for a five (5) lot performance residential subdivision [four (4) townhome lots and one (1) open space lot]

**17. Yarbrough Farms, Sawgrass, Redivision of Lots 345 & 346****PUBLIC HEARING****PL-2020-00240**

Applicant: Mike Maher, Precision Surveying, on behalf Dilworth Development, Inc. and P&T Properties, LLC

General Location: Intersection of Yarbrough Farms Boulevard and Titleist Way

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

Action Requested: Preliminary plat approval for a single family and multiple family development subdivision [two (2) lots into four (4) lots]

**18. Academy Condominiums****PUBLIC HEARING****PL-2020-00219**

Applicant: Rob Selby on behalf of CL&S Subdivisions, LLC

General Location: 1630 Academy Drive

Zoning District: Comprehensive Development District (CDD)

Action Requested: Recommendation to City Council for conditional use approval for a performance residential use (multiple family development)

**19. Graduate Hotel****PUBLIC HEARING****PL-2020-00223**

Applicant: Parker Lewis, Hydro Engineering Solutions on behalf of Anders Enterprises, LLC

General Location: 202 West Magnolia Avenue

Zoning District: Urban Core (UC)

Action Requested: Recommendation to City Council for conditional use approval for a commercial and entertainment use (hotel)

**20. Mike Hubbard Boulevard Street Renaming****PUBLIC HEARING****PL-2020-00227**

Applicant: City of Auburn

General Location: North of the intersection of Bent Creek Road and East Glenn Avenue

Zoning District: Comprehensive Development District (CDD) and Industrial (I)

Action Requested: Recommendation to City Council to rename Mike Hubbard Boulevard to Bent

**21. East Auburn Distribution Substation**

**PL-2018-00710**

Applicant: Piyanka Ghosal on behalf of Alabama Power Company, Sally Jo Barrett and Eddie Shell

General Location: 111 North Dean Road

Zoning District: Neighborhood Conservation (NC-12) and Development District Housing (DDH)

Action Requested: Recommendation to City Council for an extension of conditional use approval for a public service use (electric utility substation)

**22. West Pace U-Haul Conditional Use Extension**

**PL-2018-00725**

Applicant: Moses Eason on behalf of Amerco Real Estate Company

General Location: 170 West Creek Parkway

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

Action Requested: Recommendation to City Council for a six (6) month extension of conditional use approval for a road service use (truck/trailer sharing) and a commercial support use (climate-controlled storage)

**OTHER BUSINESS**

**CHAIRMAN'S COMMUNICATION**

**STAFF COMMUNICATION**

**ADJOURNMENT**