

The Planning Commission of the City of Auburn, Alabama, met in regular session on Thursday, May 14, 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, Phil Chansler, Mack LaZenby, Marcus Marshall, Warren McCord, Nonet Reese, and Bob Ritenbaugh

The following Commissioners were absent: Robyn Bridges, Jana Jager

CITIZENS' COMMUNICATION

None.

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

PC Action: **Approved**

CONSENT AGENDA

Approval of Minutes

Packet Meeting April 6, 2020

PC Action: **Approved**

Regular Meeting April 9, 2020

PC Action: **Approved**

2. Gibson Property Annexation

PL-2020-00155

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

PC Action: **Postponed until June 11, 2020**

- 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]
- PC Action:** **Approved**
- 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]
- PC Action:** **Approved**
- 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]
- PC Action:** **Approved; dedication of rights-of-way and drainage and utility easements will appear on May 19, 2020 City Council agenda**
- 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
- PC Action:** **Approved (12 month extension)**

NEW BUSINESS

- 7. Gibson Property Rezoning PUBLIC HEARING PL-2020-00156**
- 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)
PC Action: Postponed until June 11, 2020
- 8. Gibson Property Rezoning PUBLIC HEARING PL-2020-00157**
- 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)
PC Action: Postponed until June 11, 2020
- 9. Gibson Property PDD PUBLIC HEARING PL-2020-00158**
- 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
PC Action: Postponed until June 11, 2020
- 10. Gibson Property Conditional Uses PUBLIC HEARING PL-2020-00221**
- 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
PC Action: Postponed until June 11, 2020
- 11. TD Development Rezoning PUBLIC HEARING PL-2020-00207**
- 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)
PC Action: Postponed until June 11, 2020

- 12. Hamilton Place PDD Amendment** **PUBLIC HEARING** **PL-2020-00208**
- 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.
- PC Action:** **Postponed until June 11, 2020**
- 13. Hamilton Place PDD Conditional Uses** **PUBLIC HEARING** **PL-2020-00209**
- 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
- PC Action:** **Postponed until June 11, 2020**
- 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)
- PC Action:** **Approved**
- 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]
- PC Action:** **Approved**

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]

PC Action: **Approved**

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]

PC Action: **Approved**

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)

PC Action: **Recommended for approval; will appear on May 19, 2020 City Council agenda**

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)

PC Action: **Recommended for approval; will appear on May 19, 2020 City Council agenda**

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 Creek Road

PC Action: [Recommended for approval; will appear on June 2, 2020 City Council agenda](#)

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)

PC Action: [Recommended for approval; will appear on June 16, 2020 City Council agenda](#)

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)

PC Action: [Recommended for approval; will appear on May 19, 2020 City Council agenda](#)

OTHER BUSINESS

None.

CHAIRMAN'S COMMUNICATION

None.

STAFF COMMUNICATION

None.

ADJOURNMENT

The meeting was adjourned at 7:21 p.m.