

The Planning Commission of the City of Auburn, Alabama, met in regular session on Thursday, August 13, 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: Wendy Birmingham, Robyn Bridges, Phil Chansler, Jana Jager, Mack LaZenby, Marcus Marshall, Warren McCord, Nonet Reese, and Bob Ritenbaugh

The following Commissioners were absent: None

The following staff were present: Forrest Cotten, Katie Robison, Logan Kipp, Jay Howell, Stephanie Canady, Amber English, Alison Frazier, Dan Crowder, Matt Dunn, Greg Nelson, Scott Cummings, Megan McGowen

CITIZENS' COMMUNICATION

None.

OLD BUSINESS

None.

CONSENT AGENDA

Approval of Minutes

Packet Meeting July 6, 2020

PC Action: **Approved**

Regular Meeting July 9, 2020

PC Action: **Approved**

1. 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 September 10, 2020**

2. The Silos at Conway Annexation

PL-2020-00386

Applicant: Blake Rice, Barrett-Simpson, Inc., on behalf of Patrick Messick, Sheri Todd, and Angie Newman

General Location: East of the Auburn Soccer Complex, on the north side of Wire Road

Zoning District: Outside of the City limits

Action Requested: Recommendation to City Council for annexation of approximately 24.03 acres

PC Action: **Recommended for approval; will appear on September 15, 2020 City Council agenda**

3. Auburn Links Crossing, Phase 2

PL-2020-00396

Applicant: Arthur R. Nettles, Baseline Surveying & Design, on behalf of Links Crossing, LLC
General Location: Between 2610 & 3260 Mill Creek Road
Zoning District: Development District Housing (DDH)
Action Requested: Final plat approval for a conventional subdivision (27 lot single family residential subdivision)

PC Action: **Approved**

4. Donahue Ridge, Phase 6

PL-2020-00405

Applicant: Mike Maher, Precision Surveying, LLC, on behalf of EFACO III, LLC
General Location: East of North Donahue Drive and south of Felicity Lane
Zoning District: Development District Housing (DDH)
Action Requested: Final plat approval for a conventional subdivision (21 lot single family residential subdivision)

PC Action: **Approved**

5. Northwoods – Weber Farms South Section

PL-2020-00406

Applicant: Tom Hayley on behalf of Donahue Land, LLC
General Location: Eastern terminus of Whiskey Run Lane, south of North Donahue Drive
Zoning District: Development District Housing (DDH)
Action Requested: Final plat approval for a conventional residential subdivision [six (6) single family lots]

PC Action: **Approved**

6. Camden West, Phase 1

PL-2019-00409

Applicant: Blake Rice, Barrett-Simpson, Inc., on behalf of FAB II, LLC
General Location: West and south of Camden Ridge Subdivision
Zoning District: Development District Housing (DDH)
Action Requested: Final plat approval for a 38 lot performance residential subdivision [35 single family lots, two (2) open space lots, and one (1) future development lot]

PC Action: **Approved**

7. Auburn Links Crossing, Phase 1 Bond Extension

PL-2020-00395

Applicant: Links Crossing, LLC
General Location: Off the west side of Mill Creek Road, across from Mimms Trail Subdivision
Zoning District: Development District Housing (DDH)
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

PC Action: **Approved (12 month extension)**

8. The Preserve Subdivision, Phase 5A**PL-2020-00423**

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

General Location: North of the intersection of Farmville Road and Conservation Drive, at the terminus of Preservation Drive

Zoning District: Development District Housing (DDH) 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

PC Action: **Approved (12 month extension)**

9. Asheton Lakes, Phase 3C**PL-2020-00424**

Applicant: Brett Basquin, Foresite Group, Inc., on behalf of Farmville Lakes, LLC

General Location: Terminus of Arlington Court and Norfolk Drive (south of Farmville Lakes)

Zoning District: Development District Housing (DDH) and Comprehensive Development District (CDD)

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

PC Action: **Approved (two year extension)**

NEW BUSINESS**10. 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 September 10, 2020**

11. 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 September 10, 2020**

- 12. 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 September 10, 2020**
- 13. 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 September 10, 2020**
- 14. 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:** **Recommended for approval; will appear on September 22, 2020 City Council agenda**
- 15. 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 amend the existing PDD and enlarge its size by 4.21 acres and add 40,000 square feet of office uses and 25,000 square feet of retail
- PC Action:** **Recommended for approval; will appear on September 15, 2020 City Council agenda**

16. 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: [Recommended for approval; will appear on September 15, 2020 City Council agenda](#)

17. Fernwood RZ – Conservation Overlay District**PUBLIC HEARING****PL-2020-00300**

Applicant: Parmer Development, LLC on behalf of H & S Development, LLC

General Location: 1700 block of Pierce Chapel Road

Zoning District: Rural (R)

Action Requested: Recommendation to City Council to place the Conservation Overlay District (COD) designation on 88.38 acres

PC Action: [Postponed until September 10, 2020](#)

18. The Silos at Conway**PUBLIC HEARING****PL-2020-00389**

Applicant: Blake Rice, Barrett-Simpson, Inc., on behalf of Patrick Messick, Sheri Todd, and Angie Newman

General Location: East of the Auburn Soccer Complex, on the north side of Wire Road

Zoning District: Rural (R) (pending annexation, Case PL-2020-00386)

Action Requested: Recommendation to City Council for “pre-zoning” of approximately 24.03 acres to Limited Development District (LDD)

PC Action: [Recommended for approval; will appear on September 15, 2020 City Council agenda](#)

19. The Silos at Conway**PUBLIC HEARING****PL-2020-00391**

Applicant: Blake Rice, Barrett-Simpson, Inc., on behalf of Patrick Messick, Sheri Todd, and Angie Newman

General Location: East of the Auburn Soccer Complex, on the north side of Wire Road

Zoning District: Limited Development District (LDD) (pending “pre-zoning,” Case PL-2020-00389)

Action Requested: Recommendation to City Council to apply the Planned Development District (PDD) designation to approximately 50.29 acres

PC Action: [Recommended for approval; will appear on September 15, 2020 City Council agenda](#)

20. The Silos at Conway**PUBLIC HEARING****PL-2020-00387**

Applicant: Blake Rice, Barrett-Simpson, Inc., on behalf of Patrick Messick, Sheri Todd, and Angie Newman

General Location: East of the Auburn Soccer Complex, on the north side of Wire Road

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

Action Requested: Preliminary plat approval for a 73 lot conventional residential subdivision [71 single family lots and two (2) open space lots]

PC Action: [Approved](#)

21. Camden South**PUBLIC HEARING****PL-2020-00399**

Applicant: Blake Rice, Barrett-Simpson, Inc. on behalf of FAB II, LLC

General Location: South of the Camden Ridge subdivision, along extensions of Keystone Drive and Scarsboro Lane

Zoning District: Development District Housing (DDH)

Action Requested: Revised preliminary plat approval for a 64 lot performance residential development [61 single family lots and three (3) open space lots]

PC Action: [Approved](#)

22. Midtown, Phase 3**PUBLIC HEARING****PL-2020-00306**

Applicant: Brian Malone, Auburn Main Street, LLC on behalf of Matthew Poirier, 1200 Opelika LLC

General Location: 1200 Opelika Road

Zoning District: Corridor Redevelopment – Suburban (CRD-S)

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

PC Action: [Recommended for approval; will appear on August 18, 2020 City Council agenda](#)

23. Donahue Crossing Axe Throwing**PUBLIC HEARING****PL-2020-00394**

Applicant: Robert S. Selby on behalf of C&S Investments, LLC

General Location: 1667 Shug Jordan Parkway, Suite 400

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

Action Requested: Recommendation to City Council for conditional use approval of an indoor recreation use (axe throwing)

PC Action: [Recommended for approval; will appear on August 18, 2020 City Council agenda](#)

24. Gay Street Development**PUBLIC HEARING****PL-2020-00401**

Applicant: Lee Tharp, LBYD, Inc., on behalf of Multi Aupal GS, LLC

General Location: 138 South Gay Street

Zoning District: Urban Core (UC)

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

PC Action: [Recommended for approval; will appear on August 18, 2020 City Council agenda](#)

25. Guthrie's Restaurant**PUBLIC HEARING****PL-2020-00407**

Applicant: Matthew Myers, Guthrie's Franchising, Inc., on behalf of The Doll House, LLC

General Location: 200 North College Street

Zoning District: Urban Core (UC)/College Edge Overlay District (CEOD)

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

PC Action: [Recommended for approval; will appear on August 18, 2020 City Council agenda](#)

26. Mimosa Cottages**PUBLIC HEARING****PL-2020-00408**

Applicant: Parker Lewis, Hydro Engineering Solutions, on behalf of Da Purnt Afta, LLC and Etherial Jackson

General Location: 120 Mimosa Avenue and 820 North College Street

Zoning District: Redevelopment District (RDD)

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

PC Action: [Recommended for approval; will appear on August 18, 2020 City Council agenda](#)

27. Tiger Corners Master Signage Plan**PL-2020-00437**

Applicant: Courtney Brown, Effective Signs

General Location: 1111 and 1117 South College Street

Zoning District: South College Corridor District (SCCD)

Action Requested: Master Signage Plan approval for the Tiger Corners/TownePlace Suites development

PC Action: [Approved](#)

28. Bridle Creek Subdivision, Phase 1

PL-2020-00410

Applicant: Brett Basquin, Foresite Group, Inc. on behalf of Toland Realty
General Location: Sandhill Road
Zoning District: Rural
Action Requested: Appeal of denial of an Engineering Design & Construction Manual waiver request to Section 5.3.7 in order to be allowed to not construct left turn lane

PC Action: **Denied**

Action Requested: Appeal of denial of an Engineering Design & Construction Manual waiver request to Section 5.2.4.3 in order to be allowed to pay into the Sidewalk Fund in lieu of constructing sidewalk

PC Action: **Approved**

OTHER BUSINESS

CHAIRMAN'S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT

The meeting was adjourned at 10:15 p.m.