

**Auburn Planning Commission  
August 13, 2020 – Regular Meeting  
MINUTES**

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.

**PRESENT** Wendy Birmingham, Robyn Bridges, Phil Chanser, Jana Jager, Mack LaZenby, Marcus Marshall, Warren McCord, Nonet Reese, Bob Ritenbaugh

**ABSENT** None

**STAFF PRESENT** Forrrest Cotten, Katie Robison, Logan Kipp, Jay Howell, Stephanie Canady, Amber English, Alison Frazier, Dan Crowdus, Eric Carson, Scott Cummings

**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:

- **Gibson Property Annexation – PL-2020-00155:** Recommendation to City Council for annexation of approximately 156.5 acres *(requested by applicant to be postponed until September 10, 2020)*
- **The Silos at Conway Annexation – PL-2020-00386:** Recommendation to City Council for annexation of approximately 24.03 acres
- **Auburn Links Crossing, Phase 2 – PL-2020-00396:** Final plat approval for a conventional subdivision (27 lot single family residential subdivision)
- **Donahue Ridge, Phase 6 – PL-2020-00405:** Final plat approval for a conventional subdivision (21 lot single family residential subdivision)
- **Northwoods - Weber Farms South Subdivision – PL-2020-00406:** Final plat approval for a conventional subdivision (six lot single family residential subdivision)
- **Camden West, Phase 1 – PL-2020-00409:** Final plat approval for a performance residential development (35 single family detached lots, two open space lots, and one lot for future development)
- **Auburn Links Crossing, Phase 1 Bond Extension – PL-2020-00395:** 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
- **The Preserve Subdivision, Phase 5A Bond Extension – PL-2020-00423:** 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
- **Asheton Lakes, Phase 3C Bond Extension – PL-2020-00424:** 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. Chansler made a motion to remove Case PL-2020-00155, Gibson Property Annexation, from the consent agenda.**

**Mr. LaZenby seconded the motion.**

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

- **Mr. LaZenby made a motion to approve the consent agenda excluding Case PL-2020-00155, Gibson Property Annexation, which included the minutes from the July 6, 2020 packet meeting and the July 9, 2020 regular meeting, with staff comments.**

**Mr. Marshall seconded the motion.**

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

- **Ms. Reese made a motion to postpone until September 10, 2020 Case PL-2020-00155, Gibson Property Annexation, a request for annexation of approximately 156.5 acres.**

**Ms. Bridges seconded the motion.**

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

## **NEW BUSINESS**

### **Gibson Property Rezoning**

**PL-2020-00156**

Mr. Cotten stated the applicant requested to postpone the application until the September 10, 2020 meeting.

**M. Reese made a motion to postpone until September 10, 2020 Case PL-2020-00156, Gibson Property Rezoning, a request for a recommendation to City Council for rezoning of approximately 154.3 acres to Development District Housing (DDH).**

**Ms. Bridges seconded the motion.**

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

### **Gibson Property Rezoning**

**PL-2020-00157**

Mr. Cotten stated the applicant requested to postpone the application until the September 10, 2020 meeting.

**Ms. Reese made a motion to postpone until September 10, 2020 Case PL-2020-00157, Gibson Property Rezoning, a request for a recommendation to City Council for rezoning of approximately 2.2 acres to Comprehensive Development District (CDD).**

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: The Silos at Conway Annexation (Case PL-2020-00386)

Subject: Recommendation to City Council for annexation of approximately 24.03 acres

Location: North side of Wire Road (Lee Road 137), east of Auburn Soccer Complex

Applicant: Patrick Messick, Sheri Todd, and Angie Newman

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 24.03 acres, marked "Received" July 17, 2020, Auburn Planning Commission Case PL-2020-00386, is hereby **APPROVED**.

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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 August 13, 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 1<sup>st</sup> day of September, 2020.



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Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: Auburn Links Crossing Subdivision, Phase 2 (Case PL-2020-00396)

Subject: Final plat approval for a conventional subdivision (27 lot single family residential subdivision)

Location: Between 2610 and 3260 Mill Creek Road

Applicant: Links Crossing, 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 final plat approval for a conventional subdivision (27 lot single family residential subdivision), marked "Received" July 20, 2020, Auburn Planning Commission Case PL-2020-00396, is **APPROVED, subject to:**

**Planning:**

- Include coordinates for at least two points.
- Remove unnecessary bearings and distances of Phase 1 and de-emphasize those lines.
- Correct the Auburn City Engineer's certificate to read "City Engineer" before the signature line.
- Remove note 5.
- Proposed Right of Way (ROW) for Westover Street is not consistent with ROW already platted and dedicated in Links Crossing Subdivision Phase 1. The portion dedicated in Phase 2 should begin where the previous portion terminated.
- Include a note stating that Lots 46 and 47 may be unbuildable due to stream buffers

**Engineering:**

- Engineering plans have been approved by the Development Review Team and construction is underway.
- 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:**

- Provide at least two corner coordinates.
- Verify the data for Caddy Court in the curve table. There appears to be mixed up entries such as C21, C22, and C24.

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STATE OF ALABAMA  
LEE COUNTY

I, Forrest E. Cotten, Director of Planning for the Auburn Planning Commission, do hereby certify that

Auburn Links Crossing Subdivision, Phase 2  
PL-2020-00396

the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held August 13, 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 1<sup>st</sup> day of September, 2020.

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

Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: Donahue Ridge, Phase 6 (Case PL-2020-00405)

Subject: Final plat approval for a conventional subdivision (21 lot single family residential subdivision)

Location: East of North Donahue Drive and south of Felicity Lane (Donahue Ridge, Phase 4)

Applicant: EFACO, III

Property Zoned: Development District Housing (DDH)

**Commission Action**

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for final plat approval for a conventional subdivision (21 lot single family residential subdivision), marked "Received" July 21, 2020, Auburn Planning Commission Case PL-2020-00405, is **APPROVED, subject to:**

**Planning:**

- Lot numbering should continue from previous phase(s). Lots in this phase should be 158-178.
- Lots 163 and 164 require a minimum of 70 feet for their frontage.

**Engineering:**

- Engineering plans have been approved by the Development Review Team and construction is underway.
- Show the twenty (20) foot private Drainage and Utility Easement along the rear lot lines of Lots 168, 169, and 170.
- 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 data for north boundary of Lots 170-178.

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Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: Northwoods – Weber Farms South Section (Case PL-2020-00406)

Subject: Final plat approval for a conventional subdivision (6 lot single family residential subdivision)

Location: Eastern terminus of Whiskey Run Lane, south of North Donahue Drive

Applicant: Donahue 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 final plat approval for a conventional subdivision (6 lot single family residential subdivision), marked "Received" July 21, 2020, Auburn Planning Commission Case PL-2020-00406, is **APPROVED, subject to:**

**Engineering:**

- Engineering plans have been approved by the Development Review Team and construction is underway.
- Note No. 10 refers to a temporary turnaround easement that is not part of this plat. The note should be removed from this plat.
- 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:**

- Provide at least two corner coordinates.
- The boundary of lots 56 doesn't close.

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Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: Camden West, Phase 1 (Case PL-2020-00409)

Subject: Final plat approval for a performance residential development (35 single family detached lots, two open space lots, and one lot for future development)

Location: West and south of Camden Ridge subdivision

Applicant: FAB II, 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 final plat approval for a performance residential development (35 single family detached lots, two open space lots, and one lot for future development), marked "Received" July 21, 2020, Auburn Planning Commission Case PL-2020-00409, is **APPROVED, subject to:**

**Planning:**

- Provide a name for "Street A".
- Add total greenspace acreage to Note 9.
- Provide a note listing the entity responsible for maintaining the open space lots.
- Under Auburn Certificates, align the Planning Director and City Engineer titles so that "Planning Director" and "City Engineer" are on the same line as their respective signature lines.

**Engineering:**

- Engineering plans have been approved by the Development Review Team and construction is underway.
- Minimum Finished Floor Elevations should be provided for all lots containing or abutting water features.
- Provide Drainage & Utility Easements around the culvert and pipe on Lots 91 and 92 at Trail Ridge Road.
- Show and label the private easement for the low-pressure pump system.
- 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.

**Water Resource Management:**

- Confirm that Lots 29, 43, and 44 will potentially have sewer backflow issues and label each lot individually as such. (Article III, COA Subdivision Regulations)
- Add the following note to the plat: "The indicated lots have potential sewer backflow issues due to the finished grade elevation being less than 12-inches above the nearest upstream sanitary sewer manhole rim elevation. These lots are required to have backflow prevention devices installed on the customer's sewer service line if the finished floor elevation is less than 12-inches above the nearest upstream sanitary sewer manhole rim elevation. The property owner, successors, and assigns for each lot of record as indicated shall be fully responsible for the maintenance and repair of this backflow prevention device



Camden West, Phase 1  
PL-2020-00409

and shall indemnify, hold harmless, and defend the City of Auburn for any backflows that occur due to improper maintenance, use, or omittance of this device.”

- Private easement for the low pressure sewer system should be provided on the plat.

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Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: Links Crossing Subdivision, Phase 1 (Case PL-2020-00395)

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: Off the west side of Mill Creek Road, across from Mimms Trail Subdivision

Applicant: Links Crossing, 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" June 20, 2020, Auburn Planning Commission Case PL-2020-00395, is hereby **APPROVED, subject to:**

- The bonding period shall be extended for twelve months.

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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 August 13, 2020 and as same appears of record in the Official Minutes of said Commission.

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Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: The Preserve, Phase 5A (Case PL-2020-00423)

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 of the intersection of Farmville Road and Conservation Drive at the terminus of Preservation Drive

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 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" June 28, 2020, Auburn Planning Commission Case PL-2020-00423, is hereby **APPROVED, subject to:**

- The bonding period shall be extended for twelve months.

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STATE OF ALABAMA  
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Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: Asheton Lakes, Phase 3C (Case PL-2020-00424)

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: Termini of Norfolk Drive and Arlington Court, south of Farmville Lakes

Applicant: Farmville Lakes, LLC

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

**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" June 29, 2020, Auburn Planning Commission Case PL-2020-00424, is hereby **APPROVED, subject to:**

- The bonding period shall be extended for two years.

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STATE OF ALABAMA  
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Forrest E. Cotten, AICP, Director of Planning

**Ms. Bridges seconded the motion.**

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

**Gibson Property PDD**

**PL-2020-00158**

Mr. Cotten stated the applicant requested to postpone the application until the August 13, 2020 meeting.

**Ms. Reese made a motion to postpone until September 10, 2020 Case PL-2020-00158, Gibson Property PDD, a request for a recommendation to City Council to apply the Planned Development District (PDD) designation to approximately 156.5 acres.**

**Ms. Bridges seconded the motion.**

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

**Gibson Property Conditional Use**

**PL-2020-00221**

Mr. Cotten stated the applicant requested to postpone the application until the September 10, 2020 meeting.

**Ms. Reese made a motion to postpone until September 10, 2020 Case PL-2020-00156, Gibson Property Conditional Use, a request for a recommendation to City Council for conditional use approval for an office use.**

**Ms. Bridges seconded the motion.**

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

**TD Development Rezoning**

**PL-2020-00207**

Mr. Kipp stated the request was for a recommendation to City Council for rezoning of approximately 4.21 acres from Rural (R) to Limited Development District (LDD). The subject property was located at 2449 Moores Mill Road. Staff recommended approval.

Mr. Chansler opened the public hearing.

Public comment was provided by the following individuals:

- Gregory Forthofer, 2547 Glenn Brooke Drive, asked if the subject property was in an existing neighborhood shopping center.

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

Mr. Cotten said the property was not in a neighborhood shopping center.

**Mr. Ritenbaugh made a motion to approve Case PL-2020-00207, TD Development Rezoning, a request for a recommendation to City Council for rezoning of approximately 4.21 acres to Limited Development District (LDD), with staff comments.**

**Ms. Jager seconded the motion.**

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

**Hamilton Place PDD Amendment**

**PL-2020-00208**

Mr. Kipp stated the request was for a 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. The subject property was located at the northeast corner of Moores Mill Road and Hamilton Road. Staff recommended denial.

Brett Basquin with Foresite Group, Inc. represented the applicant. He provided details of the proposed plan and stated that the office use was a good stepdown between the neighborhood shopping center and single family residential. He explained that the only potential expansion site for additional retail was on the Publix drive-thru side on the north. Mr. Basquin stated the applicant had reduced the overall square footage request from 40,000 square feet to 33,000 square feet of office uses. He indicated that Publix had a greater parking requirement for the office uses than the City. The architecture would resemble a more residential look. A traffic study had been completed, which concluded there would be no adverse impacts due to the office use, which was expected to generate 362 trips per day. Neither left nor right turn lanes were suggested by the traffic study. The applicant was willing to add a left turn lane into the site, but doing so could possibly have an adverse negative effect.

Mr. Chansler opened the public hearing.

Public comment was provided by the following individuals:

- Robert Greenhaw, 2486 Glenn Brooke Drive, opposed the PDD request.
- Gregory Forthofer, 2457 Glenn Brooke Drive, opposed the PDD request (correspondence attached).
- Mark Massey, 2480 Glenn Brooke Drive, opposed the request. He was concerned that the development could lead to traffic deaths.
- Alma Lacy Craft, 2473 Glenn Brooke Drive, expressed concern about traffic and property values.
- Julie Melton, 2512 Glenn Brooke Drive, opposed the PDD request.
- Joseph Martin, 2492 Glenn Brooke Drive, opposed the PDD request.
- Julie Moncrief, 1122 Blackman Circle, was concerned about traffic and property values. She asked the Commission to deny the PDD request.
- Ernest Merritt, 2492 Glenn Brooke Drive, opposed the PDD request.
- David Rohling, 2585 Glenn Brooke Drive, was concerned about traffic. He asked for the speed limit to be reduced along this portion of Moores Mill Road.

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

Mr. Chansler asked when the traffic study was performed and if residential or office generated more traffic. He asked what improvements might be made in the future.

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: TD Development (Case PL-2020-00207)

Subject: Recommendation to City Council for rezoning of approximately 4.21 acres to Limited Development District (LDD)

Location: 2449 Moores Mill Road

Applicant: TD Development, Inc.

Property Zoned: Rural (R)

**Commission Action**

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for rezoning of approximately 4.21 acres to Limited Development District (LDD), marked "Received" April 15, 2020, Auburn Planning Commission Case PL-2020-00207, is hereby **APPROVED, subject to:**

**Engineering:**

- An engineering certification has been submitted for this project.
- There are no engineering concerns with the rezoning. Upon submission of a development plan, the site must comply with the requirements in the Engineering Design and Construction Manual.

**Water Resource Management:**

- This property is in the Ogletree Watershed
- **Is the area served by municipal water?** Municipal water service is available from AWWB.
- **Is the area served by municipal sewer?** Municipal sewer service is available from COA. Off-site easements may be required for sanitary sewer service to this property. The developer is responsible for acquiring any required off-site easements.

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STATE OF ALABAMA  
LEE COUNTY

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Forrest E. Cotten, AICP, Director of Planning

Ms. Frazier said the traffic study counts were taken the last week of July. Some adjustments were made based on historical data. City staff was still reviewing the study and determining how to adjust rates based on COVID-19. Different factors, such as zoning and density, would determine whether residential or commercial counts were higher. A comprehensive traffic study of most major corridors in the City had just been completed. The subject area was experiencing a great deal of growth and significant volume changes. Traffic studies would be required for certain developments, and improvements would be made at the developer's expense.

Mr. Marshall asked about the impact of the site being upgraded from a neighborhood shopping center to a community shopping center if the PDD request was approved.

Mr. Cotten explained that the designation change was based on square footage of the development site.

Ms. Reese did not have an issue with the request for office space, and she liked that the site would utilize the existing curb cut. She asked if the Commission could remove the commercial space from the request. She asked if a left hand turn would be required into the development.

Mr. Cotten said the Commission could recommend that the commercial square footage not be added to the PDD.

Ms. Frazier said a left hand turn would be required as part of the Engineering Design & Construction Manual.

Mr. Basquin explained that the agreement with Publix to use the cross-access drive, a minimum of 4.5 spaces were required for every 1,000 square feet of office use.

Mr. Kipp said there was approximately 17,000 square feet left before the site would be upgraded to a community shopping center.

Mr. Basquin did not have an issue with removing the additional retail space if the Commission desired.

Mr. McCord questioned what other uses would be feasible in the area where the offices were proposed. He did have concern about traffic; however, he thought it was unreasonable to expect the developer of what would be such a small section of the PDD to bear responsibility for constructing a left hand turn lane. He thought the office use was worthy of consideration.

Ms. Jager understood the biggest concerns raised were focused towards traffic and the not the use.

Mr. Chansler thought the PDD amendment and use were appropriate.

Mr. LaZenby was inclined to keep the PDD as it was.

**Ms. Jager made a motion to approve PL-2020-00208, Hamilton Place PDD Amendment, a request for a recommendation to City Council to 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, with staff comments.**

**Ms. Bridges seconded the motion.**



- **Ms. Reese made a motion to amend the original motion to remove 25,000 square feet of retail space from the approval.**

**Mr. LaZenby seconded the motion to amend.**

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

**A vote was taken on the amended motion, and it passed with a vote of 7-2. Commissioners LaZenby and Ritenbaugh voted against the motion.**

#### **Hamilton Place Conditional Uses**

**PL-2020-00209**

Mr. Kipp stated the request was for a recommendation to City Council for conditional use approval for office uses. The subject property was located at 2449 Moores Mill Road in the Limited Development District (LDD) zoning district with an overlay of the Planned Development District (PDD) designation. Staff recommended denial.

Mr. Chansler opened the public hearing.

Public comment was provided by the following individuals:

- Julie Moncrief, 1122 Blackman Circle, was hesitant to believe that the drawings the applicant had presented would be realized. She questioned how the Commission came to recommended approval of the request when staff had recommended denial.
- Gregory Forthofer, 2457 Glenn Brooke Drive, said the uses would create traffic confusion issues. He requested to see the traffic study and asked that the excess parking spaces be removed due to the property's location in the watershed.
- Julie Melton, 2512 Glenn Brooke Drive, didn't understand why the Commission would go against the City's recommendation for denial.
- Ernest Merritt, 2492 Glenn Brooke Drive, was concerned about the watershed and traffic. He asked to see the applicant's agreement with Publix.

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

Mr. Chansler noted that the City Council would consider these requests on September 15, 2020.

Mr. Basquin explained that water control measures would be taken no matter the number of parking spaces, as the property was in the watershed. The agreement with Publix essentially restricted the allowable use to office.

Mr. LaZenby asked about decel and turn lanes.

Mr. Basquin said the traffic study showed they were not required, but he was willing to work with the City if they are needed.

Ms. Jager thought it would be good for a new traffic study to be done.

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: Hamilton Place PDD Amendment (Case PL-2020-00208)

Subject: Recommendation to City Council to amend Ordinance Number 2569 that created the Planned Development District (PDD) for the Hamilton Place shopping center. The request is for the addition of forty thousand (40,000) square feet of office space and twenty-five thousand (25,000) square feet of a retail

Location: Northeast corner of Moores Mill Road and Hamilton Road

Applicant: PSM Holdings, LLC and TD Development, Inc.

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 recommendation to City Council to amend Ordinance Number 2569 that created the Planned Development District (PDD) for the Hamilton Place shopping center. The request is for the addition of forty thousand (40,000) square feet of office space and twenty-five thousand (25,000) square feet of a retail, marked "Received" April 15, 2020, Auburn Planning Commission Case PL-2020-00208, is hereby **APPROVED, subject to:**

- Approval does not include the request for 25,000 square feet of additional retail space.
- Approval of office space is reduced to 33,000 square feet.

**Public Works:**

- There are no engineering concerns with the proposed PDD amendment. Upon submission of a development plan, the site must comply with the requirements in the Engineering Design and Construction Manual.

**Water Resource Management:**

- Water service is available from the Water Works Board of the City of Auburn.
- Off-site easements may be required for sanitary sewer service to this property. The developer is responsible for acquiring any required off-site easements.
- This property is in the Lake Ogletree watershed.

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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 August 13, 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 1<sup>st</sup> day of September, 2020.



Forrest E. Cotten, AICP, Director of Planning

**Ms. Bridges made a motion to approve Case PL-2020-00209, Hamilton Place Conditional Uses, a request for a recommendation to City Council for conditional use approval for office uses, with staff comments.**

**Mr. Marshall seconded the motion.**

**A vote was taken, and it passed with a vote of 7-2. Commissioners LaZenby and Ritenbaugh voted against the motion.**

**Fernwood Rezoning – Conservation Overlay District**

**PL-2020-00300**

Mr. Cotten stated the applicant requested to postpone the application until the September 10, 2020 meeting.

**Mr. Marshall made a motion to postpone until September 10, 2020 Case PL-2020-00300, Fernwood Rezoning – Conservation Overlay District, a request for a recommendation to City Council to place the Conservation Overlay District (COD) designation on 88.38 acres.**

**Mr. Ritenbaugh seconded the motion.**

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

**The Silos at Conway**

**PL-2020-00389**

Ms. Canady stated the request was for a recommendation to City Council for pre-zoning of approximately 24.03 acres from Rural (R) to Limited Development District (LDD). The subject property was located east of the Auburn Soccer Complex, on the north side of Wire Road. Staff recommended approval.

Mr. Chansler opened the public hearing.

Public comment was provided by the following individuals:

- Charles Branch, 2000 Sunset Drive, did not think LDD zoning was appropriate for the subject property and thought one acre lots were better for the subject property. He also had concerns about traffic.

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

**Mr. McCord made a motion to approve Case PL-2020-00389, The Silos at Conway, a request for a recommendation to City Council for pre-zoning of approximately 24.03 acres from Rural (R) to Limited Development District (LDD), with staff comments.**

**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: Hamilton Place Offices (Case PL-2020-00209)

Subject: Recommendation to City Council for conditional use approval for office use

Location: 2449 Moores Mill Road

Applicant: PSM Holdings, LLC and TD Development, Inc.

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 recommendation to City Council for conditional use approval for office uses, marked "Received" April 15, 2020, Auburn Planning Commission Case PL-2020-209, is hereby **APPROVED, subject to:**

**Planning:**

- 10 landscaped islands are required in the parking area.
- Additional measures to limit impervious surface or provide natural filtration of runoff via rain garden or other method is recommended.
- Corridor overlay regulations shall apply.

**Engineering:**

- There are no engineering concerns with the proposed conditional use. Upon submission of a development plan, the site must comply with the requirements in the Engineering Design and Construction Manual.

**Water Resource Management:**

- Water service is available from the Water Works Board of the City of Auburn.
- Off-site easements may be required for sanitary sewer service to this property. The developer is responsible for acquiring any required off-site easements.
- This property is in the Ogletree watershed.

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STATE OF ALABAMA  
LEE COUNTY

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GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 1<sup>st</sup> day of September, 2020.

  
\_\_\_\_\_  
Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: The Silos at Conway (Case PL-2020-00389)

Subject: Recommendation to City Council for pre-zoning of approximately 24.03 acres to Limited Development District (LDD)

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

Applicant: Patrick Messick, Sheri Todd, and Angie Newman

Property Zoned: Rural (R)

**Commission Action**

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for rezoning of approximately 24.03 acres to Limited Development District (LDD), marked "Received" July 17, 2020, Auburn Planning Commission Case PL-2020-00389, is hereby **APPROVED, subject to:**

**Engineering Services:**

- An engineering certification has been submitted.
- A traffic impact study should be provided to review the impacts of the development on the surrounding infrastructure. Recommendations from the traffic study shall be constructed with this development.

---

STATE OF ALABAMA  
LEE COUNTY

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Forrest E. Cotten, AICP, Director of Planning

## **The Silos at Conway**

**PL-200-00391**

Ms. Canady stated the request was for a recommendation to City Council to apply the Planned Development District (PDD) designation on approximately 50.29 acres. The subject property was located east of the Auburn Soccer Complex, on the north side of Wire Road. The proposed PDD Master Plan identified broad use types, specifically conventional residential development (single-family residential), office, and commercial and entertainment. These uses were conditional in a PDD and the applicant did not currently seek conditional use approval for the commercial development. The development proposed five new public streets, which would access from another existing public street, Wire Road. A previous traffic study was conducted that did not contemplate the proposed single-family development. A new study would need to be conducted to consider how this change would impact the surrounding traffic flow.

Staff recommended approval.

Mr. Chansler opened the public hearing.

Public comment was provided by the following individuals:

- David Ennis, 200 Kuderna Drive, read into the record a letter detailing the concerns with the proposed development (attached). The letter had been signed by 52 residents of the area.
- Marlene Bowman, 3757 Biltmore Lane, thought the area should remain quiet and rural. She asked the Commission to consider requiring one acre lots, as smaller lots would change the landscape of the area.
- Michael Robinson, 4200 Wire Road, was concerned about the impacts the development would have on his farm. He asked the Commission to postpone the application until a traffic study could be done and other concerns expressed in the neighborhood's letter could be addressed.

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

Ms. Reese asked about connectivity.

Mr. Cotten said the applicant had committed to providing a stub out to the commercial portion of the development and stated that could be made a condition of approval as part of the preliminary plat.

Ms. Reese asked what traffic infrastructure would be required for the development.

Ms. Frazier said a traffic impact study would be required. Connections to Wire Road and the proposed commercial area would be considered.

Blake Rice with Barrett-Simspon, Inc. represented the applicant. He said a traffic study had been done previously and could be updated.

Mr. Jager asked if the street on the eastern side of the property was public or private.

Ms. Frazier said it was private. Verification would be needed to confirm that the owner authorized connection to the road.

Ms. Jager asked if it would have to be brought up to City standards.

Ms. Frazier said potentially.

Mr. McCord suggested requiring a condition of approval be that the road be brought up to City standards up to the point of connection to the commercial portion. He was uncomfortable having a stretch of private road to access a commercial development.

Mr. Rice said it would be brought up to City standards when connected to the commercial portion of the development site.

Mr. McCord was not excited about the increased open space and parking in the rear for commercial/office use in exchange for reduced setbacks. He asked if the Commission had the authority to make those exchanges required as part of the PDD.

Mr. Cotten said not according to the way the ordinance was written.

The Commission further discussed buffering and open space. Mr. Rice explained that he would design access to the open space in an inviting way. He stated there would be a significant amount of screening for the homes along Wire Road.

Mr. McCord asked when the commercial portion would be developed.

Mr. Rice anticipated it would lag significantly behind the single family development.

Ms. Reese asked if the Commission should require certain traffic improvements as part of an approval.

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

**Mr. LaZenby made a motion to approve Case PL-2020-00391, The Silos at Conway, a request for a recommendation to City Council to apply the Planned Development District (PDD) designation on approximately 50.29 acres, with staff comments.**

**Ms. Jager seconded the motion.**

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

#### **The Silos at Conway**

**PL-2020-00387**

Ms. Canady stated the request was for preliminary plat approval for a conventional subdivision (71 single family residential lots and two open space lots). The subject property was located east of the Auburn Soccer Complex, on the north side of Wire Road. The plat met requirements of the subdivision regulations for preliminary plat approval, and staff recommended approval.

Mr. Chansler opened the public hearing.

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: The Silos at Conway (Case PL-2020-00391)

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

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

Applicant: Patrick Messick, Sheri Todd, and Angie Newman

Property Zoned: Limited Development District (LDD)

**Commission Action**

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council to apply the Planned Development District (PDD) designation to approximately 50.29 acres, marked "Received" July 17, 2020, Auburn Planning Commission Case PL-2020-00391, is hereby **APPROVED**, **subject to:**

**Planning:**

- Show square footage of commercial buildings.
- Streams and their appropriate buffers must be shown on master development plan.
- Connection between residential and commercial/office uses should be provided.
- Delineated phases on master development plan
- Address all staff comments and recommendations outlined in this report.

**Engineering:**

- An engineering certification has been submitted.
- A traffic impact study should be provided to review the impacts of the development on the surrounding infrastructure. Recommendations from the traffic study shall be constructed with this development.
- The development is showing access to the commercial property on a private drive. As part of the development review, permission from the property owner must be provided.

**Water Resource Management:**

- AWWB does not serve the subject property with water, applicant should coordinate with Loachapoka Water Authority to confirm service availability.
- Offsite easements may be required for Sanitary Sewer service. Applicant is responsible for acquiring any easements that may be necessary.
- Regulated waters may be present at this site. Applicant should verify presence of any regulated waters prior to development.

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STATE OF ALABAMA  
LEE COUNTY

I, Forrest E. Cotten, Director of Planning for the Auburn Planning Commission, do hereby certify that



The Silos at Conway  
PL-2020-00391

the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held August 13, 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 1<sup>st</sup> day of September, 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

Public comment was provided by the following individuals:

- Charles Branch, 2000 Sunset Drive, was concerned about the safety of traffic. He did not see why the entrance to the subdivision could not be put at the new roundabout at the Cox/Wire intersection.
- Kate Lamar Jackson, 2225 Wire Road, asked if Wire Road would need to be widened due to traffic improvements.

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

Ms. Frazier expected for widening to happen within the existing right-of-way.

**Mr. LaZenby made a motion to approve Case PL-2020-00387, The Silos at Conway, a request for preliminary plat approval for a conventional subdivision (71 single family residential lots and two open space lots), with staff comments.**

**Ms. Bridges seconded the motion.**

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

#### **Camden South**

**PL-2020-00399**

Mr. Howell stated the request was for preliminary plat approval for a performance residential development (61 single family detached lots and three open space lots. The subject property was located south of Camden Ridge Subdivision, along the extensions of Keystone Drive and Scarsboro Lane in the Development District Housing (DDH) zoning district. 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. Ritenbaugh made a motion to approve Case PL-2020-00399, Camden South, a request for preliminary plat approval for a performance residential development (61 single family detached lots and three open space lots), with staff comments.**

**Mr. LaZenby seconded the motion.**

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

#### **Midtown, Phase 3**

**PL-2020-00306**

Mr. Kipp stated the request was for a recommendation to City Council for conditional use approval for a performance residential development (multiple unit development). The subject property was located at 1200 Opelika Road in the Corridor Redevelopment District – Suburban (CRD-S) zoning district. Staff recommended approval.

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: The Silos at Conway (Case PL-2020-00387)

Subject: Preliminary plat approval for a conventional subdivision (71 single family residential lots and two open space lots)

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

Applicant: Patrick Messick, Sheri Todd, and Angie Newman

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 preliminary plat approval for a conventional subdivision (71 single family residential lots and two open space lots), marked "Received" July 17, 2020, Auburn Planning Commission Case PL-2020-00387, is **APPROVED, subject to:**

**Planning:**

- Show names of proposed streets.
- Show any existing utilities and easements., as well as any future easements.
- Add note regarding HOA maintenance.
- Show the existing pond.
- Show the existing streams and associated buffers.
- Provide 25% (10.59 ac) open space as requested in Master Development Plan
- Lots 13-19 & 21-27 are not within 750 ft of Open Space access, a pedestrian access easement or an extension of the open space lot between lots 28-31 would need to be provided.
- Show 20' bufferyard (shown in Master Development Plan) along Wire Rd.
- Show pedestrian/bicycle path from subdivision to commercial/office component as proposed in PDD.
- Engineering record drawings will need to be submitted for Design Review process.

**Engineering:**

- An engineering certification has been submitted.
- A traffic impact study should be provided to review the impacts of the development on the surrounding infrastructure. Recommendations from the traffic study shall be constructed with this development.
- Show all existing streams and wetlands on the plat, and the associated stream buffers.
- Minimum Finished Floor Elevations should be listed for all lots within close proximity of streams, and all lots adjacent to the inundation boundary determined from the dam breach analysis.
- The minimum centerline radius for horizontal roadway curves is 200'. Several areas on the plat indicate radii less than the minimum.
- A street stub-out to the future development parcel is recommended for connectivity. No direct access to Wire Road will be permitted.
- Add a note indicating that no lots shall take direct access off Wire Road.

The Silos at Conway  
PL-2020-00387

**Water Resource Management:**

- AWWB does not serve the subject property with water, applicant should coordinate with Loachapoka Water Authority to confirm service availability.
- Offsite easements may be required for Sanitary Sewer service. Applicant is responsible for acquiring any easements that may be necessary.
- Regulated waters may be present at this site. Applicant should verify presence of any regulated waters prior to development.

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STATE OF ALABAMA  
LEE COUNTY

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GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 1<sup>st</sup> day of September, 2020.



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Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: Camden South (Case PL-2020-00399)

Subject: Preliminary plat approval for a performance residential development (61 single family detached lots and three open space lots)

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

Applicant: FAB II, 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 preliminary plat approval for a performance residential development (61 single family detached lots and three open space lots), marked "Received" July 20, 2020, Auburn Planning Commission Case PL-2020-00399, is **APPROVED**, **subject to:**

**Planning:**

- Include coordinates for at least two of the surveyed points.
- Add a note listing the party responsible for maintaining the open space lots.

**Engineering:**

- Engineering plans have been submitted and are under review.
- Provide a temporary turnaround easement at the end of Keystone Drive.

**Water Resource Management:**

- Water service to this property is provided by the Water Works Board of the City of Auburn.
- Municipal sewer collection provided by the City of Auburn is available.

**GIS:**

- Provide at least two corner coordinates.

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LEE COUNTY

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\_\_\_\_\_  
Forrest E. Cotten, AICP, Director of Planning

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

Mr. LaZenby asked if these were student housing.

Mr. Cotten said the housing units did not match the City's definition for student housing.

**Ms. Bridges made a motion to approve Case PL-2020-00306, Midtown, Phase 3, a request for a recommendation to City Council for conditional use approval for a performance residential development (multiple unit development), with staff comments.**

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

#### **Donahue Crossing Axe Throwing**

**PL-2020-00394**

Mr. Kipp stated the request was for a recommendation to City Council for conditional use approval for an indoor recreation use (axe throwing). The subject property was located at 1667 Shug Jordan Parkway, Suite 400, in the Comprehensive Development District (CDD) zoning district with an overlay of the Planned Development District (PDD) designation. 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-2020-00394, Donahue Crossing Axe Throwing, a request for a recommendation to City Council for conditional use approval for an indoor recreation use (axe throwing), with staff comments.**

**Ms. Jager seconded the motion.**

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

#### **Gay Street Development**

**PL-2020-00401**

Mr. Kipp stated the request was for a recommendation to City Council for conditional use approval for a commercial and entertainment use (grocery store). The subject property was located at 138 South Gay Street in the Urban Core (UC) zoning district. Staff recommended approval.

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

Mr. LaZenby asked how many parking spaces were required.

Mr. Cotten said zero.

**Mr. LaZenby made a motion to approve Case PL-2020-00401, Gay Street Development, a request for a recommendation to City Council for conditional use approval for a commercial and entertainment use (grocery store), with staff comments.**

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: Midtown, Phase 3 (Case PL-2020-00306)

Subject: Recommendation to City Council for conditional use approval for a performance residential development (multiple unit development)

Location: 1200 Opelika Road

Applicant: 1200 Opelika, LLC

Property Zoned: Corridor Redevelopment District – Suburban (CRD-S)

**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 performance residential development (multiple-unit development), marked “Received” June 16, 2020, Auburn Planning Commission Case PL-2020-00306, is hereby **APPROVED, subject to:**

**Planning:**

- An administrative subdivision is required to consolidate lots and provide ROW frontage
- Recommendation to provide pedestrian connectivity between phases

**Engineering:**

- An engineering certification has been submitted.
- There are no engineering concerns with the proposed conditional use request. Upon submission of a development plan, the site must comply with the requirements in the Engineering Design and Construction Manual.
- Vehicular and pedestrian connectivity should be provided to Phase 1 (Twin City Cottages).

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STATE OF ALABAMA  
LEE COUNTY

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GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 14<sup>th</sup> day of August, 2020.



Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: Donahue Crossing Axe Throwing (Case PL-2020-00394)

Subject: Recommendation to City Council for conditional use approval for an indoor recreation use (axe-throwing)

Location: 1667 Shug Jordan Parkway

Applicant: C & S Investments, LLC

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 a recommendation to City Council for conditional use approval for an indoor recreation use (axe-throwing), marked "Received" July 17, 2020, Auburn Planning Commission Case PL-2020-00394, is hereby **APPROVED, subject to:**

**Planning:**

- Provide occupancy estimate to calculate if any additional parking is required.

**Engineering:**

- There are no engineering concerns with the proposed conditional use request.

**Water Resource Management:**

- If facility plans to serve food a grease trap will be required.

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STATE OF ALABAMA  
LEE COUNTY

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\_\_\_\_\_  
Forrest E. Cotten, AICP, Director of Planning



**Mr. Ritenbaugh seconded the motion.**

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

**Guthrie's Restaurant**

**PL-2020-00407**

Mr. Howell stated the request was for a recommendation to City Council for conditional use approval for a road service use (fast food restaurant with drive-thru). The subject property was located at 200 North College Street in the Urban Core (UC) zoning district with an overlay of the College Edge Overlay District (CEOD) designation. Staff recommended approval.

Mr. Chansler opened the public hearing.

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

- Margaret Brown, 214 North College Street, opposed a drive-thru restaurant at the proposed location.
- Stone Ray, 1820 Third Avenue North, Birmingham, asked the Commission to consider negative impacts of another downtown drive-thru.

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

Mr. Ritenbaugh thought the stacking space was insufficient. He did not support the use.

Mr. Marshall thought the stacking would support the restaurant's volume.

Parker Lewis with Hydro-Engineering Solutions, LLC represented the applicant. He said there was a mechanism to increase the stacking, if needed.

Mr. Chansler was completely against a drive-thru at this location.

Mr. LaZenby said he would not be able to support the request unless the entrance on East Glenn was eliminated.

Mr. Lewis questioned if eliminating the entrance on Glenn would make traffic better if it all went to North College.

**Mr. LaZenby made a motion to approve Case PL-2020-00407, Guthrie's Restaurant, a request for a recommendation to City Council for conditional use approval for a road service use (fast food restaurant with drive-thru), with staff comments and the conditions that the entrance on East Glenn Avenue be eliminated and there be a right-turn only exit on East Glenn Avenue.**

**The motion died for lack of a second.**

**Ms. Bridges made a motion to approve Case PL-2020-00407, Guthrie's Restaurant, a request for a recommendation to City Council for conditional use approval for a road service use (fast food restaurant with drive-thru), with staff comments.**

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: Gay Street Development – Downtown Grocery (Case PL-2020-00401)

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

Location: 138 South Gay Street

Applicant: Multi Aubal GS, LLC

Property Zoned: Urban Core (UC)

**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 commercial and entertainment use (grocery store), marked “Received” July 21, 2020, Auburn Planning Commission Case PL-2020-00401, is hereby **APPROVED, subject to:**

**Planning:**

- Architectural elements will be reviewed by the Downtown Design Review Committee.
- Administrative subdivision will be needed to consolidate lots.
- Staff will work with applicant during DRT process for compliance with Urban Core development and design standard requirements and Auburn Master Streetscape Plan.
- Provide building height, ISR, and FAR on-site plan.
- All mechanical and electrical equipment shall be screened from the ROW.
- Recommendation to provide bicycle parking on-site

**Engineering:**

- An engineering certification has been submitted.
- Upon submission of a development plan, the site must comply with the requirements in the Engineering Design and Construction Manual, including the streetscape.
- A traffic impact study should be provided to review the impacts of the development on the surrounding infrastructure. Recommendations from the traffic study shall be constructed with this development.
- The existing sidewalk abutting the west end of the northern site boundary, should be connected to internal sidewalk to provide additional pedestrian connectivity.
- Upon review of the development plans, additional right of way and/or easements may be required along Gay Street.

**Water Resource Management:**

- Site is served by AWWB for water and COA for sanitary sewer.
  - Site is located in the Parkerson Mill watershed.
-

Gay Street Development – Downtown Grocery  
PL-2020-00401

STATE OF ALABAMA  
LEE COUNTY

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GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 14<sup>th</sup> day of August, 2020.

  
\_\_\_\_\_  
Forrest E. Cotten, AICP, Director of Planning

**Ms. Jager seconded the motion.**

**A vote was taken, and the motion passed with a vote of 5-4. Commissioners Bridges, Jager, Marshall, McCord, Reese voted for the motion. Commissioners Birmingham, Chansler, LaZenby, and Ritenbaugh voted against the motion.**

**Mimosa Cottages**

**PL-2020-00408**

Ms. Canady stated the request was for a recommendation to City Council for conditional use approval for a performance residential development (cottage housing development). The subject property was located at 120 Mimosa Avenue and 820 North College Street in the Redevelopment District (RDD) zoning district. The request included waivers to reduce the required north, south, east, and west bufferyards to 5' and to allow the development to be considered using cottage housing special development standards' open space requirement of 500 square feet per cottage. 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-2020-00408, Mimosa Cottages, a request for a recommendation to City Council for conditional use approval for a performance residential development (cottage housing development), with staff comments.**

**Mr. Marshall seconded the motion.**

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

- **Ms. Jager made a motion to approve Case PL-2020-00408, Mimosa Cottages, a waiver to allow the development to be considered using cottage housing special development standards' open space requirement of 500 square feet per cottage.**

**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.**

- **Ms. Reese made a motion to approve Case PL-2020-00408, Mimosa Cottages, a waiver to reduce the required north, south, east, and west bufferyards to 5'.**

**Ms. Jager seconded the motion.**

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

**Tiger Corners Master Signage Plan**

**PL-2020-00437**

Ms. Robison stated the request was for Master Signage Plan approval for the Tiger Corners/TownePlace Suites development. The subject property was located at 1111 and 1117 South College Street in the South College Corridor District (SCCD) zoning district. Tiger Corners is a newly constructed multi-tenant commercial building and TownePlace Suites. The properties are accessed from South College Street via

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: Guthrie's Restaurant (Case PL-2020-00407)

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

Location: 200 North College Street

Applicant: The Doll House, LLC and Barry Mason

Property Zoned: Urban Core (UC) with an overlay of the College Edge Overlay District (CEOD) 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 a road service use (fast food restaurant with drive-thru), marked "Received" July 21, 2020, Auburn Planning Commission Case PL-2020-00407, is hereby **APPROVED, subject to:**

**Planning:**

- Any architectural improvements or changes will be reviewed by the Downtown Design Review Committee.
- Drive-thru additions must be constructed in an urban format.
- Encourage pedestrian access and safety by incorporating designated paths in the interior parking area from adjacent sidewalks, improving the drive-thru exit on North College Street, and consider exchanging some parking area for outdoor seating.
- An administrative subdivision to consolidate properties under common ownership will be required prior to issuance of a Certificate of Occupation.
- Parking lot screening may be required for those areas adjacent to the Right of Way in the form of a Type 1, Option A fence (see Figure 4-2 of the Auburn Zoning Ordinance).

**Engineering:**

- An engineering certificate has been submitted.
- Upon submission of a development plan, the site must comply with the requirements in the Engineering Design and Construction Manual.
- A traffic impact study should be provided to review the impacts of the development on the surrounding infrastructure. Recommendations from the traffic study shall be constructed with this development.
- The Glenn Avenue driveway shall be restricted to right-in/right-out only.

**Water Resource Management:**

- Site is served by Auburn Water Works Board for water and City of Auburn for sanitary sewer service.
- A grease trap will be required for a food service facility.

Guthrie's Restaurant  
PL-2020-00407

- Site is located in the Parkerson Mill watershed.

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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 August 13, 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 14<sup>th</sup> day of August, 2020.



---

Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: Mimosa Cottages (Case PL-2020-00408)

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

Location: 120 Mimosa Avenue and 820 North College Street

Applicant: Da Purnt Afta and Etherial Jackson

Property Zoned: Redevelopment District (RDD)

**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 performance residential development (cottage housing development), marked "Received" July 21, 2020, Auburn Planning Commission Case PL-2020-00408, is hereby **APPROVED, subject to:**

**The following waivers are approved:**

- To reduce the required north, south, east, and west bufferyards to 5'.
- To allow the development to be considered using cottage housing special development standards' open space requirement of 500 square feet per cottage.

**Planning:**

- Submit administrative plat to join the two lots into one and plat open space.
- Include structure height.
- Include spacing between buildings (min. 10ft).
- Provide landscape plan.

**Engineering:**

- An engineering certification has been submitted.
- Upon submission of a development plan, the site must comply with the requirements in the Engineering Design and Construction Manual.
- The proposed driveway on N. College Street will not meet the minimum spacing requirements as shown on the conditional use site plan.
- A 5' sidewalk is required on N. College Street along the frontage of the development parcel.
- Based on the conditional use site plan, signage will be required to delineate the one-way driveway.

**Water Resource Management:**

- Water service is provided by AWWB.
  - Sanitary sewer service is provided by COA.
-

Mimosa Cottages  
PL-2020-00408

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 August 13, 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 14<sup>th</sup> day of August, 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



a 75-foot shared access drive through TownePlace Suites. An existing monument sign for TownePlace Suites is located along the South College Street frontage of their lot. Staff recommended approval.

**Mr. Ritenbaugh made a motion to approve Case PL-2020-00437, Tiger Corners Master Signage Plan, a request for Master Signage Plan approval for the Tiger Corners/TownePlace Suites development.**

**Mr. LaZenby seconded the motion.**

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

**Bridle Creek Subdivision, Phase 1**

**PL-2020-00410**

Ms. Frazier stated the request was for two appeals to denials of Engineering Design & Construction Manual waiver requests for property located on Sandhill Road in the Rural (R) zoning district. The proposed development is comprised of seven (7) single-family residential houses, taking access from a new cul-de-sac that will be constructed off of Sandhill Road (Lee Road 10). The applicant requested design waivers to the City of Auburn Engineering Design and Construction Manual, to not construct the required sidewalk along Sandhill Road and to not construct the required deceleration lanes on Sandhill Road. The sidewalk waiver request was denied, and it was clarified that for this development payment would be made into the sidewalk fund in lieu of constructing the sidewalk.

The waiver request related to deceleration lanes on Sandhill Road was partially approved. The request to not install the right-turn deceleration lane was approved. However, the request to not install the left turn lane was denied due to the potential delays associated with making a left turn against opposing traffic. Sandhill Road is an arterial roadway with a relatively high posted speed limit. A small left turn lane would remove the potential for conflicts with left-turning vehicles stopped in the travel lane.

Brett Basquin with Foresite Group, Inc. represented the applicant. Regarding the decel lane requirement, he anticipated most trip to come from the South College/Mill Creek direction and make a left turn into the site with little to no trips from the eastern direction. He felt the decel lane was not warranted nor anticipated to be utilized. Regarding the request to remove the sidewalk requirement along Sandhill Road, he stated the site was located along a rural arterial road with no commercial or adjacent residential facilities to connect to. He felt the sidewalk along Bridle Creek Court could be eliminated as all the lots would either access the greenway easement directly or by a gravel path.

Ms. Frazier said the waivers were denied in order to protect the integrity of major roadways.

Mr. LaZenby said staff should be supported.

**Mr. McCord made a motion to deny Case PL-2020-004410, Bridle Creek Estates, Phase 1, a request for appeal of denial of an Engineering Design & Construction Manual waiver request to Section 5.3.7 in order to be allowed to not construct a left turn lane.**

**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: Tiger Corners Master Signage Plan (Case MS-2020-00437)

Subject: Request for approval of a Master Signage Plan

Location: 1111 and 1117 South College Street

Applicant: MHC Auburn, LLC

Property Zoned: South College Corridor District (SCCD)

**Commission Action**

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for approval of a Master Signage Plan, marked "Received" August 3, 2020, Auburn Planning Commission Case MS-2020-00437, is hereby **APPROVED**.

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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 August 13, 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 1<sup>st</sup> day of September, 2020.

  
\_\_\_\_\_  
Forrest E. Cotten, AICP, Director of Planning

**Ms. Reese made a motion to approve Case PL-2020-004410, Bridle Creek Estates, Phase 1, a request for 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.**

**Ms. Jager seconded the motion.**

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

**CHAIRMAN'S COMMUNICATION**

**STAFF COMMUNICATION**

**ADJOURNMENT-** With no further business, the meeting was adjourned at 10:17 p.m.

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Mack LaZenby, Secretary

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Phil Chansler, Chair

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: Bridle Creek Subdivision Waiver Appeal (Case PL-2020-00410)

Subject: Appeal to the denials of Engineering Design & Construction Manual waiver requests

Location: Sandhill Road, east of Chewacla Creek

Applicant: John William Pace, IV

Property Zoned: Rural (R)

**Commission Action**

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for appeal to the denials of Engineering Design & Construction Manual waiver requests, marked "Received" July 22, 2020, Auburn Planning Commission Case PL-2020-00410, is hereby **DECIDED SUCH THAT:**

**The following appeal is denied:**

- An appeal of the denial of an Engineering Design & Construction Manual waiver request to Section 5.3.7 in order to be allowed to not construct a left turn lane.

**The following appeal is approved:**

- An appeal of the 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.

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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 August 13, 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 1<sup>st</sup> day of September, 2020.

  
\_\_\_\_\_  
Forrest E. Cotten, AICP, Director of Planning

City of Auburn Planning Commissioner,

My name is Gregory Forthofer and I am a licensed Professional Engineer that lives in the Bent Brooke Subdivision located directly across Moores Mill Road from the proposed TD Development project. That is scheduled to be presented for rezoning, PDD amendment, and conditional use approval. Through significant consideration and research assisted by the City of Auburn Planning Department, I would like to offer the following information in strong opposition to the referenced PDD Amendment and Conditional Use application scheduled to be presented to your Commission on Thursday, August 13, 2020.

**TD Development Rezoning – PC Case # PL-2020-00207**

Property is located in the Conservation Overlay District.

Per Table 4-1 of Permitted Uses, the 4.21 AC property rezoned to LDD does not allow Office Use (this is a conditional use in a Neighborhood Shopping District only, however the property does not qualify as a stand alone Neighborhood Shopping District).

**Hamilton Place PDD Amendment Rezoning – PC Case #PL-2020-00208**

Brief History. Our family and neighbors had concerns about the Hamilton Place development in 2008, but was only approved because it was in a Neighborhood Shopping District at the corner of two major roads. With the orientation of the Publix building it was clear that no further PDD development would occur further down Moores Mill Road.

I am pleased with the Planning Staff's recommendation for denial, however there are more issues associated with connecting the 4.21 Acres to the Hamilton Place PDD than simply that it does not comply with the City of Auburn CompPlan.

The proposed addition of the 4.21 AC property is requested by a different owner than the original Hamilton Place development and will increase the size of the Hamilton Place PDD by 36%.

Inclusion of the 4.21 acres into the Hamilton Place PDD will move the PDD from a Neighborhood Shopping District to a Community Shopping Center (allows development up to 499,999 SF). See excerpt from Planning Staff's comment below. **What is to prevent a landowner in the future from adding additional current Rural zoned property into this PDD that can reach from the intersection of Moores Mill Road/Hamilton Road all the way to the entrance of East Lake Subdivision?**

the applicant has advised it would be located on the north side of Publix if it is ever constructed. The request, if approved, will upgrade the site from a Neighborhood Shopping Center (maximum 100,000 SF) to a Community Shopping Center (maximum 499,999 SF). The proposed office component of the development does not meet the future land use designation for cluster residential (see "Land Use Designation" above). However, the addition of an office development may act as an appropriate

Furthermore, per Table 4-1 of Permitted Uses, a Neighborhood Shopping Center is a Conditional Use in a LDD zoning district but a Community Shopping Center is not even allowed in LDD zoning district.

<i>Neighborhood Shopping Center</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC / CEOD</i>	<i>UN-E</i>	<i>UN-W</i>	<i>UN-S</i>	<i>NC</i>	<i>DDH</i>	<i>MDRD</i>	<i>NRD</i>	<i>RDD</i>	<i>LLRD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-E</i>	<i>CRD-S</i>	<i>CRD-W</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Neighborhood Shopping Center		x												C	P	P		P	P	P		C
<i>Community Shopping Center</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC / CEOD</i>	<i>UN-E</i>	<i>UN-W</i>	<i>UN-S</i>	<i>NC</i>	<i>DDH</i>	<i>MDRD</i>	<i>NRD</i>	<i>RDD</i>	<i>LLRD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-E</i>	<i>CRD-S</i>	<i>CRD-W</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Community Shopping Center 100,000-499,999 s.f. floor area		x													P	C		P		P		C

## Traffic

Bent Brooke neighborhood (50 lots) data: 41 residents between the ages of 13-19 that will be making left hand turns onto Moores Mill Road.

**The new projected trip generation for the office component is approximately 45 PM trips/day and 62 AM trips/day based upon the ITE Trip Generation Manual.**

Per ITE Trip Generation Manual the following information is provided.

Total daily trips for the new project are over 400 per day.

Total daily trips for 8 Multifamily Housing Dwelling Units (2 units per acre; LDD zoning): 20

8 Multifamily Housing Dwelling Units PM trips/day: 8

8 Multifamily Housing Dwelling Units AM trips/day: 5

Note: Per comments provided at the recent Monday packet meeting, only Conventional subdivisions are permitted within LDD zoned property within the Lake Ogletree Subwatershed. Traffic counts associated with Performance Subdivisions are thus not applicable for this property as it falls within this subwatershed.

## Hamilton Place Offices – PC Case #PL-2020-00209

The proposed Office layout does not naturally connect to the existing PDD development layout. The orientation of the existing Publix building obviously closes out or ‘bookends’ the current PDD layout. See photo below showing view of the backside of the Publix building in relation to the entrance of the Bent Brooke Subdivision.

In summary and in my professional opinion, the proposed connection of the 4.21 Acres to the Hamilton Place PDD is in conflict with the spirit of the zoning ordinance and is proposed only to allow a use (Office) on a piece of property that is not allowed in the LDD zone. This development as presented is not in the best interest of the established Bent Brooke neighborhood and opens the door to future incongruent development along Moores Mill Road.

Thank you for your time and public service.

Gregory Forthofer, PE

2547 Glenn Brooke Drive  
Auburn, AL 36830

View from Bent Brooke Subdivision Entrance of Publix building.



(The following letter is being circulated among residents of the Wire Road neighborhoods and will be presented along with signatures at the City of Auburn Planning Commission meeting on August 13, 2020.)

### **Concerns with Residential and Commercial Development Proposed for Wire Road**

Dear City of Auburn Planning Commission,

We are writing as residents of the Wire Road neighborhoods to express our opposition to the rezoning and development of a residential subdivision and commercial district on the Conway property along Wire Road. A public hearing to consider and vote on the various applications related to this development is scheduled for the upcoming City of Auburn Planning Commission meeting on August 13, 2020.

The new proposal to develop a conventional subdivision and future commercial center is not contextually appropriate for the rural character of the surrounding area. Properties just to the south of the proposed development along Wire Road are large residential lots zoned as rural. We do not believe that creating subdivision lot sizes on the order of 0.3 acres, which require houses to be spaced very close together, represents a sufficient transition from the adjacent rural residential properties that have been in the city for decades. We request that any new housing developments bordering existing rural residential properties conform to the new zoning district “Large Lot Residential District” (LLRD) which limits lot sizes to no less than one acre. The new LLRD zoning category was a byproduct of the recent Cox/Wire Road focus area study and is intended to provide a transition between rural and higher intensity zoning districts. It is also worrying that many of the subdivision lots appear to extend to the edge of the property along Wire Road with no specifications for implementing aesthetic buffering between the existing bike path and the proposed subdivision. Furthermore, locating a commercial center directly across from the City of Auburn Soccer Complex and away from any existing or planned commercial activity is also not contextually appropriate with the surrounding area.

Another paramount concern regarding the proposed development along Wire Road is the undeniable increase in traffic that would result from the planned subdivision of 71 single-family homes and future commercial center. The stretch of Wire Road near the Cox Road intersection is already recognized as a high-traffic area and has been the site of several serious car accidents. Wire Road narrows from four to two lanes at Cox Road, making it a poor location to add an entrance to a new subdivision and commercial center. Furthermore, the City of Auburn Soccer Complex adds significant traffic to this stretch of Wire Road, especially in the evening hours when residents are commuting home from work. A traffic study is not included in the application to assess the ingress and egress of such a development and the need for a center turn lane, and/or acceleration and deceleration lanes. Even with the addition of the anticipated roundabout at the Cox/Wire Road intersection, local residents and those who use the soccer facilities alike would notice the traffic effects of a large adjacent subdivision and commercial center.

In closing, we ask that the Planning Commission seriously consider the concerns of the citizens already residing in the Wire Road area when making a decision about whether the development along Wire Road should proceed as proposed.

Sincerely,

Residents of the Wire Road Neighborhoods



Timestamp	First Name	Last Name	Mailing Address
8/9/2020 22:44:18	Paige	Bledsoe	2117 Kirkland Drive, Auburn
8/9/2020 23:19:07	Catherine	Lamar Jackson	2225 Wire Road
8/9/2020 23:43:59	Constance	Wood	2106 Kirkland Drive Auburn AL 36832
8/9/2020 23:49:25	Shelley	Farr	2021 Tamplin Drive, Auburn, AL 36832
8/10/2020 4:36:38	Lauren	Jones	1905 Sunset Drive, Auburn AL 36832
8/10/2020 7:06:00	Marlene	Bowman	3757 Biltmore Lane Auburn 36832
8/10/2020 7:08:33	John	Bowman	3757 Biltmore Lane
8/10/2020 7:16:00	Carolyn	Hill	3757 Biltmore Lane
8/10/2020 8:13:56	Thina	Biblis	2082 Kirkland Dr.
8/10/2020 8:51:58	Kristi	Hickman	2166 Kirkland Dr Auburn, AL 36832
8/10/2020 9:01:19	Patricia	James	2080 Tamplin Drive
8/10/2020 9:13:47	Donald	Wood	2106 Kirkland Drive Auburn AL 36832
8/10/2020 9:42:36	Michael	James	2080 Tamplin Drive
8/10/2020 10:15:24	Stephanie	Ennis	200 Kuderna Acres
8/10/2020 13:09:13	Robert and Barbara	Kemppainen	1434 Talhiem St
8/10/2020 17:02:10	Lindsay	Starkey	300 Kuderna Acres
8/10/2020 17:02:30	Hugo	Roche	300 Kuderna Acres
8/10/2020 17:22:17	Emily	Myers	600 Kuderna Acres
8/11/2020 12:02:47	Michael	Robinson	4200 Wire Road
8/11/2020 13:18:38	David	Ennis	200 Kuderna Acres, Auburn, AL 36832
8/11/2020 13:30:24	Charles	Branch	2000 Sunset Drive, Auburn, AL 36832
8/11/2020 13:34:19	Sidney	Beckett	2305 wire road auburn alabama
8/11/2020 14:15:20	Tana	Branch	2000 Sunset Drive, Auburn, AL 36832
8/11/2020 15:26:44	John	MacDonald	1900 Sunset Dr.
8/11/2020 18:55:11	Fletcher & Deborah	Little	2105 Tamplin Drive Auburn, Al. 36832
8/11/2020 20:01:08	Ralph Sr. & Anne	Spry	2141 Kirkland Drive, Auburn, AL 36832
8/11/2020 21:25:43	Clint	Lothrop	2600 Wire Road Auburn AL 36832
8/11/2020 21:26:57	Nick	Lothrop	700 Kuderna Acres
8/11/2020 21:27:27	Jill	Adams	2668 Wire Road 36832
8/11/2020 21:30:24	Anne (Totsie)	Farr	2200 Kirkland Drive Auburn, AL 36832
8/11/2020 21:43:19	Regena	Isbell	2134 Kirkland Drive. Auburn AL. 36833
8/11/2020 22:09:52	Nancy	McDaniel	2169 Tamplin Drive
8/11/2020 23:00:49	Anthony	Farr	2021 Tamplin Drive, Auburn, AL 36832
8/12/2020 6:56:11	Doris	Goolsby	1925 Sunset Drive, Auburn, AL 36832
8/12/2020 7:01:25	Jim	Wright	3180 Lee Road 137
8/12/2020 9:43:28	William	Pangle	800 Kuderna Acres
8/12/2020 13:05:42	Jay	Lamar	2225 Wire Road
8/12/2020 16:47:54	Kathy	Richards	2063 Kirkland Drive, Auburn, Al 36832
8/12/2020 16:50:00	Floyd H.	Richards	2063 Kirkland Drive, Auburn, Al 36832
8/12/2020 19:37:47	Lloyd	Riggs	100 Kuderna Acres
8/12/2020 19:40:50	Clair	Riggs	100 Kuderna Acres
8/12/2020 21:18:55	Monica	Mills	2377 Wire Rd Auburn, Al 36832
8/12/2020 23:39:19	Henry	Helmke	400 Kuderna Acres, Auburn, AL 36832
8/12/2020 23:40:43	Shirley	Helmke	400 Kuderna Acres, Auburn, AL 36832
8/13/2020 8:05:00	Boyd	Brady	2012 Tamplin Drive, Auburn
8/13/2020 8:50:18	Randall	McDaniel	2169 Tamplin Drive, Auburn, AL 36833
8/13/2020 9:00:15	Jeff	Glasscock	2249 Wire Road Auburn
8/13/2020 10:39:34	Richard	Ault	600 Kuderna Acres
8/13/2020 16:11:18	Carolyn	Coker	2239 Wire Road, Auburn AL 36832