

The Planning Commission of the City of Auburn, Alabama, met in regular session on Thursday, November 12, 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, Phil Chansler, Jana Jager, Mack LaZenby, Marcus Marshall, Warren McCord, Nonet Reese, Bob Ritenbaugh

The following Commissioners were absent: Robyn Bridges

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

## CITIZENS' COMMUNICATION

## OLD BUSINESS

## CONSENT AGENDA

## Approval of Minutes

Packet Meeting                      October 5, 2020

**PC Action:** **Approved by a vote of 8-0**

Regular Meeting                      October 8, 2020

**PC Action:** **Approved by a vote of 8-0**

## 1. Weber Farms South Extension Annexation

**PL-2020-00586**

Applicant: Brett Basquin, Foresite Group, Inc., on behalf of Donahue Land, LLC

General Location: Eastern terminus of Sutherland Lane

Zoning District: Outside of the City limits

Action Requested: Recommendation to City Council for annexation of approximately 1.9 acres

**PC Action:** Recommended for approval by a vote of 8-0; will appear on December 15, 2020 City Council agenda

## 2. Koullas-Young Subdivision, Redivision of Lot 1

**PL-2020-00595**

Applicant: Daniel Holland, Holland Homes, LLC and Mike Maher, Precision Surveying, LLC  
on behalf of Koul Properties, Inc.

General Location: 337 Airport Road

Zoning District: Comprehensive Development District (CDD)

Action Requested: Final plat approval for a performance residential development [22 townhouse lots, one (1) open space lot, and one (1) lot for a mixed-use development]

**PC Action:** Approved by a vote of 8-0

**3. Yarbrough Farms Subdivision, Sawgrass**

**PL-2020-00576**

Applicant: Michael Dilworth on behalf of Dilworth Development, Inc.  
General Location: Southwest area of the Yarbrough Farms Boulevard PDD  
Zoning District: Comprehensive Development District (CDD) zoning district with an overlay of the Planned Development District (PDD) designation  
Action Requested: 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 for 12 months

**PC Action:** **Approved (12 month extension) by a vote of 8-0**

**4. Woodward Oaks, Phase 1**

**PL-2020-00615**

Applicant: Brett Basquin, Foresite Group, Inc., on behalf of Clayton Properties Group, Inc.  
General Location: Southwest area of the Woodward Oaks Subdivision  
Zoning District: Development District Housing (DDH) zoning district with an overlay of the Planned Development District (PDD) designation  
Action Requested: 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 for 12 months

**PC Action:** **Approved (12 month extension) by a vote of 8-0**

**NEW BUSINESS**

**5. Bedell-Weber Farms Annexation**

**PL-2020-00592**

Applicant: The Mary W. Vinton Trust for the benefit of Mary C. Vinton  
General Location: North of 1100 Ensminger Road  
Zoning District: Outside of the City limits – Planning Jurisdiction  
Action Requested: Recommendation to City Council for annexation of approximately 93.96 acres

**PC Action:** **Recommended for denial by a vote of 8-0; will appear on November 17, 2020 City Council agenda**

**6. Weber Farms South Extension Rezoning**

**PUBLIC HEARING**

**PL-2020-00587**

Applicant: Brett Basquin, Foresite Group, LLC, on behalf of Donahue Land, LLC  
General Location: Eastern terminus of Sutherland Lane  
Zoning District: Rural (R) (pending annexation, PL-2020-00586)  
Action Requested: Recommendation to City Council for rezoning of approximately 1.9 acres to Development District Housing (DDH)

**PC Action:** **Recommended for approval by a vote of 8-0; will appear on December 15, 2020 City Council agenda**

- 7. Weber Farms South Extension 2 Preliminary Plat** **PUBLIC HEARING** **PL-2020-00594**
- Applicant: Brett Basquin, Foresite Group, Inc., on behalf of Donahue Land, LLC
- General Location: Eastern terminus of Sutherland Lane
- Zoning District: Development District Housing (pending rezoning, PL-2020-00587)
- Action Requested: Preliminary plat approval for a conventional subdivision (11 lot single family residential subdivision)
- PC Action:** **Approved by a vote of 8-0**
- 8. Tuscany Hills, Phase 7** **PUBLIC HEARING** **PL-2020-00593**
- Applicant: Blake Rice, Barrett-Simpson, Inc., on behalf of Cotswolds II, LLC
- General Location: North of the Cantera Court terminus in the Tuscany Hills Subdivision
- Zoning District: Development District Housing (DDH)
- Action Requested: Preliminary plat approval for a performance residential development [43 single family lots and one (1) open space lot]
- PC Action:** **Approved by a vote of 8-0**
- 9. 620 East Glenn Condos** **PUBLIC HEARING** **PL-2020-00569**
- Applicant: WB Construction
- General Location: 620 East Glenn Avenue
- Zoning District: Corridor Redevelopment District – East (CRD-E)
- Action Requested: Recommendation to City Council for conditional use approval for a performance residential development (multiple family development)
- PC Action:** **Recommended for approval by a vote of 7-0; will appear on November 17, 2020 City Council agenda**
- 10. The Preserve, Phase 4C** **PL-2020-00589**
- Applicant: David Slocum, Pinnacle Design Group, Inc., on behalf of Preserve Land, LLC
- General Location: West side of The Preserve Subdivision, across from Bud Black Road
- Zoning District: Development District Housing (DDH) with an overlay of the Planned Development District (PDD) designation
- Action Requested: Appeal of denial of an Engineering Design & Construction Manual waiver request to Sections 5.3.6 and 5.3.7 (requirements to install deceleration lanes)
- PC Action:** **Appeal denied by a vote of 7-0**

#### **OTHER BUSINESS**

#### **CHAIRMAN'S COMMUNICATION**

#### **STAFF COMMUNICATION**

#### **ADJOURNMENT**

The meeting was adjourned at 7:28 p.m.