

**Auburn Planning Commission
December 10, 2020 – Regular Meeting
MINUTES**

The Planning Commission of the City of Auburn, Alabama, met in regular session on Thursday, December 10, 2020, at 5:00 PM by means of the Zoom video conferencing web application.

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

ABSENT None

STAFF PRESENT Katie Robison, Logan Kipp, Jay Howell, Stephanie Canady, Amber English, Alison Frazier, Dan Crowdus, Tim Johnson, Scott Cummings, Megan McGowen Crouch

CITIZENS COMMUNICATION

OLD BUSINESS

CONSENT AGENDA

Ms. Robison asked if any items should be removed from the consent agenda for discussion. The consent agenda included the following items:

- **Gibson Annexation – PL-2020-00653:** Recommendation to City Council for annexation of approximately 18.31 acres
- **The Dakota – PL-2020-00657:** Waiver to Article III 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
- **Yarbrough Farms, Pine Valley – PL-2020-00658:** Waiver to Article III 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. LaZenby made a motion to approve the consent agenda, which included the minutes from the November 9, 2020 packet meeting and the November 12, 2020 regular meeting, with staff comments.

Mr. Ritenbaugh seconded the motion.

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

NEW BUSINESS

Chapel Heights

PL-2020-00643

Mr. Howell stated the request was for a recommendation to City Council to place the Conservation Overlay District (COD) designation on 81 acres. The subject property was located in the 1700 block of Pierce Chapel Road in the Rural (R) zoning district. The Conservation Overlay District was added to the Zoning Ordinance in February 2007 [Ordinance 2461] to encourage the conservation and enhancement

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Gibson Annexation (Case PL-2020-00653)

Subject: Recommendation to City Council for annexation of approximately 18.31 acres

Location: North side of Moores Mill Road

Applicant: James and Mary Gibson

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 18.31 acres, marked "Received" November 17, 2020, Auburn Planning Commission Case PL-2020-00653, is hereby **APPROVED**.

STATE OF ALABAMA
LEE COUNTY

I, Katie Robison, Acting 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 December 10, 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 11th day of December, 2020.



Katie Robison, AICP, Acting Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: The Dakota (Case PL-2020-00657)

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 side of Richland Road, across from The Oaks at Cotswolds

Applicant: Dakota V, LLC

Property Zoned: 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" November 18, 2020, Auburn Planning Commission Case PL-2020-00657, is hereby **APPROVED, subject to:**

- The bonding period shall be extended for twelve months.

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Katie Robison, AICP, Acting Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Yarbrough Farms, Pine Valley (Case PL-2020-00658)

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: Yarbrough Farms Boulevard, south of the bridge

Applicant: Dilworth Development, Inc.

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 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" November 18, 2020, Auburn Planning Commission Case PL-2020-00658, is hereby **APPROVED, subject to:**

- The bonding period shall be extended for six months.

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Katie Robison, AICP, Acting Director of Planning

of the City's source of water supply and natural resource environment. The overlay district offered developers and landowners alternatives to a conventional residential development of land. Staff recommended approval.

Mr. Chansler opened the public hearing.

Public comment was provided by the following individuals:

- Rusty Peters, 1788 Pierce Chapel Road, asked about access to the property.

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

Brett Basquin with Foresite Group, Inc. represented the applicant. He said the primary access would be from Pierce Chapel Road.

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

Mr. LaZenby made a motion to approve Case PL-2020-00643, Chapel Heights, a request for a recommendation to City Council to place the Conservation Overlay District (COD) designation on 81 acres, with staff comments.

Ms. Jager seconded the motion.

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

SiO2 Distribution Center

PL-2020-00624

Ms. Robison stated the request was for a recommendation to City Council for conditional use approval for an industrial use (warehouse/distribution center). The subject property was located at 2270 Riley Street in the Industrial (I) zoning district. The applicant proposed to construct a 90,000 square foot warehouse, which would serve as the distribution hub for the SiO2 Medical manufacturing facility. This facility would be critically involved in the COVID-19 vaccine efforts currently underway around the world. Production of the vials needed for the COVID vaccine had increased within the past few months, resulting in the expansion of its current facility located on the subject property, as well as the construction of two additional facilities, also located in Tech Park West, on Innovation Drive and Paul Parks Lane. As such, the need for the conditional use request (warehouse/distribution center) stems from this increase in production. 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-2020-00624, SiO2 Distribution Center, a request for a recommendation to City Council for conditional use approval for an industrial use (warehouse/distribution center), with staff comments.

Ms. Reese seconded the motion.

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

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Chapel Heights (Case PL-2020-00643)

Subject: Recommendation to City Council to apply the Conservation Overlay District (COD) designation to 81 acres

Location: 1700 block of Pierce Chapel Road

Applicant: H & S Development, LLC

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 to apply the Conservation Overlay District (COD) designation to 81 acres marked "Received" November 13, 2020, Auburn Planning Commission Case PL-2020-00643, is hereby **APPROVED, subject to:**

Planning Services:

- An open space maintenance plan is required prior to preliminary plat approval, in accordance with the City of Auburn Subdivision Regulation. All open space improvements, such as facilities and/or walking paths, must be completed and available for use within a time frame determined by the Planning Commission. Such determination shall be based upon completion of a defined percentage of the total dwelling units in the development or by development phases as delineated on the Concept Plan and/or indicated in the written report.

Engineering Services:

- An engineering certification has been submitted and there are no engineering concerns with the proposed rezoning request.

Water Resource Management:

- AWWB does not provide water service in this area. Please coordinate with local water authority.
- COA does not provide sanitary sewer service to this area. On-site septic should be permitted through ADPH.
- This property is located within the Chewacla Creek watershed.
- Wetlands are present at this site.
- WRM has no issues with the rezoning of this property.

STATE OF ALABAMA
LEE COUNTY

I, Katie Robison, Acting Director of Planning for the Auburn Planning Commission, do hereby

Chapel Heights
PL-2020-00643

certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held December 10, 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 6th day of January, 2021.

A handwritten signature in dark ink, reading "Katie Robison". The signature is written in a cursive, flowing style.

Katie Robison, AICP, Acting Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: SiO2 Distribution Center (Case PL-2020-00624)

Subject: Recommendation to City Council for conditional use approval for a commercial support use (warehouse/distribution center)

Location: 2270 Riley Street

Applicant: SiO2 Medical Products, Inc.

Property Zoned: Industrial (I)

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 support use (warehouse/distribution center), marked "Received" November 3, 2020, Auburn Planning Commission Case PL-2020-00624, is hereby **APPROVED, subject to:**

Planning:

- Prior to the issuance of a zoning certificate, the administrative subdivision plat that subdivides this lot must be recorded.
- Illustrate the S2 buffer along Riley Street.

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Katie Robison, AICP, Acting Director of Planning

Prewett Pest Control

PL-2020-00644

Mr. Kipp stated the request was for a recommendation to City Council for conditional use approval for a commercial and entertainment use (pest control). The subject property was located at 1922 Professional Circle in the Comprehensive Development District (CDD) zoning district. The proposed construction consisted of 6,000 square feet of office use and 2,000 square feet for pest control service. Staff recommended approval.

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

Ms. Bridges made a motion to approve Case PL-2020-00644, Prewett Pest Control, a request for a recommendation to City Council for conditional use approval for a commercial and entertainment use (pest control), with staff comments.

Ms. Reese seconded the motion.

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

Arkal Expansion 3

PL-2020-00650

Ms. Robison stated the request was for a recommendation to City Council for the expansion of an existing industrial use (manufacturing use). The subject property was located at 2490 Innovation Drive in the Industrial (I) zoning district. The applicant proposed to construct a 42,625 square foot warehouse addition to the existing Arkal Automotive manufacturing facility. The proposed addition would be located in the northwest portion of the existing building, and at build-out, the total facility size would be 136,491 square feet. 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-2020-00650, Arkal Expansion 3, a request for a recommendation to City Council for the expansion of an existing industrial use (manufacturing use), with staff comments.

Ms. Bridges seconded the motion.

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

Frank's Collision Center

PL-2020-00654

Ms. Canady stated the request was for a recommendation to City Council for conditional use approval for a road service use (auto repair shop). The subject property was located at 615 Opelika Road in the Corridor Redevelopment District – Urban (CRD-U) zoning district. The proposed use was similar in nature to others in the surrounding vicinity and should not result in a substantial effect on traffic conditions, utilities, etc. Staff recommended approval.

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Prewett Pest Control (Case PL-2020-00644)

Subject: Recommendation to City Council for conditional use approval for a commercial and entertainment use (pest control services)

Location: 1922 Professional Circle

Applicant: RWP Properties, LLC

Property Zoned: Comprehensive Development District (CDD)

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 (pest control services), marked "Received" November 17, 2020, Auburn Planning Commission Case PL-2020-00644, is hereby **APPROVED, subject to:**

Planning:

- If a dumpster will be used on site, it must be on slab with enclosure and shown on site plan.
- Site plan has been through DRT process and approved (DR-2020-00513), pending any additional comments/conditions required as a condition of approval by Planning Commission and/or City Council.

Engineering:

- Engineering plans have been approved by the Development Review Team.
- There are no concerns with this conditional use request.

Water Resource Management:

- AWWB and COA provides water and sanitary sewer service to this area.
- This property is located within the unnamed tributary 3 of subshed of the Saugahatchee Creek Watershed.
- The proposed building should maintain 5' buffer from sanitary sewer easement.

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Katie Robison, AICP, Acting Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Arkal Expansion 3 (Case PL-2020-00650)

Subject: Recommendation to City Council for conditional use approval for the expansion of an existing industrial use (manufacturing use)

Location: 2490 Innovation Drive

Applicant: Auburn Industrial Development Board

Property Zoned: Industrial (I)

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 the expansion of an existing industrial use (manufacturing use), marked "Received" November 16, 2020, Auburn Planning Commission Case PL-2020-00650, is hereby **APPROVED**.

STATE OF ALABAMA
LEE COUNTY

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

Ms. Jager made a motion to approve Case PL-2020-00654, Frank's Collision Center, a request for a recommendation to City Council for conditional use approval for a road service use (auto repair shop), with staff comments.

Mr. LaZenby seconded the motion.

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

Auburn Community Church

PL-2020-00655

Mr. Howell stated the request was for a recommendation to City Council for conditional use approval for an institutional use (church). The subject property was located at 2102 Hamilton Road in the Limited Development District (LDD) zoning district with an overlay of the Conservation Overlay District (COD) designation. The applicant proposed to construct a 50,000 square foot place of worship accommodating 1,250 seats. This request was originally heard and approved in December 2018, but the use approval had expired. The applicant had revised the plan from its original submission. Changes included greater setback from Hamilton Road, decreased seating capacity (down from 1,600 to 1,250), and an increase in impervious surface area (up from approximately 284,000 square feet to approximately 345,000 square feet). The proposed use was not in keeping with the intent of the Future Land Use Plan's Conservation Cluster Residential designation or the Conservation Overlay District (COD). However, characteristics of the proposal have not altered significantly from when it was first approved.

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

Mr. LaZenby asked if there would be a traffic study.

Mr. Howell said yes.

Mr. LaZenby made a motion to approve Case PL-2020-00655, Auburn Community Church, a request for a recommendation to City Council for conditional use approval for an institutional use (church), with staff comments.

Ms. Bridges seconded the motion.

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

OTHER BUSINESS

Hamilton Place PDD Conditional Use

PL-2020-00677

Mr. Kipp stated the request was for a request for a rehearing for a recommendation to City Council for an amendment to the existing PDD and a recommendation to City Council for conditional use approval for an office use. The subject property was located at the northeast corner of the Moores Mill Road and Hamilton Road intersection. For the rehearing request to be approved, the applicant must provide

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Frank's Collision Center (Case PL-2020-00654)

Subject: Recommendation to City Council for conditional use approval for a road service use (autobody collision center)

Location: 615 Opelika Road

Applicant: RT Holdings, LLC

Property Zoned: Corridor Redevelopment District – Urban (CRD-U)

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 (autobody collision center), marked "Received" November 17, 2020, Auburn Planning Commission Case PL-2020-00654, is hereby **APPROVED, subject to:**

Engineering:

- Upon submission of a development plan, the site must comply with the requirements in the Engineering Design and Construction Manual.

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Katie Robison, AICP, Acting Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Auburn Community Church (Case PL-2020-00655)

Subject: Recommendation to City Council for conditional use approval for an institutional use (church)

Location: 2102 Hamilton Road

Applicant: Auburn Community Church, Inc.

Property Zoned: Limited Development District (LDD) with an overlay of the Conservation Overlay District (COD) 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 institutional use (church), marked "Received" November 17, 2020, Auburn Planning Commission Case PL-2020-00655, is hereby **APPROVED, subject to:**

Engineering:

- Engineering plans have been submitted to the Development Review Team and are currently under review. The traffic impact study may need to be updated prior to approval.
- Additional right-of-way may be needed along a section of the property frontage. This can be accommodated during platting.

Water Resource Management:

- A portion of this property is located within the Moore's Mill watershed and a portion of this property is located within the Lake Ogletree watershed.
- Water service is provided by AWWB.
- Sanitary sewer to be permitted through ADPH.

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evidence that the conditions pertinent to the case had changed significantly. The applicant based the request on revisions made to the master development plan and site plan. If the rehearing request were to be approved, the applicant may submit a new rezoning request to amend the Hamilton Place PDD and a conditional use application with an accompanying revised site plan would be heard at a future regular Planning Commission meeting.

Brett Basquin with Foresite Group, Inc. represented the applicant. The applicant claimed that the proposed addition of a new City street aligned with Bent Brooke Drive would change the primary entrance to the office development, which might alleviate some of the concerns regarding safety that were major concerns of the original submittal.

Mr. McCord said that approving the rehearing request placed no obligation on the Commission to approve a revised request.

Mr. LaZenby made a motion to approve Case PL-2020-00677, Hamilton Place PDD Conditional Use, a request for a rehearing for a recommendation to City Council for an amendment to the existing PDD and a recommendation to City Council for conditional use approval for an office use.

Mr. McCord seconded the motion.

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

CHAIRMAN'S COMMUNICATION

Mr. Chansler recognized Jay Howell for his work with the planning conference hosted by the Alabama and Mississippi Chapters of the American Planning Association.

STAFF COMMUNICATION

ADJOURNMENT- With no further business, the meeting was adjourned at 5:44 p.m.

Mack LaZenby, Secretary

Phil Chansler, Chair

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Hamilton Place PDD and Conditional Use (Case PL-2020-00677)

Subject: Request for a rehearing for a recommendation to City Council for an amendment to the existing PDD and a recommendation to City Council for conditional use approval for an office use

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 rehearing for a recommendation to City Council for an amendment to the existing PDD and a recommendation to City Council for conditional use approval for an office use, marked "Received" November 17, 2020, Auburn Planning Commission Case PL-2020-00677, is hereby **APPROVED**.

STATE OF ALABAMA
LEE COUNTY

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