

The Planning Commission of the City of Auburn, Alabama, met in regular session on Thursday, January 14, 2021, at 5:00 PM by means of the Zoom video conferencing web application.

Chairman Phil Chansler called the meeting to order.

## ROLL CALL

The following Commissioners were present: Wendy Birmingham, Robyn Bridges, Phil Chansler, Jana Jager, Mack LaZenby, Marcus Marshall, Warren McCord, Nonet Reese, Bob Ritenbaugh

The following Commissioners were absent: None

The following staff were present: Katie Robison, Logan Kipp, Jay Howell, Stephanie Canady, Amber English, Alison Frazier, Dan Crowder, Eric Carson, Greg Nelson, Megan McGowen Crouch

## CITIZENS' COMMUNICATION

## OLD BUSINESS

## CONSENT AGENDA

### Approval of Minutes

Packet Meeting December 7, 2020

**PC Action:** **Approved by a vote of 9-0**

Regular Meeting December 10, 2020

**PC Action:** **Approved by a vote of 9-0**

### 1. Waller Annexation

**PL-2020-00712**

Applicant: John and Judith Waller

General Location: 4989 Ala Highway 147 North

Zoning District: Outside of the City limits

Action Requested: Recommendation to City Council for annexation of approximately 4.73 acres

**PC Action:** **Recommended for approval by a vote of 9-0; will appear on January 19, 2021 City Council agenda**

### 2. Bridle Creek Estates

**PL-2020-00702**

Applicant: Brett Basquin, Foresite Group, Inc., on behalf of TD Development, LLC

General Location: North side of Sandhill Road between 1000 & 1700 Sandhill Road

Zoning District: Rural (R)

Action Requested: Final plat approval for a conventional subdivision (seven single family residential lots and one open space lot)

**PC Action:** **Approved by a vote of 9-0; dedication of easements and rights-of-way will appear on January 19, 2021 City Council agenda**

**3. Donahue Ridge, Phase 7**

**PL-2020-00703**

Applicant: Brett Basquin, Foresite Group, Inc., on behalf EFACO II, Inc.  
General Location: Southern terminus of Cindy Lane, east of North Donahue Drive  
Zoning District: Development District Housing (DDH)  
Action Requested: Final plat approval for a conventional subdivision (51 single family detached lots, one remnant lot, and one lot for future development)

**PC Action:** [Approved by a vote of 9-0; dedication of easements and rights-of-way will appear on January 19, 2021 City Council agenda](#)

**4. Camden West, Phase 2**

**PL-2020-00704**

Applicant: Blake Rice, Barrett-Simpson, Inc., on behalf of SMB Land, LLC  
General Location: West and south of Camden Ridge Subdivision  
Zoning District: Development District Housing (DDH)  
Action Requested: Final plat approval for a performance residential development (57 single family detached lots and two open space lots)

**PC Action:** [Approved by a vote of 9-0; dedication of easements and rights-of-way will appear on January 19, 2021 City Council agenda](#)

**5. Farmville Lakes Amenities Lot**

**PL-2020-00706**

Applicant: Dilworth Development, Inc.  
General Location: Current terminus of Farmville Lakes Drive  
Zoning District: Comprehensive Development District (CDD) with an overlay of the Planned Development District (PDD) designation  
Action Requested: Final plat approval for a performance residential development

**PC Action:** [Approved by a vote of 9-0; dedication of easements and rights-of-way will appear on January 19, 2021 City Council agenda](#)

**6. Corbett Subdivision, Phase 2 Bond Extension**

**PL-2020-00708**

Applicant: Blake Rice, Barrett-Simpson, Inc., on behalf of Stephen Corbett  
General Location: North side of Ogletree Road, south of Fairway Drive  
Zoning District: Neighborhood Conservation (NC-150)  
Action Requested: Waiver to Article III(F), 4d.(6), of the City of Auburn Subdivision Regulations in order to extend completion of subdivision bond phase

**PC Action:** [Approved by a vote of 9-0 \(six month extension\)](#)

**7. Tuscany Hills, Phase V-B Bond Extension**

**PL-2020-00709**

Applicant: Blake Rice, Barrett-Simpson, Inc. on behalf of SMB Land, LLC  
General Location: North side of East Farmville Road, east of North College Street  
Zoning District: Development District-Housing (DD-H)  
Action Requested: Waiver to Article III(F), 4d.(6), of the City of Auburn Subdivision Regulations in order to extend completion of subdivision bond phase

**PC Action:** [Approved by a vote of 9-0 \(six month extension\)](#)

**8. Parker Place Townhomes Bond Extension****PL-2020-00710**

Applicant: Jim Parker on behalf of Jim Parker Company, Inc.

General Location: 194 East University Drive

Zoning District: Comprehensive Development District (CDD)

Action Requested: Waiver to Article III(F), 4d.(6), of the City of Auburn Subdivision Regulations in order to extend completion of subdivision bond phase

**PC Action:** **Approved by a vote of 9-0 (12 month extension)**

**9. Longleaf Crossing, Phase IV Bond Extension****PL-2021-00001**

Applicant: Tom Hayley on behalf of Hayley Enterprises, LLC

General Location: Downs Way, south of West Longleaf Drive

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

Action Requested: Waiver to Article III(F), 4d.(6), of the City of Auburn Subdivision Regulations in order to extend completion of subdivision bond phase

**PC Action:** **Approved by a vote of 9-0 (12 month extension)**

**NEW BUSINESS****10. Hamilton Place PDD Amendment****PUBLIC HEARING****PL-2020-00694**

Applicant: Brett Basquin, Foresite Group, Inc., on behalf of PSM Holdings, LLC and TD Development, Inc.

General Location: Northeast corner of Hamilton Road and Ogletree Road

Zoning District: Limited Development District (LDD)

Action Requested: Recommendation to City Council for an amendment to the Hamilton Place Planned Development District (PDD) in order to add 4.21 acres and to allow 33,000 square feet of office use

**PC Action:** **Recommended for denial by a vote of 9-0; will appear on February 16, 2021 City Council agenda**

**11. Hamilton Place PDD****PUBLIC HEARING****PL-2020-00695**

Applicant: Brett Basquin, Foresite Group, Inc., on behalf of PSM Holdings, LLC and TD Development, Inc.

General Location: Northeast corner of Hamilton Road and Ogletree Road

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

Action Requested: Recommendation to City Council for conditional use approval of a community shopping center and office use

**PC Action:** **Recommended for approval by a vote of 7-2; will appear on February 16, 2021 City Council agenda**

- 12. Apollo Rezoning** **PUBLIC HEARING** **PL-2020-00697**
- Applicant: Auburn Industrial Development Board
- General Location: 1571 West Samford Avenue
- Zoning District: Comprehensive Development District (CDD)
- Action Requested: Recommendation to City Council for rezoning of approximately 5.61 acres to Industrial (I)
- PC Action:** **Recommended for approval by a vote of 9-0; will appear on February 16, 2021 City Council agenda**
- 13. Apollo Conditional Use** **PUBLIC HEARING** **PL-2020-00705**
- Applicant: Auburn Industrial Development Board
- General Location: 1571 West Samford Avenue
- Zoning District: Comprehensive Development District (CDD)
- Action Requested: Recommendation to City Council for conditional use approval of an industrial use (data center)
- PC Action:** **Recommended for approval by a vote of 9-0; will appear on February 16, 2021 City Council agenda**
- 14. Chapel Heights Preliminary Plat** **PUBLIC HEARING** **PL-2020-00699**
- Applicant: Brett Basquin, Foresite Group, Inc., on behalf of H & S Development, LLC
- General Location: 1700 block of Pierce Chapel Road
- Zoning District: Rural (R) with an overlay of the Conservation Overlay District (COD) designation
- Action Requested: Preliminary plat approval for a conservation subdivision (27 single family residential lots and three open space lots)
- PC Action:** **Approved by a vote of 9-0**
- 15. Mimms Trail, 11<sup>th</sup> Addition Preliminary Plat** **PUBLIC HEARING** **PL-2020-00711**
- Applicant: Grant McCaleb, Harris Doyle Homes, on behalf of Clayton Properties Group, Inc.
- General Location: Mimms Trail Road and Rutland Road
- Zoning District: Limited Development District (LDD) with an overlay of the Planned Development District (PDD) designation
- Action Requested: Revised preliminary plat approval for a performance residential development (53 single-family detached lots, two open space lots)
- PC Action:** **Approved by a vote of 9-0**
- 16. Piper Glen Subdivision** **PUBLIC HEARING** **PL-2021-00005**
- Applicant: Mike Maher, Precision Surveying, on behalf of Gulf South Development Group, LLC
- General Location: Terminus of Judd Avenue
- Zoning District: Redevelopment District (RDD)
- Action Requested: Preliminary plat approval for a performance residential development (62 single family detached lots and three open space lots)
- PC Action:** **Approved by a vote of 8-0**

**17. Piper Glen, Phase 1 Subdivision****PL-2020-00698**

Applicant: Mike Maher, Precision Surveying, on behalf of Gulf South Development Group, LLC

General Location: Terminus of Judd Avenue

Zoning District: Redevelopment District (RDD)

Action Requested: Final plat approval for a performance residential development (18 lot single family detached lots, two future developments lots, and one open space lot)

**PC Action:** **Approved by a vote of 9-0**

**18. Owens Crossing Commercial Retail****PUBLIC HEARING****PL-2020-00701**

Applicant: Brett Basquin, Foresite Group, Inc., on behalf of Owens Family Partnership, LLC

General Location: 1850 Shug Jordan Parkway

Zoning District: Comprehensive Development District (CDD)

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

**PC Action:** **Recommended for approval by a vote of 9-0; will appear on January 19, 2021 City Council agenda**

**19. Maddox Lake****PL-2020-00665**

Applicant: Allan Campfield, Homeworks of Alabama, Inc., on behalf of Hugh A. Johnson

General Location: 1122 Lee Road 44

Zoning District: Outside of the City limits – Planning Jurisdiction

Action Requested: Waiver to reduce minimum lot size

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

**OTHER BUSINESS****20. Annual Meeting of the Commission to Elect New Officers**

**PC Action:**

- **Chair – Phil Chansler**
- **Vice Chair – Nonet Reese**
- **Secretary – Mack LaZenby**

**CHAIRMAN'S COMMUNICATION****STAFF COMMUNICATION****ADJOURNMENT**

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