

**Auburn Planning Commission
January 14, 2021 – Regular Meeting
MINUTES**

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.

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 Crowds, Eric Carson, 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:

- **Waller Annexation – PL-2020-00712:** Recommendation to City Council for annexation of approximately 4.73 acres
- **Bridle Creek Estates – PL-2020-00702:** Final plat approval for a conventional subdivision (seven single family residential lots and one open space lot)
- **Donahue Ridge, Phase 7 – PL-2020-00703:** Final plat approval for a conventional subdivision (51 single family residential lots, one remnant lot, and one lot for future development)
- **Camden West, Phase 2 – PL-2020-00704:** Final plat approval for a performance residential development (57 single family detached lots and two open space lots)
- **Farmville Lakes Amenities Lot – PL-2020-00706:** Final plat approval for a performance residential development
- **Corbett Subdivision, Phase 2 Bond Extension – PL-2020-00708:** 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
- **Tuscany Hills, Phase V-B Bond Extension – PL-2020-00709:** 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
- **Parker Place Townhomes Bond Extension – PL-2020-00710:** 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
- **Longleaf Crossing, Phase IV Bond Extension – PL-2021-00001:** 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 December 7, 2020 packet meeting and the December 10, 2020 regular meeting, with staff comments.

Ms. Bridges seconded the motion.

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

NEW BUSINESS

Hamilton Place PDD Amendment

PL-2020-00694

Mr. Kipp stated the request was for a recommendation to the 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. The subject property was located at the northeast corner of Hamilton Road and Ogletree Road in the Limited Development District. The request, if approved, would require the site to be re-classed from a Neighborhood Shopping Center (maximum 100,000 SF) to a Community Shopping Center (maximum 499,999 SF) because the existing site was close to the maximum at 84,787 SF. The proposed office component of the development did not meet the future land use designation for cluster residential. However, the addition of an office development could act as an appropriate transition of intensity from the commercial node at the Moores Mill Road and Ogletree Road intersection to the rural and low-density residential properties to the east. Staff recommended denial.

Brett Basquin with Foresite Group, Inc. represented the applicant. He understood the reason for the previous denial was because the proposed access did not align to Bent Brooke Drive. The current plan met City requirements for street spacing. He felt the office was a good step down use from the shopping center to the residential further east.

Mr. Chansler opened the public hearing.

Public comment was provided by the following individuals:

- Bob Greenhaw, 2486 Glenn Brooke Drive, was opposed to the request.
- Gregory Forthofer, 2547 Glenn Brook Drive, was opposed to the request.

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

Mr. Chansler asked if there was a traffic study performed with this request.

Ms. Frazier said a traffic study had not been done with this rezoning request, but was done with the prior request. It would be determined if a new study was needed during the Development Review Team process.

Ms. Jager noted the plan proposed a public road within a private development. She asked why the access would not be private.

Ms. Frazier said the street would not meet curb cut spacing requirements if it was private. Public streets had different curb cut requirements. The master plan submitted showed a public street where the prior

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Waller Annexation (Case PL-2020-00712)

Subject: Recommendation to City Council for annexation of approximately 4.73 acres

Location: 4989 AL Hwy 147 N (Heath Road)

Applicant: John and Judith Waller

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 4.73 acres, marked "Received" December 28, 2020, Auburn Planning Commission Case PL-2020-00712, 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 January 14, 2021 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 15th day of January, 2021.



Katie Robison, AICP, Acting Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Bridle Creek Estates (Case PL-2020-00702)

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

Location: 1201 Sandhill Road

Applicant: TD Development, LLC

Property Zoned: Rural (R)

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 (seven single family residential lots and one open space lot), marked "Received" December 22, 2020, Auburn Planning Commission Case PL-2020-00702, is **APPROVED, subject to:**

Planning:

- Relabel lots 1 & 2 as 1-A & 2-A.
- Include phase line and phase 1 in title, if intended.
- Add FIRM reference.

Engineering:

- Engineering plans have been approved by the Development Review Team and construction is underway.
- Add a callout identifying the new right-of-way along Sand Hill Road.
- Separate the callouts for the 50' Managed Use Buffer and the 25' Greenway Easement.
- 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:

- AWWB does not provide water service to this area. Please coordinate with local water authority.
- COA does not provide sanitary sewer to this area. On-site septic should be permitted through ADPH.
- This development is located within the Chewacla Creek watershed.

STATE OF ALABAMA
LEE COUNTY

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Bridle Creek Estates
PL-2020-00702

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 4th day of
February, 2021.

A handwritten signature in black ink that reads "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: Donahue Ridge, Phase 7 (Case PL-2020-00703)

Subject: Final plat approval for a conventional subdivision (51 single family residential lots, one remnant lot and one future development lot)

Location: Southern terminus of Cindy Lane and North Donahue Drive

Applicant: EFACO II, Inc.

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 (51 single family residential lots, one remnant lot and one future development lot), marked "Received" December 22, 2020, Auburn Planning Commission Case PL-2020-00703, is **APPROVED, subject to:**

Planning:

- Lot numbering doesn't match engineering plans. Please correct engineering plans to match plat numbering.

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.

Water Resource Management:

- AWWB and COA provide water and sanitary sewer service to this area.
- This property is located within the Saugahatchee Creek Watershed.
- Plans indicate that majority of lots require backflow prevention. Please identify lots that require backflow prevention and 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 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."

Donahue Ridge, Phase 7
PL-2020-00703

GIS

- Unable to draw in GIS due to plat missing multiple pieces of information. Precision will have to submit corrected copy of plat before review can be completed.

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Katie Robison, AICP, Acting Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Camden West, Phase 2 (Case PL-2020-00704)

Subject: Final plat approval for a performance residential development (57 single family detached lots and two open space lots)

Location: West of Camden Ridge Subdivision

Applicant: SMB 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 performance residential development (57 single family detached lots and two open space lots), marked "Received" December 22, 2020, Auburn Planning Commission Case PL-2020-00704, is **APPROVED, subject to:**

Planning:

- Lots 18 and 52 were subdivided as part of Camden West, Phase 1. They should either be excluded from this phase or relabeled with new bearings and distances. If they are to be excluded, correct Note 9 data and parcel tables to reflect as such.
- Water bodies, to include detention, may account for no more than 25% of required open space.
- Include a greenway easement through Lot 94-A.

Engineering:

- Engineering plans have been approved by the Development Review Team and construction is under way.
- The easement between Lots 80 and 81 and behind Lot 81 should be labeled private.
- 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:

- Auburn Water Works Board and the City of Auburn provides water and sanitary sewer service to this area.
- This property is located within the Saugahatchee Creek watershed.
- Plans indicate several lots needing backflow prevention. Please identify these lots and 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 and shall

Camden West, Phase 2
PL-2020-00704

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

STATE OF ALABAMA
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Katie Robison, AICP, Acting Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Farmville Lakes Amenities Lot (Case PL-2020-00706)

Subject: Final plat approval to subdivide one lot into one amenity lot and additional right-of-way

Location: Current terminus of Farmville Lakes Drive

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 final plat approval to subdivide one lot into one amenity lot and additional right-of-way, marked "Received" December 22, 2020, Auburn Planning Commission Case PL-2020-00706, is **APPROVED, subject to:**

Planning:

- The proposed boundaries are not consistent with adjoining lots of previous Farmville Lakes subdivisions: Farmville Lakes Phase 3-B (Lot 143) and Farmville Lakes Phase 3-D (Lot 141). This subdivision should either be consistent with those prior subdivisions or include those lots with amended boundaries and labels.
- Identify and label the extent of Farmville Lakes Drive ROW dedicated as part of Farmville Lakes Phase 2 as well as the new portion of ROW dedicated per this plat and update Note 9 to reflect this if necessary.
- Label the easement running along the eastern boundary of Lot 142 as being previously dedicated.
- The gross area listed in Note 9 should be 79,976 square feet.
- Identify leftover acreage for the remainder to the property to the south (the existing note includes land already subdivided).
- Remove Note 10.
- The provided coordinates should both be points along the subject property's boundary.

Engineering:

- Engineering plans have been approved by the Development Review Team and construction is under way.
- Show the lake boundary on the plat and provide a minimum finished floor elevation for Lot 142.
- 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 bonding.

Water Resource Management:

- Auburn Water Works Board and the City of Auburn provide water and sanitary sewer service to this area.
- This property is located within the Saugahatchee Creek watershed.

Farmville Lakes Amenities Lot
PL-2020-00706

- Based off of Phase 2 Final Plat, the 60-foot easement to the northeast should be a 20-foot easement.

GIS:

- No indications are provided of the changes made to the two previously platted lots that adjoin the subject property. See Lot 2 of Asheton Lakes-Farmville Section, and Lot 143 of Farmville Lakes Phase 3.

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Katie Robison, AICP, Acting Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Corbett Subdivision, Phase 2 Bond Extension (Case PL-2020-00708)

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 Ogletree Road, south end of Fairway Drive

Applicant: Stephen Corbett

Property Zoned: Neighborhood Conservation (NC-150)

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" December 28, 2020, Auburn Planning Commission Case PL-2020-00708, is hereby **APPROVED, subject to:**

- The bonding period shall be extended for twelve months.

STATE OF ALABAMA
LEE COUNTY

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Katie Robison, AICP, Acting Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Tuscan Hills, Phase V-B Bond Extension (Case PL-2020-00709)

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 East Farmville Road, east of North College Street

Applicant: SMB 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 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" December 28, 2020, Auburn Planning Commission Case PL-2020-00709, is hereby **APPROVED, subject to:**

- The bonding period shall be extended for twelve months.

STATE OF ALABAMA
LEE COUNTY

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**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Parker Place Townhomes Bond Extension (Case PL-2020-00710)

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: South side of East University Drive, west of South Donahue Drive

Applicant: Jim Parker Building Company, Inc.

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" December 28, 2020, Auburn Planning Commission Case PL-2020-00710, is hereby **APPROVED, subject to:**

- The bonding period shall be extended for twelve months.

STATE OF ALABAMA
LEE COUNTY

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**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Longleaf Crossing, Phase 4 Bond Extension (Case PL-2021-00001)

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: Downs Way, south of West Longleaf Drive

Applicant: Jim Parker Building Company, Inc.

Property Zoned: Comprehensive Development District (CDD) with an overlay of the Planned Development District (PPD) 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" December 28, 2020, Auburn Planning Commission Case PL-2021-00001, is hereby **APPROVED, subject to:**

- The bonding period shall be extended for twelve months.

STATE OF ALABAMA
LEE COUNTY

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Katie Robison, AICP, Acting Director of Planning

plan did not have a direct connection to Moores Mill Road. It had been the City's policy for commercial developments that the roadway and parking network be privately owned and maintained so having a proposed public roadway for this use was uncharacteristic. The proposed street, as shown, did not serve a public benefit and would create long-term maintenance responsibility for the City. If this plan was approved, the proposed roadway must be created by subdivision and would warrant sidewalk, roadway lighting, as well as right turn and left turn deceleration lanes. Further, the proposed street was shown offset from Bent Brooke Drive, instead of aligned, which could pose conflicts or delays for opposing traffic, so as part of the platting additional analyses may be required. The master plan showed the connection to the rear access of the adjoining parcel, which should be made as part of the development.

Mr. McCord did not have a problem with the use, but did not like the design.

Ms. Bridges agreed.

Ms. Reese agreed.

Mr. McCord made a motion to deny Case PL-2020-00694, Hamilton Place PDD Amendment, a request for a 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.

Ms. Bridges seconded the motion.

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

Hamilton Place PDD

PL-2020-00695

Mr. Kipp stated the request was for a recommendation to City Council for conditional use approval of a community shopping center and office use. The subject property was located at the northeast corner of Hamilton Road and Ogletree Road in the Limited Development District (LDD) with an overlay of the Planned Development District (PDD) designation. The Hamilton Place Shopping Center was classified as a neighborhood shopping center, which is limited to a maximum gross floor area of 100,000 square feet. The existing shopping center is comprised of 84,787 square feet and, as such, could only accommodate an addition approximate 15,000 square feet of floor area. In light of this limitation, the applicant was also requesting to upgrade the overall shopping center from a neighborhood shopping center to a community shopping center in order to accommodate the additional gross floor area proposed (maximum floor area of 499,999 square feet). Office uses were not a supported use within the Conservation/Cluster Residential future land use. However, given other recent developments approved within the area (Auburn Community Church, expansion of retail and commercial at Ogletree Village and Bella Collina) the proposal provided a logical transition from the commercial node at the hard corner of Moores Mill, Hamilton, and Ogletree moving east towards low density residential. When considered as part of the overall Hamilton Place shopping center, the proposed use might integrate well as a buffer to future residential development to the east.

Brett Basquin with Foresite Group, Inc. represented the applicant. He said if the if the case was denied, and the only permitted use was single family, the proposed City street would be proposed in the same location as it was now. A single family product would likely produce more trips than the proposed office use.

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Hamilton Place PDD Amendment (Case PL-2020-00694)

Subject: Recommendation to City Council for an amendment to Ordinance Number 2569 that created the Planned Development District (PDD) for the Hamilton Place shopping center in order to amend the Planned Development District to add 4.21 acres, more or less, and to allow 33,000 square feet of 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 recommendation to City Council for an amendment to Ordinance Number 2569 that created the Planned Development District (PDD) for the Hamilton Place shopping center in order to amend the Planned Development District to add 4.21 acres, more or less, and to allow 33,000 square feet of office use, marked "Received" December 18, 2020, Auburn Planning Commission Case PL-2020-00694, is hereby **DENIED**.

STATE OF ALABAMA
LEE COUNTY

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Katie Robison, AICP, Acting Director of Planning

The Commission discussed details regarding the difference between the PDD amendment and conditional use requests.

Ms. Reese did not have an issue with the use, but did not like the site plan.

Mr. McCord did not mind expanding the shopping center, but did oppose an additional curb cut and a street the City would have to maintain.

Mr. Chansler opened the public hearing.

Public comment was provided by the following individuals:

- Bob Greenhaw, 2486 Glenn Brooke Drive, opposed the request.

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

Ms. Bridges made a motion to approve Case PL-2020-00695, Hamilton Place PDD, a request for a recommendation to City Council for conditional use approval of a community shopping center and office use, with staff comments and with the condition that the site should not be designed in accordance with the submitted site plan that shows the proposed street offset from Bent Brooke Drive.

Ms. Reese seconded the motion.

Mr. LaZenby said he thought the conditional use should have been considered before the PDD amendment.

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

Apollo Rezoning

PL-2020-00697

Ms. Canady stated the request was for a recommendation to City Council for rezoning of approximately 5.61 acres to Industrial (I). The subject property was located at 1571 West Samford Avenue in the Comprehensive Development District (CDD) zoning district. The was in line with the future land use designation. The subject property had originally been zoned Industrial prior to the rezoning of the Shug Jordan Commercial Park as a whole. An industrial use is in character with the surrounding properties which are also industrial uses. 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-2020-00697, Apollo Rezoning, a request for a recommendation to City Council for rezoning of approximately 5.61 acres to Industrial (I), with staff comments.

M. Ritenbaugh seconded the motion.

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Hamilton Place PDD (Case PL-2020-00695)

Subject: Recommendation to City Council for conditional use approval for a community shopping center and 33,000 square feet of 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 a community shopping center and 33,000 square feet of office use, marked "Received" December 18, 2020, Auburn Planning Commission Case PL-2020-00695, is hereby **APPROVED, subject to:**

- **The site should not be designed in accordance with the submitted site plan that shows the proposed street offset from Bent Brooke Drive.**

Planning:

- If approved without amendment or condition, a Community Shopping Center allows up to 499,999 Square Feet. The minimum area needed to accommodate the proposed office use plus the existing shopping center is 117,787 Square feet, more or less.
- 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 this proposed conditional use; however, the master plan submitted shows a public street where the prior plan did not have a direct connection to Moores Mill Road. It has been the City's policy for commercial developments that the roadway and parking network be privately owned and maintained so having a proposed public roadway for this use is uncharacteristic. The proposed street, as shown, does not serve a public benefit and will create long-term maintenance responsibility for the City. If this plan is approved, the proposed roadway must be created by subdivision and will warrant sidewalk, roadway lighting, as well as right turn and left turn deceleration lanes.
- The proposed street is shown offset from Bent Brooke Drive, instead of aligned, which could pose conflicts or delays for opposing traffic so as part of the platting, additional analyses may be required. The master plan is showing the connection to the rear access of the adjoining parcel, which should

be made as part of the development. Other requirements as outlined in the Engineering Design and Construction Manual will need to be addressed as part of the submission of the engineering plans.

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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Katie Robison, AICP, Acting Director of Planning

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

Apollo Conditional Use

PL-2021-00705

Ms. Canady stated the request was for a recommendation to City Council for conditional use approval for an industrial use (data center). The subject property was located at 1571 West Samford Avenue in the Industrial (I) zoning district (pending rezoning, Case PL-2020-00697). The proposed use request appeared to be consistent with the intent of the zoning district, the general purpose, and goals of the Zoning Ordinance. The use would align with neighboring uses and the Industrial zoning district. The proposed use was also in conformance with the existing Future Land Use Plan designation, Industrial. 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-2020-00705, Apollo Conditional Use, a request for a recommendation to City Council for conditional use approval for an industrial use (data center), with staff comments.

Ms. Jager seconded the motion.

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

Chapel Heights Preliminary Plat

PL-2020-00699

Mr. Howell stated the request was for preliminary plat approval for a conservation subdivision (27 single family residential lots and three open space lots). The subject property was located in the 1700 block of Pierce Chapel Road in the Rural (R) zoning district with an overlay of the Conservation Overlay District (COD) designation. The plat met requirements of the subdivision regulations for preliminary plat approval, and staff recommended approval.

Brett Basquin with Foresite Group, Inc. represented the applicant. He asked that the requirement for a stub-out to the south be removed, as that property was outside of the optimal boundary and would remain in the County for the foreseeable future.

Mr. Chansler opened the public hearing.

Public comment was provided by the following individuals:

- Nicolette Peters, 1788 Pierce Chapel Road, was concerned about traffic and street noise.

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

Ms. Jager asked for clarification on the access points.

Mr. Howell said Engineering comments recommended that the cul-de-sac shown as Chapel Heights Drive be extended to stub-out to the south.

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Apollo Rezoning (Case PL-2020-00697)

Subject: Recommendation to City Council for rezoning of approximately 5.61 acres to Industrial (I)

Location: 1571 West Samford Avenue

Applicant: Auburn Industrial Development Board

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 rezoning of approximately 5.61 acres to Industrial (I), marked "Received" December 18, 2020, Auburn Planning Commission Case PL-2020-00697, 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 January 14, 2021 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 4th day of February, 2021.



Katie Robison, AICP, Acting Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Apollo (Case PL-2020-00705)

Subject: Recommendation to City Council for conditional use approval for an industrial use (data center)

Location: 1571 West Samford Avenue

Applicant: Auburn Industrial Development Board

Property Zoned: Industrial (I) (pending Case PL-2020-00697)

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 industrial use (data center), marked "Received" December 22, 2020, Auburn Planning Commission Case PL-2020-00705, is hereby **APPROVED, subject to:**

Planning:

- Provide height of proposed structure.
- Show required street bufferyard.
- Show existing 10' utility easement along West Samford Avenue.
- Submit a landscape plan upon DRT submittal.

Engineering:

- An engineering certification has been submitted.
- Based on the site plan, the driveway configuration does not meet the minimum spacing requirements, and may need to be adjusted.
- Upon submission of a development plan, the site must comply with the requirements in the Engineering Design and Construction Manual.
- A stormwater analysis will be required for this development, and the City's stormwater detention requirements must be met.

Water Resource Management:

- AWWB and COA provides water and sanitary sewer service in this area.
- This property is located within the Parkerson Mill watershed.
- Regulated waters may be present at this site. Applicant should verify presence of any regulated waters prior to development.
- Sanitary sewer easements are present at the proposed site.

Apollo
PL-2020-00705

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 January 14, 2021 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 4th day of February, 2021.

A handwritten signature in cursive script that reads "Katie Robison".

Katie Robison, AICP, Acting Director of Planning

Mr. Basquin was concerned about what use might locate on the property to the south. He did not object to connecting to the west.

Ms. Jager made a motion to approve Case PL-2020-00699, Chapel Heights Preliminary Plat, a request for preliminary plat approval for a conservation subdivision (27 single family residential 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.

Mimms Trail, 11th Addition Preliminary Plat

PL-2020-00711

Mr. Kipp stated the request was for revised preliminary plat approval for a performance residential development (53 single family detached lots and two open space lots). The subject property was located on Mimms Trail Road and Rutland Road in the Limited Development District (LDD) zoning district with an overlay of the Planned Development District (PDD) designation. The plat met requirements of the subdivision regulations for preliminary plat approval, and staff recommended approval.

Mr. Chansler opened the public hearing.

Public comment was provided by the following individuals:

- Sungbae Choi, 204 Brookshire Court, was opposed to the request.
- Ralph Harrison on behalf of Velma Reese Parks, 3353 Mill Creek Road, was interested in selling property to include in the Mimms Trail PDD.

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

Mr. LaZenby made a motion to approve Case PL-2020-00711, Mimms Trail, 11th Addition Preliminary Plat, a request for revised preliminary plat approval for a performance residential development (53 single family detached lots and two open space lots), with staff comments.

Ms. Jager seconded the motion.

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

Piper Glen Subdivision

PL-2021-00005

Mr. Howell stated the request was for preliminary plat approval for a performance residential development (62 single family detached lots and three open space lots). The subject property was located at the terminus of Judd Avenue in the Redevelopment District (RDD) zoning district. The plat met requirements of the subdivision regulations for preliminary plat approval, and staff recommended approval.

Thomas Johnson with Holland Homes, LLC represented the applicant. He said a traffic study was performed as part of the DRT review, and some of the recommendations had already been addressed at the intersection of Richland Road and Shug Jordan Parkway.

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Chapel Heights Preliminary Plat (Case PL-2020-00699)

Subject: Preliminary plat approval for a conservation subdivision (27 single family residential lots and three open space lots)

Location: 1700 block of Pierce Chapel Road

Applicant: H & S Development, LLC

Property Zoned: Rural (R) 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 preliminary plat approval for a conservation subdivision (27 single family residential lots and three open space lots), marked "Received" December 22, 2020, Auburn Planning Commission Case PL-2020-00699, is **APPROVED, subject to:**

Planning:

- Approval of this application is dependent on the City Council's approval of rezoning request PL-2020-00643.
- Areas that have been cleared of vegetation, excavated, filled, or otherwise altered from their natural states unless such alteration is consistent with the permitted use of the open space parcel will not meet the requirements of contributing open space.
- Street network connection to properties to the west and south of the subject property should be provided.
- Relabel one of the two lots listed as "30", as Lot 29, which is missing.
- Label the right of way widths for Chapel Heights Drive and Chapel Heights Court.
- List Adjoining Property Owners to the south and west.
- List gross acreage in notes.
- List the entity responsible for open space maintenance in the notes.
- A legal instrument for permanent protection, consistent with Article VI, Section D (5) of the City of Auburn Subdivision Regulations, is required prior to Final Plat submission.
- The Lee County Engineer certificate can be removed.

Engineering:

- An engineering certification has been submitted.
- As identified during the Lot Layout review, street stub-outs should be provided to the west and south for future connectivity.
- A stormwater analysis will be required for this development, and the City's stormwater detention requirements must be met.

Water Resource Management:

- Auburn Water Works Board does not provide water service in this area. Please coordinate with local water authority.
- City of Auburn does not provide sanitary sewer service to this area. On-site septic should be permitted through Alabama Department of Public Health.
- Wetlands are present at this site.
- This property is located within the Chewacla Creek watershed.

GIS:

- The boundary between Lot 28 and Fernwood Lot 2-A is missing bearing and distance.

STATE OF ALABAMA
LEE COUNTY

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GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 4th day of February, 2021.



Katie Robison, AICP, Acting Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Mimms Trail, 11th Addition Preliminary Plat (Case PL-2020-00711)

Subject: Revised preliminary plat approval for a performance residential development (53 single family detached lots and two open space lots)

Location: Mimms Trail Road and Rutland Road

Applicant: Clayton Properties Group, Inc.

Property Zoned: Limited Development District (LD)D 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 revised preliminary plat approval for a performance residential development (53 single family detached lots and two open space lots), marked "Received" December 28, 2020, Auburn Planning Commission Case PL-2020-00711, is **APPROVED, subject to:**

Planning:

- Public access must be provided for Lot 368 Open Space in 9th Addition.
- Verify that Lot 521 is within 750 feet of open space.
- Verify ROW width for extension of Mimms Trail Road.
- Show all drainage and utility easements.

Engineering:

- The engineering plans have been submitted to the Development Review Team and are currently under review.
- Add a callout for the area of right-of-way to be vacated on the north side of Mimms Trail Road. The vacation of right of way must be completed before the final plat for this phase of Mimms Trail can be signed.
- Provide a 10' Drainage & Utility Easement along the rights-of-way.
- Provide minimum finished floor elevations for lots adjacent to water features.
- Add a note indicating that corner lots shall not take access from Mimms Trail Road.
- Provide a temporary turnaround easement at the terminus of Mimms Trail Road.

Water Resource Management:

- AWWB Does not provide water service in this area. Water service should be coordinated through the local water authority.
- COA provides sanitary sewer service in this area.
- This property is located within the Chewacla Creek Watershed.

GIS:

- Bearing and distance is missing from one line on Lot 532, and also on Lot 508.

Mimms Trail, 11th Addition Preliminary Plat
PL-2020-00711

- These should be corrected before final plat is submitted. Are there no drainage & utility easements along the road frontage in this case? There don't seem to be any easements shown on any lots.

STATE OF ALABAMA
LEE COUNTY

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GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 4th day of February, 2021.



Katie Robison, AICP, Acting Director of Planning

Mr. Chansler opened the public hearing.

Public comment was provided by the following individuals:

- Debra Gentry, 668 Alberta Street, asked how long it would take for the subdivision to be completed and if sidewalk would be continue down Alberta Street in front of her home.
- Burnette Tolbert, 1241 Dunford Avenue, asked how the subdivision would affect land value and if it would create higher traffic volumes.
- Byron Tolbert, 1241 Dunford Avenue, expressed concern about traffic.

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

Mr. Johnson provided details regarding the traffic study and the recommendations provided. Improvements included restriping and signal work at the Richland Road and Shug Jordan Parkway intersection. Sidewalks would be provided along all streets in the subdivision and would be extended on Alberta Street as well as along Judd Avenue out to Richland Road. He anticipated the large equipment to be out of the development by March.

Mr. LaZenby made a motion to approve Case PL-2021-00005, Piper Glen Subdivision, a request for preliminary plat approval for a performance residential development (62 single family detached lots and three open space lots), with staff comments.

Ms. Jager seconded the motion.

A vote was taken, and the motion passed with a vote of 8-0. Commissioner Birmingham was absent from the vote.

Piper Glen, Phase 1 Subdivision

PL-2020-00698

Mr. Howell stated the request was for final plat approval for a performance residential development (18 single family detached lots, two future development lots, and one open space lot). The subject property was located at the terminus of Judd Avenue in the Redevelopment District (RDD) zoning district. The plat met requirements of the subdivision regulations for final plat approval, and staff recommended approval.

Mr. LaZenby asked if the sidewalk on Alberta Street would be extended as part of this plat.

Thomas Johnson with Holland Homes, LLC represented the applicant. The sidewalk would be bonded with this phase. The majority of the sidewalk work would be done as homes are built.

Mr. LaZenby made a motion to approve Case PL-2020-00698, Piper Glen, Phase 1 Subdivision, a request for final plat approval for a performance residential development (18 single family detached lots, two future development lots, and one open space lot), with staff comments.

Ms. Bridges seconded the motion.

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

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Piper Glen Subdivision (Case PL-2021-00005)

Subject: Preliminary plat approval for a performance residential development (62 single family detached lots and three open space lots)

Location: Terminus of Judd Avenue

Applicant: Gulf South Development Group, LLC

Property Zoned: Redevelopment District (RDD)

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 (62 single family detached lots and three open space lots), marked "Received" January 4, 2021, Auburn Planning Commission Case PL-2021-00005, is **APPROVED**, **subject to:**

Planning:

- Correct Note 4. Gross acreage should be approximately 19.5 acres, net area in single family approximately 9.5 acres, and area in right of way approximately 2.85 acres.
- Correct Note 9. Number of residential lots is 62 and number of total lots is 65.
- Lot 54 does not meet the 5,000 square feet minimum for performance single-family lots.
- Lots 26 and 57 do not meet the 50-foot minimum lot width for performance single-family lots.
- Lot 65 must have a minimum of 40 feet of road frontage to count towards the development's open space requirement.
- The drainage and utility easement along Peter Street should be continued across Lot 65's frontage.
- List the right of way width for Dunford Avenue.
- "Phase 2" should be removed from the plat's administrative information in the lower-righthand corner.
- Include adjoining property owner information for the Kendrick and Moore properties on the western side of Alberta Street.

Engineering:

- Engineering plans have been approved by the Development Review Team and construction is under way.
- The sidewalk along Judd Avenue must be completed with this phase of the development.
- Provide a pedestrian and future roadway easement along the north side of the development for connectivity to Zellars Avenue.
- 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:

- Callout easement width of sanitary sewer easement to the north of Alberta Circle. Plans indicate a 20-foot easement at this location.
- Auburn Water Works Board and the City of Auburn provide water and sanitary sewer service to this area.
- This property is located within unnamed tributary 2, a subshed of the Saugahatchee Creek watershed.

GIS:

- Curve 22 is missing from the curve table, and there are two Curve 25's listed. This should be corrected on any future final plats before submittal.

STATE OF ALABAMA
LEE COUNTY

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GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 4th day of February, 2021.



Katie Robison, AICP, Acting Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Piper Glen Subdivision, Phase 1 (Case PL-2020-00698)

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

Location: Terminus of Judd Avenue

Applicant: Gulf South Development Group, LLC

Property Zoned: Redevelopment District (RDD)

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 (18 single family detached lots, two future development lots, and one open space lots), marked "Received" December 21, 2020, Auburn Planning Commission Case PL-2020-00698, is **APPROVED, subject to:**

Planning:

- Correct Note 4. Gross acreage should be approximately 19.5 acres.
- Correct Note 9. Number of total lots is 21.
- List the right of way width for Dunford Avenue.
- Include adjoining property owner information for the Kendrick and Moore properties on the western side of Alberta Street.
- Lot numbers should be consistent between this and the preliminary plat.

Engineering:

- Engineering plans have been approved by the Development Review Team and construction is under way.
- The sidewalk along Judd Avenue must be completed with this phase of the development.
- Provide a pedestrian and future roadway easement along the north side of the development for connectivity to Zellars Avenue.
- 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:

- Auburn Water Works Board and the City of Auburn provide water and sanitary sewer service to this area.
- This property is located within unnamed tributary 2, a subshed of the Saugahatchee Creek watershed.
- Plans indicate that the 30-foot sewer easement east of Alberta Street should be a 20-foot easement based off of the proposed pipe depth.

Piper Glen Subdivision
PL-2021-00005

- The following note should be added 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 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."

GIS:

- The plat has missing/incorrect bearings and distances which will need correction before approval.

STATE OF ALABAMA
LEE COUNTY

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Katie Robison, AICP, Acting Director of Planning

Owens Crossing Commercial Retail

PL-2020-00701

Mr. Kipp stated the request was for a recommendation to City Council for conditional use approval for a road service use (restaurant with drive-thru). The subject property was located at 1850 Shug Jordan Parkway in the Comprehensive Development District (CDD) zoning district. Staff recommended approval.

Mr. Chansler opened the public hearing.

Mr. Chansler thought this was an appropriate place for a drive-thru, and he supported the request.

Mr. Chansler made a motion to approve Case PL-2020-00701, Owens Crossing Commercial Retail, a request for a recommendation to City Council for conditional use approval for a road service use (restaurant with drive-thru), with staff comments.

Ms. Bridges seconded the motion.

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

Maddox Lake

PL-2020-00665

Ms. Canady stated the request was for a waiver to allow lot sizes of less than one acre in the Planning Jurisdiction. The subject property was located at 1122 Lee Road 44, which was outside of the City limits but within the Planning Jurisdiction. The owner of the subject property wished to subdivide the two lots into 34 parcels for single family residential uses. Although outside the Optimal Boundary, allowing subdivisions of this size (minimum area of 0.6 acre) would encourage similar subdivisions in the area surrounding it. This could potentially result in unplanned development encroaching into land the City intends to annex as rural use in the future. Staff recommended denial.

Mr. McCord made a motion to deny Case PL-2020-00665, Maddox Lake, a request for a waiver to reduce the minimum lot size.

Mr. LaZenby seconded the motion.

A vote was taken, and the motion passed with a vote of 8-0. Commissioner Reese recused herself from voting.

OTHER BUSINESS

Annual Meeting of the Commission to Elect New Officers

Mr. Ritenbaugh made a motion to re-elect the current slate of officers:

Phil Chansler, Chair
Nonet Reese, Vice Chair
Mack LaZenby, Secretary

Mr. Marshall seconded the motion.

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Strip Retail Center at Owens Crossing (Case PL-2020-00701)

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

Location: 1850 Shug Jordan Parkway

Applicant: Owens Family Partnership, 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 road service use (fast food restaurant with drive-thru) marked "Received" December 22, 2020, Auburn Planning Commission Case PL-2020-00701, is hereby **APPROVED, subject to:**

Planning:

- Order boards must be moved closer to building to provide queue length for 4 vehicles.
- Corridor overlay requirements shall apply.
- Verify cross access easement. No easement is shown on current plats.
- Provide number of restaurant seating or square footage of customer space to calculate parking.

Engineering:

- Engineering Certification has been submitted.
- A traffic impact study will be required for this development. Any improvements recommended in the traffic study shall be installed with the development.
- A stormwater analysis will be required for this development, and the City's stormwater detention requirements must be met.

Water Resource Management:

- AWWB and COA provide water and sanitary sewer service in this area.
- This property is located within unnamed trib. 3, a subshed of the Saugahatchee creek watershed.

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 January 14, 2021 and as same appears of record in the Official Minutes

Strip Retail Center at Owens Crossing
PL-2020-00701

of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 15th
day of January, 2021.

A handwritten signature in black ink that reads "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: Maddox Lake (Case PL-2020-00665)

Subject: Waiver to Article IV.E.(3)(b), Minimum Lot Area, of the City of Auburn Subdivision Regulations to allow the lot sizes of less than one (1) acre in the Planning Jurisdiction

Location: 1122 Lee Road 44, East of Lee Road 44 & Lee Road 42 intersection

Applicant: Hugh A. Johnson

Property Zoned: Outside of the City limits – Planning Jurisdiction

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a waiver to Article IV.E.(3)(b), Minimum Lot Area, of the City of Auburn Subdivision Regulations to allow the lot sizes of less than one (1) acre in the Planning Jurisdiction, marked "Received" November 23, 2020, Auburn Planning Commission Case PL-2020-00665, is hereby **DENIED**.

STATE OF ALABAMA
LEE COUNTY

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Katie Robison, AICP, Acting Director of Planning

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 7:22 p.m.

Mack LaZenby, Secretary

Phil Chansler, Chair