

AUBURN PLANNING COMMISSION AGENDA
Thursday, February 11, 2021 at 5:00 P.M., Regular Meeting
Via the Zoom Videoconferencing web application

ROLL CALL

CITIZENS' COMMUNICATION

OLD BUSINESS

CONSENT AGENDA

Approval of Minutes

Packet Meeting January 11, 2021

Regular Meeting January 14, 2021

Special Meeting January 25, 2021

1. Yarbrough Farms – Oakmont, Phase 1 **PL-2021-00042**

Applicant: Dilworth Development, Inc.

General Location: West of Andrews Avenue and east of the Northpointe subdivision

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 (28 single family detached lots, one open space lot, and one lot for future development)

2. Asheton Lakes, Phase 3B **PL-2021-00077**

Applicant: Darrell Lamb, Jr. on behalf of Farmville Lakes, LLC

General Location: Lamb Lane, Heritage Ridge Lane, and Welch Crossing

Zoning District: Development District Housing (DDH)

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

NEW BUSINESS

3. Yarbrough Farms, Section J **PUBLIC HEARING** **PL-2021-00038**

Applicant: David Slocum, Pinnacle Design Group, Inc., on behalf of Dilworth Development, Inc.

General Location: West of Andrews Avenue and east of the Northpointe subdivision

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

Action Requested: Preliminary plat approval for a performance residential development (68 single family detached lots and two open space lots)

- 4. Farmville Lakes, Phase 7/8** **PUBLIC HEARING** **PL-2021-00039**
- Applicant: David Slocum, Pinnacle Design Group, Inc., on behalf of Dilworth Development, Inc.
- General Location: Terminus of Farmville Lakes Drive
- Zoning District: Comprehensive Development District (CDD) and Development District (DDH) with an overlay of the Planned Development District (PDD) designation
- Action Requested: Preliminary plat approval for a performance residential development (67 single family detached lots and one open space lot)
- 5. Farmville Lakes, Phase 5B** **PUBLIC HEARING** **PL-2021-00040**
- Applicant: David Slocum, Pinnacle Design Group, Inc., on behalf of Dilworth Development, Inc.
- General Location: Termini of Thornberry Drive and Harvest Drive
- Zoning District: Comprehensive Development District (CDD) with an overlay of the Planned Development District (PDD) designation
- Action Requested: Preliminary plat approval for a performance residential development (22 townhome lots and two open space lots)
- 6. Farmville Lakes, Phase 5B** **PL-2021-00041**
- Applicant: David Slocum, Pinnacle Design Group, Inc., on behalf of Dilworth Development, Inc.
- General Location: Termini of Thornberry Drive and Harvest 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 (22 townhome lots and two open space lots)
- 7. East Longleaf Townhomes** **PUBLIC HEARING** **PL-2021-00045**
- Applicant: Brett Basquin, Foresite Group, Inc., on behalf of Jim Parker Residential, LLC
- General Location: 270 East Longleaf Drive
- Zoning District: Comprehensive Development District (CDD)
- Action Requested: Preliminary plat approval for a performance residential development (14 townhouse lots and two open space lots)
- 8. Swatts 51 Subdivision** **PUBLIC HEARING** **PL-2021-00049**
- Applicant: Ledge Nettles, Baseline Surveying & Design, LLC, on behalf of Robert Cash
- General Location: Northwest of the intersection of Lee Road 39 and AL Highway 51
- Zoning District: Outside of the City limits – Planning Jurisdiction
- Action Requested: Preliminary plat approval for a conventional subdivision (five lot single family residential subdivision)

9. Swatts 51 Subdivision**PL-2021-00050**

Applicant: Ledge Nettles, Baseline Surveying & Design, LLC, on behalf of Robert Cash
General Location: Northwest of the intersection of Lee Road 39 and AL Highway 51
Zoning District: Outside of the City limits – Planning Jurisdiction
Action Requested: Final plat approval for a conventional subdivision (five lot single family residential subdivision)

10. The Oaks at Loblockee Creek, 2nd Addition**PUBLIC HEARING****PL-2021-00053**

Applicant: The Oaks Land Development, LLC
General Location: Lee Road 88
Zoning District: Outside of the City limits – Planning Jurisdiction
Action Requested: Preliminary plat approval for a conventional subdivision (eight lot single family residential subdivision)

11. The Oaks at Loblockee Creek, 2nd Addition**PL-2021-00054**

Applicant: The Oaks Land Development, LLC
General Location: Lee Road 88
Zoning District: Outside of the City limits – Planning Jurisdiction
Action Requested: Final plat approval for a conventional subdivision (eight lot single family residential subdivision)

12. Longleaf Crossing, Phase V-B**PUBLIC HEARING****PL-2021-00082**

Applicant: Tiger Crossing General Partnership
General Location: Downs Way/Longleaf Court
Zoning District: Comprehensive Development District (CDD) with an overlay of the Planned Development District (PDD) designation
Action Requested: Preliminary plat approval for a performance residential development (duplex)

13. Longleaf Crossing, Phase V-B**PL-2021-00083**

Applicant: Tiger Crossing General Partnership
General Location: Comprehensive Development District (CDD) with an overlay of the Planned Development District (PDD) designation
Zoning District: Downs Way/Longleaf Court
Action Requested: Final plat approval for a performance residential development (duplex)

14. Summerville ADDU**PUBLIC HEARING****PL-2021-00018**

Applicant: Mike Swope, UH Development, LLC, on behalf of Robert Fucci
General Location: Harper Avenue between North Debardeleben Street and North Ryan Street
Zoning District: Medium Density Residential District (MDRD)
Action Requested: Recommendation to City Council for conditional use approval for a performance residential development (academic detached dwelling units)

15. SiO2 Distribution Center**PUBLIC HEARING****PL-2021-00036**

Applicant: Terry Doyle, Bailey-Harris Construction, on behalf of SiO2 Medical Products, Inc.
General Location: 2270 Riley Street
Zoning District: Industrial (I)
Action Requested: Recommendation to City Council for conditional use approval for the expansion of an commercial support use (warehouse/distribution center)

16. Builders First Source Expansion**PUBLIC HEARING****PL-2021-00046**

Applicant: Donald Allen, Donald Allen Development, Inc., on behalf of E.L. Spencer, Jr.
General Location: 380 Industry Drive
Zoning District: Industrial (I)
Action Requested: Recommendation to City Council for conditional use approval for the expansion of an industrial use (building materials manufacturing)

17. Mimms Trail Amenity Area**PUBLIC HEARING****PL-2021-00051**

Applicant: Clayton Properties Group, Inc.
General Location: 2500 Mimms Trail
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 for a subdivision amenity (pool and clubhouse)

18. Farmville Elementary Statutory Review**PL-2021-00057**

Applicant: Auburn City Board of Education
General Location: 1565 West Farmville Road
Zoning District: Rural (R)
Action Requested: Statutory review of proposed school site

OTHER BUSINESS**CHAIRMAN'S COMMUNICATION****STAFF COMMUNICATION****ADJOURNMENT**