

The Planning Commission of the City of Auburn, Alabama, met in regular session on Thursday, March 11, 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, Mack LaZenby, Marcus Marshall, Warren McCord, Nonet Reese, Bob Ritenbaugh

The following Commissioners were absent: Jana Jager

The following staff were present: Katie Robison, Logan Kipp, Stephanie Canady, Maddie Entrikin, Amber English, Dan Crowdus, Alison Frazier, Kris Berry, Scott Cummings, Greg Nelson

CITIZENS' COMMUNICATION

OLD BUSINESS

- 1. Mimms Trail Amenity Area** ***This item was withdrawn by the applicant.*** **PL-2021-00051**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)

CONSENT AGENDA

Approval of Minutes

Packet Meeting February 8, 2021

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

Regular Meeting February 11, 2021

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

- 2. Subdivision Regulations Amendments** **PL-2021-00139**

Applicant: City of Auburn

Action Requested: Approval of amendments to *City of Auburn Subdivision Regulations* regarding the time a development must be complete

PC Action: **Approved by a vote of 7-1**

- 3. Marsh Annexation** **PL-2021-00112**

Applicant: Malcolm and Wanda Marsh

General Location: 2425 Lee Road 809 (Pinewood Place)

Zoning District: Outside of the City limits

Action Requested: Recommendation to City Council for annexation of approximately 2.81 acres

PC Action: **Recommended for approval by a vote of 8-0; will appear on March 16, 2021 City Council agenda**

4. Freeman Annexation **PL-2021-00101**

Applicant: Mack and Jamie Freeman
General Location: 2405 Lee Road 809 (Pinewood Place)
Zoning District: Outside of the City limits
Action Requested: Recommendation to City Council for annexation of approximately 0.88 acres
PC Action: **Recommended for approval by a vote of 8-0; will appear on March 16, 2021 City Council agenda**

5. The Preserve, Phase 5B **PL-2021-00146**

Applicant: Preserve Land, LLC
General Location: East end of Preserve Drive at the terminus of Graymoor Lane
Zoning District: Development District Housing (DDH) with an overlay of the Planned Development District (PDD) designation
Action Requested: Waiver to remove condition of previous final plat approval
PC Action: **Approved by a vote of 8-0**

NEW BUSINESS

6. The Landings at Academy Drive Annexation **PL-2021-00109**

Applicant: Perryman Hill, LLC
General Location: Western terminus of Academy Drive
Zoning District: Outside of the City limits
Action Requested: Recommendation to City Council for annexation of approximately 33.89 acres
PC Action: **Recommended for approval by a vote of 8-0; will appear on April 20, 2021 City Council agenda**

7. The Landings at Academy Drive **PUBLIC HEARING** **PL-2021-00107**

Applicant: Edgar Hughston, of Edgar Hughston Builders Inc, on behalf Perryman Hill LLC
General Location: Western terminus of Academy Drive
Zoning District: Rural (R) (pending annexation, PL-2021-00109)
Action Requested: Recommendation to City Council for rezoning of approximately 33.89 acres to Development District Housing (DDH)
PC Action: **Recommended for approval by a vote of 7-0; will appear on April 20, 2021 City Council agenda**

8. The Landings at Academy Drive **PUBLIC HEARING** **PL-2021-00108**

Applicant: Edgar Hughston, of Edgar Hughston Builders Inc, on behalf Perryman Hill LLC
General Location: Western terminus of Academy Drive
Zoning District: Comprehensive Development District (CDD)
Action Requested: Recommendation to City Council for rezoning of approximately 5.56 acres to Development District Housing (DDH)
PC Action: **Recommended for approval by a vote of 8-0; will appear on April 20, 2021 City Council agenda**

9. Links Crossing, Phase 3	PUBLIC HEARING	PL-2021-00113
Applicant:	Links Crossing, LLC	
General Location:	West terminus of Westover Street	
Zoning District:	Development District Housing (DDH)	
Action Requested:	Preliminary plat approval for a conventional subdivision (24 lot single family residential subdivision)	
PC Action:	Approved by a vote of 8-0	
10. Links Crossing, Phase 3		PL-2021-00114
Applicant:	Links Crossing, LLC	
General Location:	West terminus of Westover Street	
Zoning District:	Development District Housing (DDH)	
Action Requested:	Final plat approval for a conventional subdivision (24 lot single family residential subdivision)	
PC Action:	Approved by a vote of 8-0	
11. Links Crossing, Phase 3A	PUBLIC HEARING	PL-2021-00120
Applicant:	Links Crossing, LLC	
General Location:	West terminus of Westover Street	
Zoning District:	Development District Housing (DDH)	
Action Requested:	Preliminary plat approval for a conventional subdivision (16 lot single family residential subdivision)	
PC Action:	Approved by a vote of 8-0	
12. Links Crossing, Phase 3A		PL-2021-00121
Applicant:	Links Crossing, LLC	
General Location:	West terminus of Westover Street	
Zoning District:	Development District Housing (DDH)	
Action Requested:	Final plat approval for a conventional subdivision (16 lot single family residential subdivision)	
PC Action:	Approved by a vote of 8-0	
13. East Veterans Bungalows	PUBLIC HEARING	PL-2021-00122
Applicant:	Brett Basquin, Foresite Group, Inc., on behalf of Savannah & Williamsburg, LLC	
General Location:	160 East Veterans Boulevard	
Zoning District:	Comprehensive Development District (CDD)	
Action Requested:	Recommendation to City Council for conditional use approval for a performance residential development (multiple family development)	
PC Action:	Recommended for approval by a vote of 8-0; will appear on March 16, 2021 City Council agenda	

14. Martin Avenue Townhomes**PUBLIC HEARING****PL-2021-00125**

Applicant: Parmer Development, LLC on behalf of Mike and Frances Thrower

General Location: 456 Martin Avenue

Zoning District: Redevelopment District (RDD)

Action Requested: Recommendation to City Council for conditional use approval for a performance residential development (four lot townhouse development)

PC Action: [Recommended for denial by a vote of 5-3; will appear on March 16, 2021 City Council agenda](#)

15. Ridgecrest Redevelopment**PUBLIC HEARING****PL-2021-00148**

Applicant: Auburn Housing Authority

General Location: 945 North Donahue Drive

Zoning District: Redevelopment District (RDD)

Action Requested: Recommendation to City Council for conditional use approval for institutional uses (community housing services) and office use

PC Action: [Recommended for approval by a vote of 8-0; will appear on March 16, 2021 City Council agenda](#)

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

The meeting was adjourned at 6:26 p.m.