

**Auburn Planning Commission
April 8, 2021 – Regular Meeting
MINUTES**

The Planning Commission of the City of Auburn, Alabama, met in regular session on Thursday, April 8, 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, Maddie Entrikin, Amber English, Alison Frazier, Dan Crowdus, Kris Berry, Scott Cummings

CITIZENS COMMUNICATION

OLD BUSINESS

CONSENT AGENDA

Ms. Robison summarized the items on the consent agenda, which included:

- **Painter Annexation – PL-2021-00168:** Recommendation to City Council for annexation of approximately 33.47 acres
- **Boatwright Annexation – PL-2021-00169:** Recommendation to City Council for annexation of approximately 1.76 acres

Mr. LaZenby made a motion to approve the consent agenda, which included the minutes from the March 8, 2021 packet meeting and the March 11, 2021 regular meeting, with staff comments.

Mr. McCord seconded the motion.

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

NEW BUSINESS

Zoning Ordinance Amendments

PL-2021-00174

Mr. Kipp stated the request was for a recommendation to City Council for approval of amendments to Article II (Definitions), Article V (Detailed Use Regulations), and Article VI (Signs) of the *City of Auburn Zoning Ordinance* in order to add new language relating to Downtown Design Standards. The purpose of this proposed text amendment was to provide staff with the tools and language to review new construction in the downtown area and provide baseline design standards that have been vetted by design professionals with a vested interest in Auburn's urban fabric and character. The proposed regulations provide minimum design standards which, in conjunction with a pending update of the Downtown Design Guideline, would create a more comprehensive design document. Mr. Kipp summarized the proposed amendments, which included:

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Painter Annexation (Case PL-2021-00168)

Subject: Recommendation to City Council for annexation of approximately 33.47 acres

Location: Northeast corner of the intersection of Cox Road and U.S. Interstate 85

Applicant: Henry and Alison Painter

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 33.47 acres, marked "Received" March 12, 2021, Auburn Planning Commission Case PL-2021-00168, 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 April 8, 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 6th day of May, 2021.



Katie Robison, AICP, Acting Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Boatwright Annexation (Case PL-2021-00169)

Subject: Recommendation to City Council for annexation of approximately 1.76 acres

Location: Northeast corner of the intersection of Cox Road and U.S. Interstate 85

Applicant: Hubert Boatwright

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 1.76 acres, marked "Received" March 12, 2021, Auburn Planning Commission Case PL-2021-0169, is hereby **APPROVED**.

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Adding design criteria to the following aspects of the urban fabric, which were not previously considered in the Zoning Ordinance:

- Minimum Story Heights (no change in total structure height)
- Building Mass and Articulation
- Distinct Façade Compositions
- Functional Entrances
- Allow a specific urban-style residential use at the ground story
- Waivers

Additional changes to the Zoning Ordinance through the proposed amendment include:

- Provide an additional two feet for architectural details and parapets at the top of a structure
- Remove ground-story commercial use requirement in areas where such uses may be unreasonable and instead require “active uses”
- Increase the amount of fenestration or glazing required at the ground and 2nd story
- Require surface and structured parking to meet certain design characteristics and screening
- Relocate the sign regulations in the downtown area to Article VI, Signs

Mr. Chansler opened the public hearing.

Public comment was provided by the following individuals:

- Brett Basquin, 2128 Moores Mill Road, asked the Commission to consider adding language to give the Planning Director the discretion to exceed the proposed 10’ setback in the event that additional street activation is provided. Additionally, he said that building code requirements might hinder the intended purpose of functional entrances. Mr. Basquin also made suggestions regarding parapet height and maximum building length.

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

Mr. Kipp responded to points raised during the public hearing. All questions were answered to the Commission’s satisfaction.

Ms. Reese made a motion to approve Case PL-2021-00174, Zoning Ordinance Amendment, a request for a recommendation to City Council for approval of amendments to Article II (Definitions), Article V (Detailed Use Regulations), and Article VI (Signs) of the *City of Auburn Zoning Ordinance* in order to add new language relating to Downtown Design Standards.

Ms. Jager seconded the motion.

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

- **Ms. Jager moved to amend that required parking in the CEOD be 1 parking space per unit for 1 bedroom units and 1.5 parking spaces per unit for 2+ bedroom units.**

Mr. LaZenby seconded the motion.

The Commission discussed the proposed amendment. Ms. Jager reasoned that her proposed amendment would encourage the development of one-bedroom units, which were needed in the CEOD.

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

A vote was taken on the motion as amended, and the amended motion passed with a vote of 8-1. Mr. LaZenby voted against the motion.

Summer Hill Rezoning

PL-2021-00164

Ms. Canady stated the request was for a recommendation to City Council for rezoning of approximately 0.41 acres from Development District Housing (DDH) to Medium Density Residential District (MDRD). The subject property was located at 601 & 603 Harper Avenue and 306 & 308 Summer Hill Road. The applicant's request to rezone was due to a desire to redevelop the existing duplexes into more modern duplexes. There would be no increase in dwelling units should the rezoning request be approved. The applicant's request to rezone to MDRD was in line with the future land use designation. This area was rezoned to DDH during the Harper Avenue Focus Area Study in order to preserve the single-family residences to the northeast of the subject properties. Due to other duplex uses surrounding the subject properties, staff intended to revisit the zoning designations in this area and determine if a zoning change for a much larger area may be warranted to better reflect current uses. Staff recommended approval.

Joel Funderburk, the applicant, said he did not wish to increase the number of units on the property.

Mr. McCord said the area should be studied to determine if a comprehensive rezoning was warranted rather than rezone individual properties.

Mr. LaZenby agreed.

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

Mr. LaZenby made a motion to deny Case PL-2021-00164, Summer Hill Rezoning, a request for a recommendation to City Council for rezoning of approximately 0.41 acres to Medium Density Residential District (MDRD), with staff comments.

Mr. McCord seconded the motion.

A vote was taken, and the motion passed with a vote of 5-4. Commissioners Chansler, LaZenby, McCord, Ritenbaugh, and Birmingham voted for the motion. Commissioners Bridges, Jager, Marshall, and Reese voted against the motion.

Painter Rezoning

PL-2021-00170

Mr. Kipp stated the request was for a recommendation to City Council for rezoning of approximately 33.47 acres from Rural (R) (pending annexation, PL-2021-00168) to Comprehensive Development District (CDD). The subject property was located at the northeast corner of Cox Road and U.S. Interstate 85. The future land use classification of Interstate Commercial supported the rezoning of the property

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Zoning Ordinance Text Amendment – Downtown Design Standards (PL-2021-00174)

Subject: Recommendation to City Council for approval of amendments to Article II, Definitions (Section 203) Article V, Detailed Use Regulations (Sections 507, 508, 509, and Tables 5-3, 5-4, 5-5, 5-6, 5-7); and Article VI, Signs (Section 605.04) of the *City of Auburn Zoning Ordinance* for purposes of adding new language relating to Downtown Design Standards

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for approval of amendments to amendments to Article II, Definitions (Section 203) Article V, Detailed Use Regulations (Sections 507, 508, 509, and Tables 5-3, 5-4, 5-5, 5-6, 5-7); and Article VI, Signs (Section 605.04) of the *City of Auburn Zoning Ordinance* for purposes of adding new language relating to Downtown Design Standards, Auburn Planning Commission Case PL-2021-00174, is hereby **APPROVED**, **subject to:**

- Table 5-4: Development and Design Standard Requirements within the College Edge Overlay District (CEOD).
 - Parking Requirement shall read “Residential uses in the CEOD configured as studio or one-bedroom units shall provide one (1) parking space per residential unit. Residential uses in the CEOD with two (2) or more bedrooms per unit shall provide one and one-half (1.5) parking spaces per residential unit.” *(All other language to remain the same.)*

STATE OF ALABAMA
LEE COUNTY

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Katie Robison, AICP, Acting Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Summer Hill Rezoning (Case PL-2021-00164)

Subject: Recommendation to City Council for rezoning of approximately 0.41 acres to Development District Housing (DDH)

Location: 601 & 603 Harper Avenue and 306 & 308 Summer Hill Road

Applicant: JTF Properties, 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 a recommendation to City Council for rezoning of approximately 0.41 acres to Medium Density Residential District), marked "Received" March 10, 2021, Auburn Planning Commission Case PL-2021-00164, is hereby **DENIED**.

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to CDD which encourages a wide array of commercial uses. While most commercial and entertainment uses are permitted by right, road service and commercial support uses may require conditional use approval. Such uses are encouraged at this location given the immediate adjacency to the interstate exchange, industrial uses, and surrounding commercial and industrial support uses in the area. Staff recommended approval.

Mark Gonzalez with Gonzalez-Strength & Associates represented the applicant and was available to answer questions.

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-2021-00170, Painter Rezoning, a request for a recommendation to City Council for rezoning of approximately 33.47 acres to Comprehensive Development District (CDD), with staff comments.

Mr. McCord seconded the motion.

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

Boatwright Rezoning

PL-2021-00171

Mr. Kipp stated the request was for a recommendation to City Council for rezoning of approximately 1.76 acres from Rural (R) (pending annexation, PL-2021-00169) to Comprehensive Development District (CDD). The subject property was located at the northeast corner of Cox Road and U.S. Interstate 85. The future land use classification of Interstate Commercial supported the rezoning of the property to CDD which encourages a wide array of commercial uses. While most commercial and entertainment uses are permitted by right, road service and commercial support uses may require conditional use approval. Such uses are encouraged at this location given the immediate adjacency to the interstate exchange, industrial uses, and surrounding commercial and industrial support uses in the area. 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-2021-00171, Boatwright Rezoning, a request for a recommendation to City Council for rezoning of approximately 1.76 acres to Comprehensive Development District (CDD), with staff comments.

Ms. Reese seconded the motion.

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

Reveille's Outpost Gas Station and Car Wash

PL-2021-00184

Mr. Kipp stated the request was for a recommendation to City Council for conditional use approval for a road service use (gas station with convenience store and car wash). The subject property was located at the northeast corner of Cox Road and U.S. Interstate 85. The Future Land Use Map in Comprehensive

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Painter Rezoning (Case PL-2021-00170)

Subject: Recommendation to City Council for rezoning of approximately 33.47 acres to Comprehensive Development District (CDD)

Location: Northeast corner of Cox Road and U.S. Highway 280

Applicant: Gonzalez-Strength & Associates, Inc. on behalf of Harry and Alison Painter

Property Zoned: Rural (R) (pending annexation, PL-2021-00168)

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 33.47 acres to Comprehensive Development District (CDD), marked "Received" March 12, 2021, Auburn Planning Commission Case PL-2021-00170, is hereby **APPROVED, subject to:**

Engineering Services:

- An engineering certification has been submitted.
- Upon submission of a development plan, the site must comply with the requirements in the Engineering Design and Construction Manual.

Water Resource Management:

- This property is located within the Uphapee Creek watershed.

STATE OF ALABAMA
LEE COUNTY

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Katie Robison, AICP, Acting Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Baotwright Rezoning (Case PL-2021-00171)

Subject: Recommendation to City Council for rezoning of approximately 1.76 acres to Comprehensive Development District (CDD)

Location: Northeast corner of Cox Road and U.S. Highway 280

Applicant: Gonzalez-Strength & Associates, Inc. on behalf of Hubert Boatwright

Property Zoned: Rural (R) (pending annexation, PL-2021-00169)

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 1.76 acres to Comprehensive Development District (CDD), marked "Received" March 12, 2021, Auburn Planning Commission Case PL-2021-00171, is hereby **APPROVED, subject to:**

Engineering Services:

- An engineering verification has been submitted.
- Upon submission of a development plan, the site must comply with the requirements in the Engineering Design and Construction Manual.

Water Resource Management:

- This property is located within the Uphapee Creek watershed.

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Plan 2030 designated the property as Interstate Commercial. The Interstate Commercial designation considers uses to serve the traveling public, such as hospitality uses, restaurants, and gas stations. Staff recommended approval.

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

Mr. McCord made a motion to approve Case PL-2021-00184, Reveille's Outpost Gas Station and Car Wash, a request for a recommendation to City Council for conditional use approval for a road service use (gas station with convenience store and car wash), with staff comments.

Ms. Jager seconded the motion.

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

Reveille's Outpost Agricultural Support Use

PL-2021-00185

Mr. Kipp stated the request was for a recommendation to City Council for conditional use approval for an agricultural support use (tractor supply sales/repair). The subject property was located at the northeast corner of Cox Road and U.S. Interstate 85. The Future Land Use Map in Comprehensive Plan 2030 designated the property as Interstate Commercial. The Interstate Commercial designation considers uses to serve the traveling public, such as hospitality uses, restaurants, and gas stations. Staff recommended approval.

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

Mr. LaZenby asked if sidewalk was required.

Ms. Robison said yes.

Mr. LaZenby made a motion to approve Case PL-2021-00185, Reveille's Agricultural Support Use, a request for a recommendation to City Council for conditional use approval for an agricultural support use (tractor supply sales/repair), with staff comments.

Mr. McCord seconded the motion.

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

The Landings at Academy Drive

PL-2021-00110

Ms. Robison stated the applicant had withdrawn the request.

Summerville Subdivision

PL-2021-00178

Ms. Canady stated the request was for preliminary plat approval for a performance residential development (12 townhome lots, four twin home lots, four academic detached dwelling unit lots, and one open space lot. The subject property was located on Harper Avenue between North Debardeleben

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Reveille Outpost Gas Station and Car Wash (Case PL-2021-00184)

Subject: Recommendation to City Council for conditional use approval for a road service use (gas station with convenience store and car wash)

Location: Northeast corner of Cox Road and U.S. Interstate 85

Applicant: Gonzalez-Strength & Associates, Inc. on behalf of Harry & Alison Painter and Hubert Boatwright

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 (gas station with convenience store and car wash), marked "Received" March 17, 2021, Auburn Planning Commission Case PL-2021-00184, is hereby **APPROVED**.

STATE OF ALABAMA
LEE COUNTY

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**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Reveille Outpost Agricultural Support Use (Case PL-2021-00185)

Subject: Recommendation to City Council for conditional use approval for an agricultural support use (tractor supply, sales/repair)

Location: Northeast corner of Cox Road and U.S. Interstate 85

Applicant: Gonzalez-Strength & Associates, Inc. on behalf of Harry and Alison Painter

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 an agricultural support use (tractor supply, sales/repair), marked "Received" March 17, 2021, Auburn Planning Commission Case PL-2021-00185, is hereby **APPROVED**.

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Street and North Ryan Street in the Medium Density Residential District (MDRD) zoning district. The plat met requirements for preliminary plat approval. Staff recommended approval.

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

Ms. Reese made a motion to approve Case PL-2021-00178, Summerville Subdivision, a request for preliminary plat approval for a performance residential development (12 townhome lots, four twin home lots, four academic detached dwelling unit lots, and one open space lot), with staff comments.

Mr. Marshall seconded the motion.

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

OTHER BUSINESS

CHAIRMAN'S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT- With no further business, the meeting was adjourned at 6:31 p.m.

Mack LaZenby, Secretary

Phil Chansler, Chair

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Summerville Subdivision (Case PL-2021-00178)

Subject: Preliminary plat approval for a performance residential development (12 townhome lots, four academic detached dwelling units lots, four twin home lots, and one open space lot)

Location: Harper Avenue between North Debardeleben Street and North Ryan Street

Applicant: Mike Swope, UH Development, LLC, on behalf of Robert Fucci

Property Zoned: Medium Density Residential District (MDRD)

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 (12 townhome lots, four academic detached dwelling units lots, four twin home lots, and one open space lot), marked "Received" March 16, 2021, Auburn Planning Commission Case PL-2021-00178, is **APPROVED, subject to:**

Engineering:

- Add a note to the plat indicating that no access shall be taken from Harper Avenue.
- A sidewalk and decorative pedestrian lights are required to be installed along Harper Avenue with this 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 provides water and sanitary sewer to this area.
- This property is located within the Town Creek watershed.

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