

**Auburn Planning Commission
May 13, 2021 – Regular Meeting
MINUTES**

The Planning Commission of the City of Auburn, Alabama, met in regular session on Thursday, May 13, 2021, at 5:00 PM in the City Council Chambers of the Public Safety Building located at 141 North Ross Street.

PRESENT Wendy Birmingham, Robyn Bridges, Phil Chansler, Mack LaZenby, Marcus Marshall, Warren McCord, Nonet Reese, Bob Ritenbaugh

ABSENT Jana Jager

STAFF PRESENT Katie Robison, Logan Kipp, Stephanie Canady, Maddie Entrikin, Amber English, Alison Frazier, Dan Crowdus, Tim Johnson, Scott Cummings

CITIZENS COMMUNICATION

OLD BUSINESS

CONSENT AGENDA

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

- **Rowell-Smith Annexation – PL-2021-00243:** Recommendation to City Council for annexation of approximately 13.27 acres
- **Camden South, Phase 1 – PL-2021-00246:** Final plat approval for a performance residential development (38 single family detached lots, three open space lots, and one lot for future development)
- **Yarbrough Farms, Club Creek Bond Extension – PL-2021-00249:** Waiver to extend completion of subdivision bond phase for 12 months

Mr. LaZenby made a motion to approve the consent agenda, which included the minutes from the April 5, 2021 packet meeting and the April 8, 2021 regular meeting, with staff comments.

Ms. Reese seconded the motion.

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

NEW BUSINESS

Zoning Ordinance Amendment

PL-2021-00238

Ms. Robison stated the request was for a recommendation to City Council for amendments to Article II (Definitions) and Article V (Detailed Use Regulations) of the *City of Auburn Zoning Ordinance*. The purpose of the amendment was to supplement the recently adopted regulations governing short-term rentals and included the addition of two definitions that pertain to short-term rentals as well as two revisions to Section 511.04(B), Home Occupations, General Regulations. The definitions for “lodging”

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Rowell-Smith Annexation (Case PL-2021-00243)

Subject: Recommendation to City Council for annexation of approximately 13.27 acres

Location: Lee Road 51 (Chadwick Lane)

Applicant: Michael Allen Homes, Inc.

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 13.27 acres, marked "Received" April 20, 2021, Auburn Planning Commission Case PL-2021-00243, 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 May 13, 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 24th day of May, 2021.



Katie Robison, AICP, Acting Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Camden South, Phase 1 (Case PL-2021-00246)

Subject: Final plat approval for a performance residential development (38 single family detached lots, three open space lots, and one lot for future development)

Location: South of the Camden Ridge subdivision, along extensions of Keystone Drive and Scarsboro Lane

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 (38 single family detached lots, three open space lots, and one lot for future development), marked "Received" April 20, 2021, Auburn Planning Commission Case PL-2021-00246, is **APPROVED, subject to:**

Planning:

- The identified bufferyards may be removed from the plat.
- Lot 43 requires 40 feet of road frontage or should be incorporated into Lot 65 until Phase 2 is submitted.
- Correct note 9. Total number of lots is 42, total number of residential lots is 38.

Engineering:

- The engineering plans for this development have been approved by the Development Review Team and construction is underway.
- Chamfer the DUE at the corner of Lot 60 to encompass the stormwater pipe, as shown on the engineering plans.
- Add a 20-foot DUE around the storm pipe where Lot 1 abuts Keystone Drive. The easement should extend just beyond the first downstream structure, as shown in the engineering plans.
- 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 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 City of Auburn provide water and sanitary sewer service to this area.
- This property is located within the Saugahatchee Creek watershed.
- Construction plans indicate that backflow devices are needed for several lots. As per COA subdivision regulations all lots with finished grade elevations that are less than 12-inches above the nearest upstream sanitary sewer manhole rim elevation shall be individually identified on the final plat as having potential sewer backflow issues and the following note shall be added to the plat: "The indicated lots

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Yarbrough Farms, Club Creek Bond Extension (Case PL-2021-00249)

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: Club Creek Drive and Ella Grace Drive

Applicant: P & T Properties, LLC

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 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" April 21, 2021, Auburn Planning Commission Case PL-2021-00249, is hereby **APPROVED, subject to:**

- The bonding period shall be extended for twelve months.

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

Camden South, Phase 1
PL-2021-00246

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 omission of this device."

GIS:

- Magnify the area of L2, L8 and C36 with an inset map.
- Each segment of on the northeast side of Lot 63 should be labeled instead of existing (top distance labels) versus proposed (bottom distance labels).
- On the northern part of Lot 42 there is a 30' Greenway Easement label that is pointing to a 25' label. What is the 25' label calling out?
- Between C31 & C32, the total distance of the segments associated with N31 50' 04"E is labeled as 164.62'. This does not match the sum of the two individual line segments (120.46' + 14.16').
- Between C28 & C29, the total distance of the segments associated with N37 23' 17"E is labeled as 211.41'. This does not match the sum of the two individual line segments (118.07' + 93.33').
- In the northeastern corner, the total distance of the segments associated with N76 49' 33"E is labeled as 372.75'. This does not match the sum of the two individual line segments (60' + 312.74').
- Along the southeastern boundary, the total distance of the segments associated with S85 53' 50"W is labeled as 1513.49. This does not match the sum of the ten line segments (716.40' + 7(85.00') + 106.34' + 95.74').

STATE OF ALABAMA
LEE COUNTY

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GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 1st day of June, 2021.



Katie Robison, AICP, Acting Director of Planning

and “transient occupancy” would be added. In reference to Section 511.04.B.1, language would be added to exempt homestays from having to comply with the maximum floor area of a dwelling unit allowance in which a home occupation may operate. In addition, Section 511.04.B.10 also proposed to clarify homestay parking requirements and encouraged on-site parking for homestays.

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-2021-00238, Zoning Ordinance Amendment, a request for a recommendation to City Council for amendments to Article II (Definitions) and Article V (Detailed Use Regulations) of the *City of Auburn Zoning Ordinance*.

Ms. Bridges seconded the motion.

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

Links Crossing, Phase 4 Rezoning

PL-2021-00234

Ms. Canady stated the request was for a recommendation to City Council for rezoning of approximately 8.06 acres from Rural (R) to Development District Housing (DDH). The subject property was located in the 3300 block of Mill Creek Road. The applicant’s request to rezone the subject property was to add an additional phase to the Links Crossing conventional residential subdivision. The proposed density for this phase was 2.97 dwelling units per acre. The future land use designation of Low/Medium-Density Residential allows for 6 dwelling units per acre, whereas the requested zone of DDH allows for up to 4 dwelling units per acre in a conventional subdivision and is the zoning district adjacent to the subject property as well as the other phases of the Links Crossing subdivision. The proposal was in line with both the future land use designation and the DDH zoning district. 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-2021-00234, Links Crossing, Phase 4 Rezoning, a request for a recommendation to City Council for rezoning of approximately 8.06 acres from Rural (R) to Development District Housing (DDH).

Ms. Reese seconded the motion.

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

Links Crossing, Phase 4

PL-2021-00182

Ms. Canady stated the request was for preliminary plat approval for a conventional subdivision (38 lot single family residential subdivision). The subject property was located in the 3300 block of Mill Creek Road in the Development District Housing (DDH) and Comprehensive Development District (CDD) zoning districts. 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.

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Zoning Ordinance Text Amendment – Short-Term Rental Clean-up (PL-2021-00238)

Subject: Recommendation to City Council for approval of amendments to Article II, Definitions (Section 203 - Definitions) and Article V, Detailed Use Regulations, (Section 511.04 - Detailed Use Regulations: Home Occupations) of the *City of Auburn Zoning Ordinance* for purposes of supplementing the regulations governing short-term rental activities

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 Article II, Definitions (Section 203 - Definitions) and Article V, Detailed Use Regulations, (Section 511.04 - Detailed Use Regulations: Home Occupations) of the *City of Auburn Zoning Ordinance* for purposes of supplementing the regulations governing short-term rental activities, Auburn Planning Commission Case PL-2021-00238, 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 May 13, 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 21st day of June, 2021.



Katie Robison, AICP, Acting Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Links Crossing, Phase 4 (Case PL-2021-00234)

Subject: Recommendation to City Council for rezoning of approximately 8.06 acres to Development District Housing (DDH)

Location: West side of the 3300 block of Mill Creek Road

Applicant: Links Crossing, LLC

Property Zoned: Rural (R)

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 8.06 acres to Development District Housing (DDH), marked "Received" April 16, 2021, Auburn Planning Commission Case PL-2021-00234, is hereby **APPROVED, subject to:**

Engineering Services:

- There are no engineering concerns with the requested rezoning. A Traffic Impact Study has been performed and the recommended improvements must be installed with the development of the property.

Water Resource Management:

- This property is located within the Parkerson's Mill watershed.

STATE OF ALABAMA
LEE COUNTY

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GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 1st day of June, 2021.



Katie Robison, AICP, Acting Director of Planning

Mr. Marshall made a motion to approve Case PL-2021-00182, Links Crossing, Phase 4, a request for preliminary plat approval for a conventional subdivision (38 lot single family residential subdivision), with staff comments.

Ms. Reese seconded the motion.

Mr. LaZenby said one of the goals of circulation is the reduction of cul-de-sacs. He encouraged staff to get as much information as possible when smaller sections of subdivisions were submitted.

Mr. McCord said there could be potential conflicts within the subdivision, as a portion of the development was located in the CDD zoning district.

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

The Landings at Academy Drive

PL-2021-00110

Mr. Kipp stated the request was for preliminary plat approval for a conventional subdivision (93 single family residential lots and four open space lots). The subject property was located at the western terminus of Academy Drive in the Development District Housing (DDH) zoning district. The plat met requirements for preliminary plat approval. Staff recommended approval.

Brandon Bolt with Bolt Engineering, Inc. 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-2021-00110, The Landings at Academy Drive, a request for preliminary plat approval for a conventional subdivision (93 single family residential lots and four open space lots), with staff comments.

Ms. Reese seconded the motion.

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

George Bedell Lands

PL-2021-00235

Ms. Entrikin stated the request was for preliminary plat approval for a lot consolidation of seven lots into one. The subject property was located between Railroad Avenue and West Glenn Avenue in the Urban Neighborhood – West (UN-W) zoning district. The plat met requirements for preliminary plat approval. Staff recommended approval.

Mr. Chansler opened the public hearing.

Public comment was provided by the following individuals:

- Ray Huff, 633 West Glenn Avenue, asked what the purpose was of the lot consolidation.

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Links Crossing, Phase 4 (Case PL-2021-00182)

Subject: Preliminary plat approval for a conventional subdivision (38 lot single family residential subdivision)

Location: West side of the 3300 block of Mill Creek Road

Applicant: Links Crossing, LLC

Property Zoned: Development District Housing (DDH) and Comprehensive Development District (CDD)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for preliminary plat approval for a conventional subdivision (38 lot single family residential subdivision), marked "Received" March 16, 2021, Auburn Planning Commission Case PL-2021-00182, is **APPROVED, subject to:**

Planning:

- Add FEMA Firm reference to notes.
- Applicant must coordinate with Engineering Services regarding the connection of Driver Lane to Mill Creek Road.

Engineering:

- An engineering certification has been submitted.
- Include a 10' Drainage & Utility Easement along the Mill Creek Road right-of-way.
- Include a note on the plat indicating that no lots shall take direct access from Mill Creek Road.
- Upon submission of a development plan, the site must comply with the requirements in the Engineering Design and Construction Manual.

Water Resource Management:

- WRM does not provide water service to this area. Please coordinate with local water authority.
- COA provides sanitary sewer service to this area.
- This property is located within the Parkerson's Mill watershed.
- As per the COA Subdivision Regulations, please include the following note on the final plat submission. "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."

Links Crossing, Phase 4
PL-2021-00182

Geographic Information Systems (GIS):

- Bearing & distance missing from west boundary of Lot 115.
- Please break out distances where connection lines across ROW intersect lot lines, see on Lots 99, 116, and 129.

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Katie Robison, AICP, Acting Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: The Landings at Academy Drive (Case PL-2021-00110)

Subject: Preliminary plat approval for a conventional subdivision (93 single family residential lots and four open space lots)

Location: Western terminus of Academy Drive

Applicant: Perryman Hill, 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 preliminary plat approval for a conventional subdivision (93 single family residential lots and four open space lots), marked "Received" February 12, 2021, Auburn Planning Commission Case PL-2021-00110, is **APPROVED, subject to:**

Planning:

- A Master Development Plan should be considered if the property to the north under common ownership is considered for annexation and development.
- Lot 16 is missing from the Parcel Area Tables.
- Label Lots 500, 501, 502, and 503 as Open Space, either in the Notes section or within the respective lots.
- Lots 55-58 and 80 require 60 feet of width because the street curvature is greater than that which allows reduced frontage on local streets.
- Add a note identifying the entity responsible for maintaining the open space lots.
- Identify adjoining property owners to the north, east, and west.
- Label all easements.
- Stray lines within the Street A and Street C cul-de-sacs should be removed.
- Add the number of proposed lots (97) to note #3.
- Mail service to this development will require centralized delivery through Cluster Box Units, designed in accordance with the United States Postal Service National Delivery Planning Standards, Developers and Builders Guide.

Engineering:

- An engineering certification has been submitted.
- A traffic impact study is required for this development. Any improvements recommended from the traffic study shall be installed with the construction of the development.
- The unimproved section of Academy Drive, west of Gatewood Drive, must be improved to collector street standards with the construction of this development.
- A stormwater analysis will be required for this development, and the City's stormwater detention requirements must be met.

The Landings at Academy Drive
PL-2021-00110

- The greenway, shown on the City's Greenway Master Plan, should be accommodated with this development.
- Temporary turnaround easements should be provided at the ends of the proposed street stub-outs.

Water Resource Management:

- Auburn Water Works Board does provide water to this area, upon annexation.
- City of Auburn does provide sanitary sewer services to this area. Off-site easement may be required for utility connection, upon annexation.
- This property is located within Tributary 3, a sub-shed of the Saugahatchee Creek watershed.

GIS:

- A CAD file should accompany the final plat submittal, given the complexity and number of curve courses.

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Katie Robison, AICP, Acting Director of Planning

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

Ms. Entrikin said the applicant proposed a townhouse development on the site.

Mr. LaZenby received one email in opposition.

Mr. LaZenby made a motion to approve Case PL-2021-00235, George Bedell Lands, a request for preliminary plat approval for a lot consolidation (seven lots into one), with staff comments.

Ms. Reese seconded the motion.

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

George Bedell Lands

PL-2021-00236

Ms. Entrikin stated the request was for final plat approval for a lot consolidation of seven lots into one. the subject property was located between Railroad Avenue and West Glenn Avenue in the Urban Neighborhood – West (UN-W) zoning district. The plat met requirements for final plat approval. Staff recommended approval.

Ms. Bridges made a motion to approve Case PL-2021-00236, George Bedell Lands, a request for final plat approval for a lot consolidation (seven lots into one), with staff comments.

Mr. Marshall seconded the motion.

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

North Dean Townhomes

PL-2021-00244

Mr. Marshall recused himself from discussing and voting on the case.

Mr. Kipp stated the request was for a recommendation to City Council for conditional use approval for a performance residential development (multiple unit development). The subject property was located at 687 North Dean Road in the Comprehensive Development District (CDD) zoning district. The applicant proposed to construct 25 residential units (75 bedrooms) on undeveloped lands located behind the Craftmaster building. The applicant indicated the units would be sold via condominium sale. The Future Land Use Map in Comprehensive Plan 2030 designated the property as Office Park. The proposed residential use was not in keeping with the surrounding uses of office and commercial support namely, the Craftmaster Printers commercial support use. Expected nuisances generated by commercial support uses may include noise, light, and semi-truck traffic now or in the future. Based on the conflict with the proposed use and the future land use designation, staff recommended denial.

David Slocum with Pinnacle Design Group, Inc. represented the applicant. He said the issue seemed to be incompatibility and showed examples of similar developments in town that are adjacent to high-intensity uses. He held that the proposed development would work in the subject location.

Mr. Chansler opened the public hearing.

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: George Bedell Lands (Case PL-2021-00235)

Subject: Preliminary plat approval for a lot consolidation (seven lots into one)

Location: Between Railroad Avenue and West Glenn Avenue

Applicant: Phelps Gambill

Property Zoned: Urban Neighborhood – West (UN-W)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for preliminary plat approval for a lot consolidation (seven lots into one), marked "Received" April 16, 2021, Auburn Planning Commission Case PL-2021-00235, is **APPROVED, subject to:**

Engineering:

- Include a 10' Drainage & Utility Easement along the West Glenn Avenue right-of-way.
- Upon submission of a development plan, the site must comply with the requirements in the Engineering Design and Construction Manual. Additional right-of-way and/or easements may be required as part of the development review and approval.

GIS:

- Label in SW corner is difficult to read because the line for the existing residence is drawing over it. Please adjust for better readability. Labels for lots 7 & 8 appear to be incorrect based on Lee Plat 2-32, but unable to find the plat in scansuite where Part 2, 3, 8, & 9 were dissolved to reference.

Water Resource Management:

- AWWB and COA provides water and sanitary sewer to this area.
- This property is located within the Parkinson's Mill 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 May 13, 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 1st day of June, 2021.



Katie Robison, AICP, Acting Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: George Bedell Lands (Case PL-2021-00236)

Subject: Final plat approval for a lot consolidation (seven lots into one)

Location: Between Railroad Avenue and West Glenn Avenue

Applicant: Phelps Gambill

Property Zoned: Urban Neighborhood – West (UN-W)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for final plat approval for a lot consolidation (seven lots into one), marked "Received" April 16, 2021, Auburn Planning Commission Case PL-2021-00236, is **APPROVED, subject to:**

Engineering:

- Include a 10' Drainage & Utility Easement along the West Glenn Avenue right-of-way.
- Upon submission of a development plan, the site must comply with the requirements in the Engineering Design and Construction Manual. Additional right-of-way and/or easements may be required as part of the development review and approval.

GIS:

- Label in SW corner is difficult to read because the line for the existing residence is drawing over it. Please adjust for better readability. Labels for lots 7 & 8 appear to be incorrect based on Lee Plat 2-32, but unable to find the plat in scansuite where Part 2, 3, 8, & 9 were dissolved to reference.

Water Resource Management:

- AWWB and COA provides water and sanitary sewer to this area.
- This property is located within the Parkinson's Mill watershed.

STATE OF ALABAMA
LEE COUNTY

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Katie Robison, AICP, Acting Director of Planning

Public comment was provided by the following individuals:

- Scott Sprayberry, 773 North Dean Road, opposed the request.
- Jeff Clary, 2091 Windway Road, supported the request.
- John Hudon, 785 North Dean Road, opposed the request.
- Will King, 754 North Dean Road, opposed the request.
- Allyn Thames, 719 North Dean Road, opposed the request.
- T.J. Fuqua, 747 North Dean Road, opposed the request.
- Amy Fisher, 986 Drew Lane, opposed the request.
- Ken Zouhary, 747 North Dean Road, opposed the request.
- Tony Hiett, the applicant, addressed some of the oppositions that had been raised and shared his vision for the project.

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

Ms. Reese made a motion to approve Case PL-2021-00244, North Dean Townhomes, a request for a recommendation to City Council for conditional use approval for a performance residential development (multiple family development).

Ms. Bridges seconded the motion.

Mr. LaZenby said the request should not be approved based on the conflict with the future land use designation.

Mr. McCord said he was hesitant to vote for the project, as it did not meet the land use plan.

A vote was taken, and the motion failed by a vote of 0-7. Mr. Marshall recused himself from voting.

Graduate Auburn

PL-2020-00223

Mr. Kipp stated the request was for a recommendation to City Council for extension of the conditional use approval for a commercial and entertainment use (hotel). The subject property was located at 202 West Magnolia Avenue in the Urban Core (UC) zoning district. On May 14, 2020, the Planning Commission recommended that the City Council approve a conditional use application for a hotel consisting of 177 rooms, restaurant, conference hall and fitness center. The City Council subsequently approved the application at their May 19, 2020 regular meeting. The conditional use approval is set to expire on November 19, 2021. The zoning ordinance allows for the opportunity for a single six-month extension to be granted by the City Council, upon recommendation by the Planning Commission. The applicant states the reason for requesting a six-month extension is due to challenges associated with the COVID-19 pandemic and timeliness of developing a hotel project with the associated decrease in the tourism market. The project engineering team plans to resume design of the project in the coming months but full plans would not be ready in time to meet the expiration of the use approval.

Ms. Bridges made a motion to approve Case PL-2021-00223, Graduate Auburn, a request for a recommendation to City Council for extension of the conditional use approval for a commercial and entertainment use (hotel).

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: North Dean Townhomes (Case PL-2021-00244)

Subject: Recommendation to City Council for conditional use approval for a performance residential development (multiple unit development)

Location: 687 North Dean Road

Applicant: Swann Investments, 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 performance residential development (multiple unit development), marked "Received" February 16, 2021, Auburn Planning Commission Case PL-2021-00244, **FAILED**.

STATE OF ALABAMA
LEE COUNTY

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Katie Robison, AICP, Acting Director of Planning

Mr. LaZenby seconded the motion.

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

OTHER BUSINESS

CHAIRMAN'S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT- With no further business, the meeting was adjourned at 6:07 p.m.

Mack LaZenby, Secretary

Phil Chansler, Chair

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Graduate Hotel (Case PL-2020-00223)

Subject: Recommendation to City Council for an extension to the conditional use approval for a commercial and entertainment use (hotel)

Location: 202 West Magnolia Avenue

Applicant: GAAL Owner, LLC

Property Zoned: Urban Core (UC)

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 extension of the conditional use approval for a commercial and entertainment use (hotel), marked "Received" April 10, 2021, Auburn Planning Commission Case PL-2020-00223, is hereby **APPROVED, subject to:**

- **The extension shall be granted for six (6) months.**

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 May 13, 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 24th day of May, 2021.



Katie Robison, AICP, Acting Director of Planning