

**AUBURN PLANNING COMMISSION AGENDA**  
**Thursday, October 14, 2021 at 5:00 P.M., Regular Meeting**  
**141 North Ross Street, City Council Chamber**

**ROLL CALL**

**CITIZENS' COMMUNICATION**

**OLD BUSINESS**

- 1. Keel Annexation** **PL-2021-00367**  
Applicant: Brenda and Rayford Keel  
General Location: East of Heath Road (Alabama Highway 147 North) in the Water Oak Ridge Subdivision  
Zoning District: Outside of the City limits  
Action Requested: Recommendation to City Council for annexation of approximately 41.66 acres
- 2. Keel Rezoning** **PUBLIC HEARING** **PL-2021-00365**  
Applicant: Baseline Surveying & Design, LLC on behalf of Brenda and Rayford Keel  
General Location: East of Heath Road (Alabama Highway 147 North) in the Water Oak Ridge Subdivision  
Zoning District: Rural (R)  
Action Requested: Recommendation to City Council for rezoning of approximately 41.66 acres to Large Lot Residential District (LLRD)
- 3. The Bottle PDD** **PUBLIC HEARING** **PL-2021-00368**  
Applicant: Holland Homes, LLC on behalf of Joseph Earnest  
General Location: Southwest corner of the intersection of U.S. Highway 280 and North College Street  
Zoning District: Comprehensive Development District (CDD) and Development District Housing (DDH) (pending Cases PL-2021-00369 and PL-2021-00372)  
Action Requested: Recommendation to City Council to place the Planned Development District (PDD) designation on approximately 64.04 acres
- 4. The Bottle** **PUBLIC HEARING** **PL-2021-00370**  
Applicant: Holland Homes, LLC on behalf of Joseph Earnest  
General Location: Southwest corner of the intersection of U.S. Highway 280 and North College Street  
Zoning District: Comprehensive Development District (CDD) and Development District Housing (DDH) with an overlay of the Planned Development District (PDD) designation (pending Cases PL-2021-00369, PL-2021-00372, and PL-2021-00368)  
Action Requested: Recommendation to City Council for conditional use approval for outdoor recreational uses, institutional uses, special residential uses, office use, and road service uses

## CONSENT AGENDA

### Approval of Minutes

Packet Meeting September 8, 2021

Regular Meeting September 9, 2021

#### 5. Segrest Annexation

**PL-2021-00571**

Applicant: James Segrest

General Location: 2624 Lee Road 56 (Wimberly Road)

Zoning District: Outside of the City limits

Action Requested: Recommendation to City Council for annexation of approximately 0.94 acres

#### 6. Pearson Annexation

**PL-2021-00627**

Applicant: J. Tutt Barrett on behalf of Ann B. Pearson Trust

General Location: Shelton Mill Road

Zoning District: Outside of the City limits

Action Requested: Recommendation to City Council for annexation of approximately 44.37 acres

#### 7. Sutherland Annexation

**PL-2021-00637**

Applicant: Donahue Land, LLC

General Location: 1444 North Donahue Drive

Zoning District: Outside of the City limits

Action Requested: Recommendation to City Council for annexation of approximately 6 acres

#### 8. Auburn Farms, Phase 1 Final Plat

**PL-2021-00649**

Applicant: Tiger Creek Development, Inc.

General Location: Eastern terminus of Sarah Lane

Zoning District: Development District Housing (DDH)

Action Requested: Final plat approval for a performance residential development (30 single-family detached lots, 22 townhome lots, one open space lot, and one utility lot)

#### 9. Summerville Subdivision Final Plat

**PL-2021-00652**

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: Final 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)

**10. Tuscany Hills, Section 5A****PL-2021-00656**

Applicant: Mike Maher, Precision Surveying, LLC, on behalf of Hayley Freeman Contracting

General Location: North end of Sophia Court and Canal Court in Tuscany Hills Subdivision

Zoning District: Development District Housing (DDH)

Action Requested: Final plat approval for a conventional residential development (7 lot single-family residential subdivision)

**NEW BUSINESS****11. The Preserve PDD Amendment****PUBLIC HEARING****PL-2021-00633**

Applicant: David Slocum, Pinnacle Design Group, Inc., on behalf of Preserve Land, LLC

General Location: North of Farmville Road, east of the intersection of Farmville Road and Bud Black Road

Zoning District: Development District Housing (DDH) with an overlay of the Planned Development District (PDD) designation

Action Requested: Recommendation to City Council to amend Ordinance 3063 that amended the PDD designation on approximately 797.9 acres

**12. Old Samford Rezoning****PUBLIC HEARING****PL-2021-00634**

Applicant: Blake Rice, Barrett-Simpson, Inc., on behalf of James Road, LLC and FAB II, LLC

General Location: Mrs. James Road

Zoning District: Rural (R)

Action Requested: Recommendation to City Council for rezoning of approximately 679.40 acres to Development District Housing (DDH)

**13. Old Samford PDD****PUBLIC HEARING****PL-2021-00635**

Applicant: Blake Rice, Barrett-Simpson, Inc., on behalf of James Road, LLC and FAB II, LLC

General Location: Mrs. James Road

Zoning District: Development District Housing (DDH) (pending rezoning, Case PL-2021-00634)

Action Requested: Recommendation to City Council to place the Planned Development District (PDD) designation on approximately 885.05 acres

**14. Sutherland Rezoning****PUBLIC HEARING****PL-2021-00638**

Applicant: Donahue Land, LLC

General Location: 1444 North Donahue Drive

Zoning District: Rural (R) (pending annexation, Case PL-2021-00637)

Action Requested: Recommendation to City Council for rezoning of approximately 6 acres to Development District Housing (DDH)

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| <b>15. Sutherland Subdivision, 2<sup>nd</sup> Redivision of Lot 2</b> | <b>PUBLIC HEARING</b>   | <b>PL-2021-00643</b> |
| Applicant:  | Donahue Land, LLC   |                      |
| General Location:   | 1444 North Donahue Drive  |                      |
| Zoning District:  | Development District Housing (DDH)  |                      |
| Action Requested:   | Preliminary plat approval for a conventional subdivision (five lot single-family residential subdivision) |                      |
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| <b>16. 65 Acres – Lee Road 54 Preliminary Plat</b> | <b>PUBLIC HEARING</b>   | <b>PL-2021-00655</b> |
| Applicant:   | Barrett-Simpson, Inc. on behalf of Peter Lanier and John & Angela Jacobs                                |                      |
| General Location:                                  | West side of Society Hill Road, just south of Moores Mill Road  |                      |
| Zoning District:                                   | Outside of the City limits  |                      |
| Action Requested:                                  | Preliminary plat approval for a conventional subdivision (22 lot single-family residential subdivision) |                      |
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| <b>17. Hotworx of Auburn</b> | <b>PUBLIC HEARING</b>   | <b>PL-2021-00611</b> |
| Applicant:                   | Greg Lane on behalf of The Standard at Auburn, LLC  |                      |
| General Location:            | 234 North Gay Street, Suite B   |                      |
| Zoning District:             | Urban Core (UC)   |                      |
| Action Requested:            | Recommendation to City Council for conditional use approval for a commercial and entertainment use (fitness studio) |                      |
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| <b>18. SiO2 Manufacturing Facility Expansion</b> | <b>PUBLIC HEARING</b>  | <b>PL-2021-00647</b> |
| Applicant:                                       | Brett Basquin, Foresite Group, LLC, on behalf of the City of Auburn Industrial Development Board                   |                      |
| General Location:                                | 2425 Innovation Drive  |                      |
| Zoning District:                                 | Industrial (I)   |                      |
| Action Requested:                                | Recommendation to City Council for conditional use approval for the expansion of an industrial use (manufacturing) |                      |
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| <b>19. Mimosa Cottages</b> | <b>PL-2021-00629</b>   |
| Applicant:                 | Parker Lewis, Hydro-Engineering Solutions, LLC, on behalf of Da Purnt Afta, LLC  |
| General Location:          | 820 North College Street   |
| Zoning District:           | Redevelopment District (RDD)   |
| Action Requested:          | Appeal to the denial of an Engineering Design & Construction Manual waiver requests related to the requirements for driveway spacing |

#### **OTHER BUSINESS**

- 20. Vote to change date for November regular meeting from November 11, 2021 to November 9, 2021**

#### **CHAIRMAN'S COMMUNICATION**

#### **STAFF COMMUNICATION**

#### **ADJOURNMENT**