

**Auburn Planning Commission
July 14, 2022 – Regular Meeting
MINUTES**

The Planning Commission of the City of Auburn, Alabama, met in regular session on Thursday, July 14, 2022, at 5:00 PM in the City Council Chambers of the Public Safety Building located at 141 N. Ross Street.

MEMBERS PRESENT Marcus Marshall, Nonet Reese, Bob Ritenbaugh, Joseph Aistrup, Warren McCord

MEMBERS ABSENT Phil Chansler, Robyn Bridges, Wendy Birmingham, Jana Jager

STAFF PRESENT Scott Cummings, Executive Director of Development Services; Steve Foote, Planning Services Director; Alison Frazier, Engineering Services Director; Katie Robison, Principal Planner; Amber English, Planner; Morgan Shepard, Planner; Jessica Harmon, Administrative Assistant

CITIZENS COMMUNICATION

OLD BUSINESS

CONSENT AGENDA

Vice Chairman Reese summarized the items on the consent agenda, which included:

Approval of minutes from the June 6, 2022, packet meeting and the June 9, 2022 regular meeting

1. **Annexation – White– AX-2022-010:** Recommendation to City Council for annexation of approximately 7.27 acres
2. **Final Plat – Farmville Lakes PH 7 – FP-2022-007:** Final Plat approval for a performance residential subdivision
3. **Final Plat – Spyglass PH 1 – FP-2022-009:** Final Plat approval for a performance residential subdivision

Commissioner McCord made a motion to approve the consent agenda, which included the minutes from the June 9, 2022, packet meeting and the June 6, 2022 regular meeting.

Commissioner Ritenbaugh seconded the motion.

A vote was taken, and the motion passed by a vote of 5-0.

NEW BUSINESS

4. **Preliminary Plat – WWK Subdivision** **PP-2022-010**

Ms. Shepard stated the request was for a preliminary plat approval for an 8-lot subdivision. The subject property is located at Lee Road 78 outside of the City limits. Staff recommended approval with condition(s).

Vice Chairman Reese opened the public hearing.

Seeing no comments, the public hearing was closed.

Commissioner Marshall made a motion to approve case PP-2022-010 subject to all staff conditions list below:

Lee County Engineering:

1. Dedicate 30 ft from the centerline of the road as ROW. Show this as a dimensioned line
2. Add the 5-acre exemption to the owner's certificate.
3. Add a section/quarter section tie

Commissioner Ritenbaugh seconded the motion.

A vote was taken, and the motion passed by a vote of 5-0.

5. Final Plat – WWK Subdivision

FP-2022-011

Ms. Shepard stated the request was for a final plat approval for an 8-lot subdivision. The subject property is located at Lee Road 78 outside of the City limits. Staff recommended approval with condition(s).

Commissioner McCord made a motion to approve case FP-2022-011 subject to all staff conditions list below:

Planning:

1. Add final plat label
2. Add a purpose statement to the notes section

Lee County Engineering:

4. Dedicate 30 ft from the centerline of the road as ROW. Show this as a dimensioned line
5. Add the 5-acre exemption to the owner's certificate.
6. Add a section/quarter section tie

Commissioner Marshall seconded the motion.

A vote was taken, and the motion passed by a vote of 5-0.

6. Preliminary Plat – Hickory Woods

PP-2022-011

Ms. Shepard stated the request was for a preliminary plat approval for a conventional residential development (10-lot single-family homes). The subject property is located at 357 Hickory Woods Drive in the Comprehensive Development District (CDD). Staff recommended approval with condition(s).

The applicant, Tom Hayley, and his representative, Brett Basquin spoke in support of case PP-2022-011.

Vice Chairman Reese opened the public hearing.

The following individuals spoke in opposition during the public hearing:

- June Fowler (327 Butternut Drive)
- Tonti Peters (330 Hickorywoods Drive)
- Josh Poole (334 Hickorywoods Drive)
- Amanda Poole (334 Hickorywoods Drive)
- Mr. Barker (343 Butternut Drive)
- Chip Burson (Address not provided)
- Victor Beninati (366 Butternut Drive)
- Leslie Carter (311 Butternut Drive)
- Karren Herring (311 Butternut Drive)
- Mary Abraham (338 Hickorywoods Drive)

Vice Chairman Reese closed the public hearing.

Vice Chairman Reese re-opened the public hearing.

The following individuals spoke in opposition during the public hearing:

- Carrie Lyda (375 Butternut Drive)
- Harrison Lyda (375 Butternut Drive)
- Allison Lyda (375 Butternut Drive)

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

Commissioner McCord made a motion to approve case PP-2022-011 subject to all staff conditions list below:

Planning:

Include:

1. Remnant property less than 20 acres shall be accounted for and given a lot number and comply with all such requirements for lots.
2. Add "Public" to all ROW labels

GIS:

1. Control points not provided. Please include.
2. Unable to verify geometries, curve table not provided. Please provide curve table.
3. Please include labels for all easements.
4. Please provide street name and ROW information for street stub out.
5. Please provide legend and north arrow.

Water Resource Management:

1. Full delineation of wetlands will be required prior to acceptance of final plat.
2. Sanitary sewer service may require off-site easements for connection.

Commissioner Aistrup seconded the motion.

A vote was taken, and the motion passed by a vote of 5-0.

7. Preliminary Plat – Whatley Farms

PP-2022-012

Ms. Robison stated the request was for a preliminary plat approval for a 7-lot subdivision. The subject property is located at Lee Road 112 outside of the City Limits. Staff recommended approval with condition(s).

The applicants representative, Blake Rice offered comments in support of case PP-2022-012.

Vice Chairman Reese opened the public hearing.

Davis Whittle (289 Lee Road 48) and Starling Grisham (262 Lee Road 48) spoke in support of case PP-2022-012.

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

Commissioner McCord made a motion to approve case PP-2022-012 subject to all staff conditions list below:

Planning:

1. Change water authority signature block from Loachapoka to Beauregard.
2. Remove City of Auburn Mayor signature block.
3. Label as Preliminary Plat.
4. Add purpose statement.

Water Resource Management

1. Auburn Water Works Board does not provide water service to this area. Please coordinate with local water authority for water service.
2. The City of Auburn does not provide sanitary sewer service to this area. Any on-site septic should be permitted through the Alabama Department of Public Health.
3. This property is located in the Lake Ogletree watershed.
4. Wetlands appear to be present at subdivision. Delineated stream buffers are required for the final plat.

Engineering:

1. An engineering certification has been submitted.
2. Provide minimum FFE's for Lots with floodplain.

GIS:

1. Control points not provided. Please include.

Lee County Engineer:

1. No comments with the layout. Cul-de-sac must be constructed and complete prior to signing of final plat.
2. Construction drawings have not been submitted.

Commissioner Marshall seconded the motion.

A vote was taken, and the motion passed by a vote of 5-0

8. Preliminary Plat – Old Samford Pod 1 & Pod 4

PP-2022-013

Ms. Robison stated the request was for a preliminary plat approval for a 197 lot performance residential development. The subject property is located at Mrs. James Road (Lee Road 81) in the Development District Housing (DDH)/Planned Development District (PDD). Staff recommended approval with condition(s).

Vice Chairman Reese opened the public hearing.

Seeing there were no comments, the public hearing was closed.

Commissioner Aistrup made a motion to approve case PP-2022-013 subject to all staff conditions list below:

Planning:

1. Change all references of Pod 2 to Pod 4.
2. Change “common area” to “open space”.
3. Denote the type of open space.
4. Include standard note regarding open space maintenance.
5. Provide street names for all new streets.
6. Confirm block length of Shadow Bend Land (should not exceed 1,400 feet).

Engineering:

1. An engineering certification has been submitted.
2. Additional right-of-way must be dedicated along Mrs. James Road. The new right-of-way boundary should be 50’ from the centerline of the road.
3. Kennesaw Lane should have a 50-ft wide right-of-way.
4. Several horizontal curves do not meet the minimum centerline radius for the design speed.
5. The new right-of-way for Shadow Bend Lane should connect tangent to the existing right-of-way.

Water Resource Management:

1. Offsite easements may be necessary for sanitary sewer connection.

GIS:

Sheet 1 of 3:

1. Control points not plotting correctly. Please verify.
2. L90 is listed in the line table but I am unable to locate on the plat.

Sheet 2 of 3:

3. Unable to verify lot geometries. Please provide curve table with chord bearings and distances as well as connection lines for all islands (Lots 50-61, Lots 62-72, Lots 73-84, Lots 85-96).
4. No easements are currently shown. Please include where applicable.

Sheet 3 of 3:

5. Unable to obtain closure of perimeter of Pod 2. Appear to be missing a line segment along Mrs. James Rd.
6. Unable to verify lot geometries. Please provide curve table with chord bearings and distances. No easements are currently shown. Please include where applicable

Commissioner Marshall seconded the motion.

A vote was taken, and the motion passed by a vote of 5-0

9. Annexation – Glenwood Farms

AX-2022-011

Ms. Shepard stated the request was for an annexation of approximately 22.87 acres. The subject property is located on Society Hill Road (Lee Road 54) near its intersection of Moore's Mill Road. Staff recommended approval.

Commissioner Marshall made a motion to approve case x cAX-2022-011.

Commissioner Ritenbaugh seconded the motion.

A vote was taken, and the motion passed by a vote of 5-0.

10. Preliminary Plat – Glenwood Farms

PP-2022-014

Ms. Shepard stated the request was a preliminary plat approval for a 7 lot conventional residential development. The subject property is located at Society Hill Road (Lee Road 54) near its intersection of Moore's Mill Road. Staff recommended approval with conditions.

Vice Chairman Reese opened the public hearing.

Seeing there were no comments, the public hearing was closed.

Commissioner Ritenbaugh made a motion to approve case PP-2022-014 subject to all staff conditions list below:

Planning:

1. Title refers to incorrect location. The section, township and range do not refer to the property depicted.
2. Final plat must include continuation of 25' greenway easement from Glenwood Farm Phase One (Society Hill Estates PL-2021-00855, DR-2022-00021)

Commissioner Marshall seconded the motion.

A vote was taken, and the motion passed by a vote of 5-0.

11. Preliminary Plat – Cash Property

PP-2022-015

Ms. Robison stated the request was for preliminary plat approval for a 20-lot subdivision. The subject property is located at Lee Road 188/Lee Road 72 outside of the City Limits. Staff recommended approval with condition(s).

The applicant's representative, Blake Rice, offered comments in support of case PP-2022-015.

Vice Chairman Reese opened the public hearing.

Bill Bruner (6831 Lee Road 72) and James Sexton (12265 Lee Road 188) asked questions on case PP-2022-015.

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

Commissioner Aistrup made a motion to approve case PP-2022-008 subject to all staff conditions list below:

Planning:

1. Label as Preliminary Plat
2. There is an existing "Cash" subdivision. Adjust the title of the plat to avoid duplication of subdivision names.

Water Resource Management:

1. Stream buffers shall be added to the final recorded plat.

Lee County Highway Department:

1. It appears there may need to be additional ROW dedicated near the intersection (we need at least 30 ft from the centerline of the road)
2. Show all cross drains and add appropriate drainage easements
3. Show all utility lines
4. Add 15 ft utility easements along the front of each lot
5. Show proposed driveway locations. We will need to verify these meet our requirements prior to approving the plat. LR 188 is being changed to a major collector so the driveways will need to meet our 250 ft spacing requirement.

Commissioner McCord seconded the motion.

A vote was taken, and the motion passed by a vote of 5-0

12. Final Plat – Cash Property

FP-2022-010

Ms. Robison stated the request was for a final plat approval for a 20-lot subdivision. The subject property is located at Lee Road 188/Lee Road 72 outside of the City Limits. Staff recommended approval with condition(s).

Commissioner Ritenbaugh made a motion to recommend approval of FP-2022-010 subject to all staff conditions list below:

Planning:

1. Include "Final Plat" in the title block of the final plat.
2. There is an existing "Cash" subdivision. Adjust the title of the plat to avoid duplication of subdivision names.

Water Resource Management:

1. Stream buffers shall be added to the final recorded plat.

Lee County Highway Department:

1. It appears there may need to be additional ROW dedicated near the intersection (we need at least 30 ft from the centerline of the road)
2. Show all cross drains and add appropriate drainage easements
3. Show all utility lines
4. Add 15 ft utility easements along the front of each lot
5. Show proposed driveway locations. We will need to verify these meet our requirements prior to approving the plat. LR 188 is being changed to a major collector so the driveways will need to meet our 250 ft spacing requirement.

Commissioner Aistrup seconded the motion.

A vote was taken, and the motion passed by a vote of 5-0

13. Rezoning – 305 Harper Circle

RZ-2022-006

Ms. English stated the request was for a rezoning of approximately 0.21 acres from Development District Housing (DDH) to Medium Density Residential District (MDRD). The subject property is located at 305 Harper Circle in the Development District Housing (DDH) district. Staff recommended denial based on inconsistency with the future land use plan.

The applicant, Mike West, offered comments in support of case RZ-2022-006.

Vice Chairman Reese opened the public hearing.

Seeing there were no comments, the public hearing was closed.

Commissioner Marshall made a motion to deny case RZ-2022-006.

Commissioner McCord seconded the motion.

A vote was taken, and the motion passed by a vote of 5-0.

14. Conditional Use – Big Dan’s**CU-2022-030**

Ms. English stated that the applicant requested to postpone case CU-2022-030 until the Planning Commission’s August 11, 2022, meeting.

Commissioner Aistrup made a motion to postpone case CU-2022-030 until the August 11, 2022, Planning Commission meeting.

Commissioner Marshall seconded the motion.

A vote was taken, and the motion passed by a vote of 5-0.

15. Conditional Use – Greystone Commercial Development**CU-2022-033**

Ms. English stated the request was for conditional use approval for a commercial support use (climate control storage facility). The subject property is located at 1600 East Samford Avenue in the Comprehensive Development District (CDD). Staff recommended approval with condition(s).

Vice Chairman Reese opened the public hearing.

Seeing there were no comments, the public hearing was closed.

Commissioner Ritenbaugh made a motion to recommend approval of CU-2022-033 subject to all staff conditions listed below:

Planning:

1. Windows and other sources of illumination shall be directed away from residential uses or screened in such a way as to minimize light pollution.
2. The hours of operation for the self-storage facility shall be limited to 7:00 AM to 10:00 PM.

Commissioner McCord seconded the motion.

A vote was taken, and the motion passed by a vote of 5-0.

16. Conditional Use – Harper Avenue Triplex**CU-2022-034**

Ms. English stated the request was for a conditional use approval for a performance residential development (multiple-unit development), the request included waivers to reduce the east buffer yard from 15 feet to 10 feet and to reduce the required bufferyard landscaping on the east and west property boundaries from twenty (20) tree inches per 100 linear feet of buffer area to three (3) tree inches per 100 linear feet of buffer area. The subject property is located at 644 Harper Avenue in the Corridor Development District – East (CRD-E). Staff recommended approval with condition(s).

Vice Chairman Reese opened the public hearing.

Seeing there were no comments, the public hearing was closed.

Commissioner Aistrup made a motion to approve case CU-2022-034 including both waivers subject to all staff conditions amended as list below:

Waiver 1: Waiver to reduce east bufferyard from 15 feet to 10 feet

Waiver 2: Waiver to reduce the required bufferyard landscaping on the east and west property boundaries from twenty (20) tree inches per 100 linear feet of buffer area to three (3) tree inches per 100 linear feet of buffer area

Planning:

1. Provide architectural elevations to confirm the structure is less than the maximum height (35') permitted. These shall be provided prior to DRT approval.
2. The shared access easement shall be recorded and a copy provided to the Planning Department prior to the issuance of a Certificate of Occupancy.
3. Waivers as described in the Planning Commission memo are approved.
4. Provide additional appropriate-sized trees between the building and the east property line.

Commissioner Ritenbaugh seconded the motion.

A vote was taken, and the motion passed by a vote of 5-0.

13. Waiver – Next Steps LLC

WZ-2022-004

Ms. English stated the request was for waivers to the City of Auburn Subdivision Regulations regarding Minimum Lot Area and Flag Lot requirements. The subject property is located at 219 Lee Road 663 outside of the City Limits. Staff recommended denial.

Applicant, James Floyd, offered comments in favor of case WZ-2022-004.

Vice Chairman Reese opened the public hearing.

Seeing there were no comments, the public hearing was closed.

Commissioner Ritenbaugh made a motion to recommend approval of PL-2021-00553 including all three waivers.

Commissioner Marshall seconded the motion.

A vote was taken, and the motion passed by a vote of 5-0.

OTHER

1. Election of Officers

Commissioner Ritenbaugh made a motion to nominate Commissioner Reese for Chairman.

Commissioner Reese declined nomination.

Commissioner Marshall made a motion to nominate Commission McCord for Chairman.

Commissioner Aistrup seconded the motion.

A vote was taken, and the motion passed by a vote of 5-0.

Commissioner Ritenbaugh made a motion to nominate Commission Reese for Vice Chairman.

Commissioner Marshall seconded the motion.

A vote was taken, and the motion passed by a vote of 5-0.

Commissioner Ritenbaugh made a motion to nominate Commission Bridges for Secretary.

Commissioner Marshall seconded the motion.

A vote was taken, and the motion passed by a vote of 5-0.

CHAIRMAN'S COMMUNICATION

STAFF COMMUNICATION

1. **Mr. Foote reminded Planning Commission members of the training on August 24, 2022 and also thanked staff for covering for Mr. Kipp in his absence.**
2. **Staff expressed their appreciation to Commission Marshall for his service on the Planning Commission.**

ADJOURNMENT – With no further business, the meeting was adjourned at 7:30 PM

Warren McCord, Chairman

Robin Bridges, Secretary