

AUBURN PLANNING COMMISSION
October 13, 2022 – Regular Meeting
MINUTES

The Planning Commission of the City of Auburn, Alabama, met in regular session on Thursday, October 13, 2022, at 5:00 PM in the City Council Chambers of the Public Safety Building located at 141 N. Ross Street.

MEMBERS PRESENT Dana Camp, Joseph Aistrup, Wendy Birmingham, Jana Jager, Nonet Reese, Warren McCord, Robyn Bridges

MEMBERS ABSENT David Wisdom, Bob Ritenbaugh

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

CITIZENS COMMUNICATION

OLD BUSINESS

CONSENT AGENDA

Chairman McCord summarized the items on the consent agenda, which included:

Approval of the amended minutes: from the September 6, 2022, packet meeting and the September 8, 2022, regular meeting

1. **Annexation – Buc-ee’s Pond – AX-2022-017:** Recommendation to City Council for annexation of approximately 4.33 acres
2. **Final Plat – The Silos at Conway – FP-2022-015:** Revised final plat approval for a 12-lot conventional subdivision (11 single-family lots & 1 open space lot)
3. **Final Plat – Haven at Plainsman Lake – FP-2022-016:** Final plat approval for a 67-lot conventional subdivision (66 single-family lots & 1 open space lot)

Commissioner Jager made a motion to approve the consent agenda, which included the amended minutes from the September 6, 2022, packet meeting and the September 8, 2022 regular meeting.

Commissioner Aistrup seconded the motion.

A vote was taken, and the motion passed by a vote of 7-0.

NEW BUSINESS

4. Annexation – Greinke

AX-2022-016

Mr. Togmus stated the request was for an annexation of approximately 21.94 acres. The subject property is located at 484 Lee Road 25 (Hillandale Drive) outside of the city limits. Staff recommended denial due to the properties location outside of the optimal boundary.

Commissioner Camp made a motion to recommend denial of case AX-2022-016.

Commissioner Reese seconded the motion.

A vote was taken, and the motion passed by a vote of 5-2.

Commissioners Camp, Jager, McCord, Reese, and Birmingham voted for the motion.

Commissioners Bridges and Aistrup voted against the motion.

5. Preliminary Plat – Harper Avenue II Consolidation Plat

PP -2022-018

Ms. Shepard stated the request was for a preliminary plat approval for a 1-lot performance residential subdivision (consolidation of 6 lots into 1). The subject property is located at Bryant Avenue in the Medium Density Residential District (MDRD). Staff recommended approval with condition(s).

Chairman McCord opened the public hearing.

Seeing no comments, the public hearing was closed.

Commissioner Bridges made a motion to approve case PP-2022-018 subject to all staff conditions listed below:

Planning:

1. Include "Consolidation Plat" in the title

Commissioner Jager seconded the motion.

A vote was taken, and the motion passed by a vote of 7-0.

6. Final Plat – Harper Avenue II Consolidation Plat

FP-2022-019

Ms. Shepard stated the request was for final plat approval for a 1-lot performance residential subdivision (consolidation of 6 lots into 1). The subject property is located at Bryant Avenue in the Medium Density Residential District (MDRD). Staff recommended approval with condition(s).

Commissioner Jager made a motion to approve case FP-2022-019, subject to all staff conditions listed below:

Planning:

1. Include "Consolidation Plat" in the title
2. All structures must be removed prior to recording of plat.

Commissioner Reese seconded the motion.

A vote was taken, and the motion passed by a vote of 7-0.

7. Preliminary Plat – Harper Avenue III Consolidation Plat

PP-2022-019

Ms. English stated the request was for a preliminary plat approval for a 1-lot performance residential subdivision (consolidation of 6 lots into 1). The subject property is located at Bryant Circle in the Medium Density Residential District (MDRD). Staff recommended approval with condition(s).

Chairman McCord opened the public hearing.

Seeing no comments, the public hearing was closed.

Commissioner Bridges a motion to approve case PP-2022-019 subject to all staff conditions listed below:

Planning:

1. Include "Consolidation Plat" in the title
2. Include the Mayor's signature block

Water Resource Management:

1. A 20' public sanitary easement is needed for the existing sanitary sewer main located within this consolidation plat.

Commissioner Aistrup seconded the motion.

A vote was taken, and the motion passed by a vote of 7-0.

8. Final Plat – Harper Avenue III Consolidation Plat

FP-2022-020

Ms. English stated the request was for a final plat approval for a 1-lot performance residential subdivision (consolidation of 6 lots into 1). The subject property is located at Bryant Circle in the Medium Density Residential District (MDRD). Staff recommended approval with condition(s).

Commissioner Reese made a motion to approve case FP-2022-020, subject to all staff conditions listed below:

Planning:

1. Include "Consolidation Plat" in the title
2. Include the Mayor's signature block

3. All structures must be removed prior to recording of plat.

Water Resource Management:

1. A 20' public sanitary easement is needed for the existing sanitary sewer main located within this consolidation plat.

Commissioner Jager seconded the motion.

A vote was taken, and the motion passed by a vote of 7-0.

9. Preliminary Plat – Tiger's Shadow

PP-2022-023

Ms. English stated the request was for a preliminary plat approval for an 83-lot performance residential subdivision (80-lot townhouse subdivision with two open space lots and one commercial lot). The subject property is located at 1945 Wire Road in the Comprehensive Development District (CDD). Staff recommended approval with condition(s).

Chairman McCord opened the public hearing.

Seeing no comments, the public hearing was closed.

Commissioner Aistrup made a motion to approve case PP-2022-023 subject to all staff conditions listed below:

Planning:

1. A nonconforming sign (billboard) is located along the Wire Road property line. Per Section 715, Nonconforming Signs, a nonconforming sign is not allowed to remain if a change in use occurs. Because the use of the property will change from vacant to residential, the sign will not be allowed to remain.

Engineering:

1. The cul-de-sac exceeds the maximum allowable length. Providing a stub out to the north and/or south, as identified during the prior conditional use approval, will reduce the effective length of the cul-de-sac.

Water Resource Management:

1. Private easement along eastern boundary of property should be updated to be a public sanitary sewer easement. The easement is needed for conveyance of sanitary sewer from neighboring developments.

Commissioner Bridges seconded the motion.

A vote was taken, and the motion passed by a vote of 7-0.

10. Rezoning – Thomas Rezoning

RZ-2022-010

Ms. English stated the request was for a rezoning of approximately 5.69 acres from Limited Development District (LDD) to Comprehensive Development District (CDD). The subject property

is located at 3022 Cox Road in the Limited Development District (LDD). Staff recommended approval.

Chairman McCord opened the public hearing.

The applicant, Max Homes, spoke in support of case RZ-2022-010.

Seeing no further comments, the public hearing was closed.

Commissioner Reese made a motion to recommend approval of case RZ-2022-010.

Commissioner Bridges seconded the motion.

A vote was taken, and the motion passed by a vote of 7-0.

11. Conditional Use – U-Haul Moving & Storage at West Pace

CU-2022-045

Ms. Shepard stated the request was for a conditional use approval for a commercial support use (climate-controlled self-storage) & road service use (truck rental). The subject property is located at 136 West Creek Parkway in the PDD with underlying Comprehensive Development District (CDD). Staff recommended approval with condition(s).

Chairman McCord opened the public hearing.

The applicant, Douglas Weston, spoke in support of case CU-2022-045.

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

Commissioner Camp made a motion to recommend approval of case CU-2022-045 subject to all staff conditions listed below:

Planning

1. An administrative subdivision will be required

Commissioner Bridges seconded the motion.

A vote was taken, and the motion passed by a vote of 7-0.

12. Conditional Use – North College Church

CU-2022-046

Ms. Shepard stated the request was for a conditional use approval for an institutional use (church). The subject property is located at 1200 block of North College Street in the Development District Housing (DDH) & Comprehensive Development District (CDD). Staff recommended approval with condition(s).

Chairman McCord opened the public hearing.

Neighbor, Mike Shabo, asked questions about case CU-2022-046.

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

Commissioner Aistrup made a motion to recommend approval of case CU-2022-045 subject to all staff conditions listed below:

Planning

1. A public greenway easement will be required

Commissioner Bridges seconded the motion.

A vote was taken, and the motion passed by a vote of 7-0.

13. Conditional Use – Shinhwa

CU-2022-047

Mr. Togmus stated the request was for a conditional use approval for an industrial use (manufacturing). The subject property is located at 2530 West Tech Lane in the Industrial (I) district. Staff recommended approval.

Chairman McCord opened the public hearing.

Seeing no comments, the public hearing was closed.

Commissioner Jager made a motion to recommend approval of case CU-2022-047.

Commissioner Bridges seconded the motion.

A vote was taken, and the motion passed by a vote of 7-0.

14. Conditional Use – Lake Wilmore Community Center

CU-2022-048

Mr. Kipp stated the request was for a revised conditional use approval for a public service use (community recreation center, covered swimming pool, athletic fields, and public park). The subject property is located north of 737 Ogletree Road in the Rural (R) zoning district. Staff recommended approval.

Chairman McCord opened the public hearing.

The following individuals spoke in opposition during the public hearing:

- Debra Newton – 741 Kentwood Drive
- Heidi Dorough – 2080 Windway Road
- Robert Kribal – 674 Ogletree Road
- Suzie Mackay – 740 Kentwood Drive
- Hal Schenack – 1905 Wrights Mill Road
- John Guest – 731 Oak Knoll Circle
- David Zuwiya – 2101 Longwood Drive
- Gary Cantini – 608 Owens Road
- Brenda Guest – 731 Oak Knoll Circle

- James Chappell – 701 Oak Knoll Circle

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

Commissioner Reese made a motion to recommend approval of case CU-2022-048.

Commissioner Bridges seconded the motion.

A vote was taken, and the motion passed by a vote of 7-0.

CHAIRMAN'S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT – With no further business, the meeting was adjourned at 6:45PM

Warren McCord, Chairman

Robyn Bridges, Secretary