



PLANNING COMMISSION REGULAR MEETING AGENDA

November 10, 2022 - 5:00 p.m.
City Council Chamber, 141 N. Ross Street, Auburn, AL

Warren McCord, Chairman
Nonet Reese, Vice Chairman
Robyn Bridges, Secretary

Jana Jager
Bob Ritenbaugh
Dana Camp

Wendy Birmingham
Joseph Aistrup
David Wisdom

ROLL CALL

CITIZENS' COMMUNICATION

OLD BUSINESS

CONSENT AGENDA

Approval of Minutes

Packet Meeting October 10, 2022

Regular Meeting October 13, 2022

1. Final Plat – Bridgewater PH 1B

FP-2022-018

Request: Revised final plat approval for a 9-lot performance subdivision (revise 10 twin house lots and one open space lot to create 8 single-family detached lots and one open space lot)

General Location: Benz Court

Zoning District: Comprehensive Development District (CDD) with Planned Development District (PDD) overlay

Applicant: Mike Maher, Precision Surveying on behalf of Charles Pick

2. Final Plat –Glenwood Farm PH 1

FP-2022-021

Request: Final plat approval for a 14-lot conventional subdivision

General Location: Society Hill Road

Zoning District: Rural (R)

Applicant: Blake Rice, Barrett-Simpson, Inc.

3. Final Plat – Silos at Conway

FP-2022-023

Request: Revised final plat for an 8-lot conventional subdivision (revise the lot area of 8 lots)

General Location: Cool Stone Bend Drive

Zoning District: Planned Development District (PDD)

Applicant: Blake Rice, Barrett-Simpson, Inc.

NEW BUSINESS

4. Annexation – Little Brown Dog, LLC & PKG Holdings, LLC

AX-2022-019

Request: Recommendation to City Council for annexation of approximately 36.46 acres

General Location: North side of Shell Toomer Parkway, between Automotive Boulevard and Canary Drive

Zoning District: Outside of City Limits

Applicant: Blake Rice, Barrett-Simpson, Inc. on behalf of Little Brown Dog, LLC & PKG Holdings, LLC

5. **Rezoning – Little Brown Dog, LLC & PKG Holdings, LLC – PUBLIC HEARING** **RZ-2022-011**
- Request: Recommendation to City Council for rezoning of approximately 36.46 acres to Large Lot Residential District (LLRD)
- General Location: North side of Shell Toomer Parkway, between Automotive Boulevard and Canary Drive
- Zoning District: Rural (R), pending annexation, Case AX-2022-019
- Applicant: Blake Rice, Barrett-Simpson, Inc. on behalf of Little Brown Dog, LLC & PKG Holdings, LLC
6. **Preliminary Plat – Eagle Creek Estates – PUBLIC HEARING** **PP-2022-024**
- Request: Preliminary plat approval for a 25-lot conventional subdivision
- General Location: North side of Shell Toomer Parkway, between Automotive Boulevard and Canary Drive
- Zoning District: Large Lot Residential District (LLRD), pending rezoning, Case RZ-2022-011
- Applicant: Blake Rice, Barrett-Simpson, Inc. on behalf of Little Brown Dog, LLC & PKG Holdings, LLC
7. **Preliminary Plat – Riverwood Subdivision – PUBLIC HEARING** **PP-2022-025**
- Request: Preliminary plat approval for a 10-lot performance residential subdivision (8 townhome lots and two open space lots)
- General Location: Terminus of Riverwood Drive
- Zoning District: Comprehensive Development District (CDD)
- Applicant: Mike Maher, Precision Surveying on behalf of Billy Cleveland
8. **Conditional Use – GoPuff – PUBLIC HEARING** ***WITHDRAWN BY APPLICANT*** **CU-2022-049**
- Request: Recommendation to City Council for conditional use approval for a commercial and entertainment use (package store)
- General Location: 2230 Pumphrey Ave
- Zoning District: Industrial (I)
- Applicant: James Pittman on behalf of GB License, LLC
9. **Amended Conditional Use – Taco Bell – PUBLIC HEARING** **CU-2022-050**
- Request: Recommendation to City Council for amended conditional use approval for a road service use (fast food restaurant with drive-thru)
- General Location: 1521 East Glenn Ave
- Zoning District: Comprehensive Development District (CDD)
- Applicant: Tim Minor, Tacala, LLC

10. Conditional Use – 7 Brew Coffee – PUBLIC HEARING

CU-2022-051

Request: Recommendation to City Council for conditional use approval for a road service use (fast food restaurant with drive-thru only)

General Location: 1625 East University Drive

Zoning District: Comprehensive Development District (CDD)

Applicant: Tim Minor, Tacala, LLC

11. Waiver – 120 South Ross – PUBLIC HEARING

WZ-2022-010

Request: Waiver to allow off-site parking for a performance residential use (private dormitory)

General Location: 120 South Ross Street

Zoning District: Urban Neighborhood – East (UN-E)

Applicant: Ryan Casadaban

12. Conditional Use – 762 North Donahue MUD – PUBLIC HEARING

CU-2022-059

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

General Location: 762 North Donahue Drive

Zoning District: Development District Housing (DDH)

Applicant: Matt Cobb, Cobb Engineering

OTHER

CHAIRMAN’S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT