

**AUBURN PLANNING COMMISSION**  
**February 9, 2023 – Regular Meeting**  
**MINUTES**

The Planning Commission of the City of Auburn, Alabama, met in regular session on Thursday, February 9, 2023, at 5:00 PM in the City Council Chambers of the Public Safety Building located at 141 N. Ross Street.

**MEMBERS PRESENT** Dana Camp, Robyn Bridges, David Wisdom, Bob Ritenbaugh, Wendy Birmingham, Nonet Reese, Phil Chansler, Joseph Aistrup

**MEMBERS ABSENT** Warren McCord

**STAFF PRESENT** Megan Crouch, City Manager; Scott Cummings, Executive Director of Development Services; Alison Frazier, Engineering Services Director; Katie Robison, Principal Planner; Logan Kipp, Principal Planner; Amber English, Planner; Christian Togmus, 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 the minutes:** from the January 9, 2023, packet meeting and the January 12, 2023, regular meeting.

1. **Final Plat – West Pace Village – FP-2023-001:** Final plat approval for a 7-lot conventional subdivision

**Commissioner Chairman made a motion to approve the consent agenda, which included the minutes from the January 9, 2023, packet meeting and the January 12, 2023, regular meeting.**

**Commissioner Wisdom seconded the motion.**

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

**NEW BUSINESS**

2. **Subdivision Interlocal Agreement**

**MS-2023-003**

Ms. Robison stated the request was for a recommendation of approval to the City Council to amend the interlocal agreement with the Lee County Commission which formalizes the subdivision review, approval, development, and inspection process for lands in the City of Auburn’s planning jurisdiction. Staff recommended approval.

**Commissioner Bridges made a motion to recommend approval of case MS-2023-003.**

**Commissioner Camp seconded the motion.**

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

**3. Annexation – Rockhouse Farms**

**AX-2023-001**

Ms. Robison stated that the applicant would like to postpone case AX-2023-001 to the March 16, 2023, meeting.

**Commissioner Chansler made a motion to postpone case AX-2023-001 to the March 16, 2023, meeting.**

**Commissioner Bridges seconded the motion.**

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

**4. Preliminary Plat –Rockhouse Farms**

**PP-2023-002**

Ms. Robison stated that the applicant would like to postpone case PP-2023-002 to the March 16, 2023, meeting.

**Commissioner Bridges made a motion to postpone case PP-2023-002 to the March 16, 2023, meeting.**

**Commissioner Camp seconded the motion.**

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

**5. Preliminary Plat – 801 Ogletree (Kent Property)**

**PP-2023-003**

Commissioner Wisdom recused himself from case PP-2023-003

Mr. Kipp stated the request was for preliminary plat approval for a 15-lot conventional subdivision. The subject property is located at 801 Ogletree Road in the Planned Development District (PDD). Staff recommended approval with condition(s).

Vice Chairman Reese opened the public hearing.

Neighbor, Denis Evans, offered several concerns and comments about case PP-2023-003. Seeing no further comments, the public hearing was closed.

**Commissioner Chansler made a motion to recommend approval of case PP-2023-003 subject to all staff condition(s) listed below.**

**Planning:**

1. Show proposed driveways and proposed private ingress/egress easements along lots 5, and 6.
2. Vacate the existing 40-foot drainage and utility easement prior to final plat.
3. Amend note #12 to say no lots shall be "less than" 2 acres.
4. The subdivision of land as represented in the preliminary plat shall be contingent on approval of rezoning the property from Rural (R) to Limited Development District (LDD) and Planned Development District (PDD)(RZ-2023-013 & RZ-2023-014).

**Water Resource Management:**

1. A wetlands delineation shall be required prior to final platting.
2. Call out all lots with a final FFE less than 12 inches higher than the upstream or connecting manhole.

**Commissioner Bridges seconded the motion.**

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

**6. Preliminary Plat & Waiver**

**PP-2023-004**

Ms. English stated the request was for preliminary plat approval for an 81-lot performance subdivision; including a request to allow a private drive to constitute mandatory street frontage. The subject property is located at West Farmville Road/Miracle Road in the Planned Development District (PDD) with Development District Housing (DDH) underlying. Staff recommended approval with condition(s).

Vice Chairman Reese opened the public hearing.

Seeing no comments, the public hearing was closed.

**Commissioner Wisdom made a motion to recommend approval of case PP-2023-004 subject to all staff condition(s) listed below.**

**Planning:**

1. Amend Note 11 to state the homeowners' association will own and is responsible for maintenance of Lot 266 (private ingress/egress, drainage, and utility easement).
2. Modify Note 10 to say that the homeowners' association will own and maintain all open space lots (Lots 194, 254, 259, and 264).
3. Approval of the preliminary plat shall be subject to City Council approval of the PDD amendment, Case RZ-2022-015).

**Commissioner Aistrup seconded the motion.**

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

**7. Conditional Use – Lawn Golf**

**CU-2023-001**

Ms. English stated the request was for amended conditional use approval to remove condition of approval from PL-2020-00097. The subject property is located at 2601 E University Drive in the Comprehensive Development District (CDD). Staff recommended approval.

Vice Chairman Reese opened the public hearing.

Seeing no comments, the public hearing was closed.

**Commissioner Bridges made a motion to recommend approval of case CU-2023-001.**

**Commissioner Wisdom seconded the motion.**

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

**CHAIRMAN'S COMMUNICATION**

**STAFF COMMUNICATION**

**ADJOURNMENT**

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Warren McCord, Chairman

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Robyn Bridges, Secretary