



PLANNING COMMISSION REGULAR MEETING AGENDA

April 13, 2023 - 5:00 p.m.
City Council Chamber, 141 N. Ross Street, Auburn, AL

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

Phil Chansler
Bob Ritenbaugh
Dana Camp

Wendy Birmingham
Joseph Aistrup
David Wisdom

ROLL CALL

CITIZENS' COMMUNICATION

OLD BUSINESS

CONSENT AGENDA

Approval of Minutes

Packet Meeting March 13, 2023

Regular Meeting March 16, 2023

1. Final Plat – Glenwood Farm PH 2

FP-2023-005

Request: Final plat approval for a 8-lot conventional subdivision

General Location: Society Hill Road, south of Moores Mill Road

Zoning District: Rural (R)

Applicant: Blake Rice, Barrett-Simpson, Inc.

NEW BUSINESS

2. Annexation – Greinke

AX-2023-002

Request: Recommendation to City Council for annexation of approximately 21.94 acres

General Location: 484 Lee Road 25

Zoning District: Outside of City Limits

Applicant: Luke Grienke

3. Rezoning – Auburn Crew HQ – PUBLIC HEARING

RZ-2023-001

Request: Recommendation to City Council for rezoning of approximately 3.29 acres to Industrial (I)

General Location: 1515 Pumphrey Avenue

Zoning District: Comprehensive Development District (CDD)

Applicant: Chester Lachowicz, Alabama Power Company

4. Annexation – Beehive Park

AX-2023-004

Request: Recommendation to City Council for annexation of approximately 18.90 acres

General Location: North side of Lee Road 10 (Beehive Road), east of Biltmore Lane

Zoning District: Outside of City Limits

Applicant: Blake Rice, Barrett-Simpson, Inc.

5. Rezoning – Beehive Park – PUBLIC HEARING

RZ-2023-002

Request: Recommendation to City Council for rezoning of approximately 18.90 acres to Industrial (I)

General Location: North side of Lee Road 10 (Beehive Road), east of Biltmore Lane

Zoning District: Rural (R), pending annexation (AX-2023-004)

Applicant: Blake Rice, Barrett-Simpson, Inc.

6. Annexation – Weeks Property

AX-2023-005

Request: Recommendation to City Council for annexation of approximately 13.14 acres

General Location: 2225 Lee Road 10 (Beehive Road)

Zoning District: Outside of City Limits

Applicant: Industrial Development Board of the City of Auburn

7. Rezoning – Weeks Property – PUBLIC HEARING

RZ-2023-003

Request: Recommendation to City Council for rezoning of approximately 13.14 acres to Industrial (I)

General Location: 2225 Lee Road 10 (Beehive Road)

Zoning District: Rural (R), pending annexation (AX-2023-005)

Applicant: Industrial Development Board of the City of Auburn

8. Annexation – McAlister Property

AX-2023-006

Request: Recommendation to City Council for annexation of approximately 78.30 acres

General Location: Lee Road 10 (Beehive Road)

Zoning District: Outside of City Limits

Applicant: Industrial Development Board of the City of Auburn

9. Rezoning – McAlister Property – PUBLIC HEARING

RZ-2023-006

Request: Recommendation to City Council for rezoning of approximately 78.30 acres to Industrial (I)

General Location: Lee Road 10 (Beehive Road)

Zoning District: Rural (R), pending annexation (AX-2023-006)

Applicant: Industrial Development Board of the City of Auburn

10. Rezoning – Farmville Lakes PDD Amendment – PUBLIC HEARING

RZ-2023-004

Request: Recommendation to City Council to reduce the approved amount of commercial space from 60,000 square feet to 25,000 square feet and add 60 multi-family units

General Location: South of East Farmville Road, between Harvest Drive and U.S. Highway 280

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

Applicant: David Slocum, Pinnacle Design Group, Inc.

- 11. Preliminary Plat – Farmville Lakes PH 6 – PUBLIC HEARING** **PP-2023-007**
- Request: Preliminary plat approval for a four-lot mixed-use subdivision (two development lots, one lot for future development, and one open space lot)
- General Location: South of East Farmville Road, between Harvest Drive and U.S. Highway 280
- Zoning District: Comprehensive Development District (CDD) with Planned Development District (PDD)
- Applicant: David Slocum, Pinnacle Design Group, Inc.
- 12. Final Plat – Farmville Lakes PH 6** **FP-2023-007**
- Request: Final plat approval for a four-lot mixed-use subdivision (two development lots, one lot for future development, and one open space lot)
- General Location: South of East Farmville Road, between Harvest Drive and U.S. Highway 280
- Zoning District: Comprehensive Development District (CDD) with Planned Development District (PDD)
- Applicant: David Slocum, Pinnacle Design Group, Inc.
- 13. Rezoning – Madison Park PDD Amendment – PUBLIC HEARING** **RZ-2023-005**
- Request: Recommendation to City Council to amend the PDD to remove property located at 652 Haley Lane from the PDD
- General Location: 652 Haley Lane
- Zoning District: Comprehensive Development District (CDD) and Planned Development District (PDD)
- Applicant: Andy Young, Foresite Group, LLC
- 14. Conditional Use – Wire Road Multifamily – PUBLIC HEARING** **CU-2023-009**
- Request: Recommendation to City Council for conditional use approval of a performance residential use (16-unit multiple-unit development)
- General Location: 652 Haley Lane
- Zoning District: Comprehensive Development District (CDD) and Planned Development District (PDD)
- Applicant: Andy Young, Foresite Group, LLC
- 15. Preliminary Plat – Preserve Phase 5C – PUBLIC HEARING** **PP-2023-005**
- Request: Preliminary plat approval for a 24-lot single-family conventional subdivision
- General Location: At the current terminus of Preserve Drive, north of Graymoor Lane
- Zoning District: Development District Housing (DDH) with Planned Development District (PDD) overlay
- Applicant: David Slocum, Pinnacle Design Group, Inc.
- 16. Preliminary Plat – Preserve Phase 4C/6B – PUBLIC HEARING** **PP-2023-006**
- Request: Preliminary plat approval for a 49-lot single-family performance subdivision
- General Location: Western terminus of Sequoia Drive, and Redtail Lane.
- Zoning District: Development District Housing (DDH) with Planned Development District (PDD) overlay
- Applicant: David Slocum, Pinnacle Design Group, Inc.

17. Conditional Use – Mill Creek Data Center – PUBLIC HEARING

CU-2023-004

Request: Recommendation to City Council for conditional use approval for a commercial support use (data center)

General Location: 406 W Veterans Blvd

Zoning District: Comprehensive Development District (CDD)

Applicant: Lee Tharp, LBYD, Inc.

18. Conditional Use – Delta Development Group – PUBLIC HEARING

CU-2023-005

Request: Recommendation to City Council for approval of amended conditional use for the Spring Lake PDD to add the following uses: Commercial and Entertainment Uses (brewpub, hardware stores, hotel/motel/condotel, package store, pet/pet supply store), Indoor Recreational Use (indoor athletic facilities), and Road Service Uses (ATMs, car wash/detailing shop, gasoline/service station)

General Location: 2560 and 2600 East Glenn Avenue

Zoning District: Comprehensive Development District (CDD) and Planned Development District (PDD)

Applicant: Delta Development Group

19. Zoning Ordinance Text Amendment

ZT-2023-001

Request: ICD Text Amendments

Applicant: City of Auburn

20. Zoning Map Amendment

ZM-2023-002

Request: ICD Zoning District

Applicant: City of Auburn

21. Skybar Waiver

WZ-2023-001

Request: Waiver to Table 5-3 Development and design standard requirements within the Urban Core (UC) District, Fenestration.

General Location: 136 West Magnolia Avenue

Zoning District: Urban Core (UC) and College Edge Overlay District (CEOD)

Applicant: Randy Smith

OTHER

CHAIRMAN'S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT