

AUBURN PLANNING COMMISSION
November 09, 2023 – Regular Meeting

The Planning Commission of the City of Auburn, Alabama, met in regular session on Thursday, November 09th, at 5:00 PM in the City Council Chambers of the Public Safety Building located at 141 N. Ross Street.

MEMBERS PRESENT Dana Camp, Bob Ritenbaugh, Phil Chansler, Warren McCord, Robyn Bridges, Wendy Birmingham, Joseph Aistrup

MEMBERS ABSENT Nonet Reese, David Wisdom

STAFF PRESENT Scott Cummings, Executive Director of Development Services; Alison Frazier, Engineering Services Director; Justice Cotton, Planning Director; Kevin Howard, Commercial Development Director; Amber English, Planner; Connor Muise, Planner; John Whitlow, Planner; Tiffany Moore, Administrative Assistant; Kris Berry, Water Resource Management; Dan Crowdus, Civil Engineer

CITIZENS COMMUNICATION

OLD BUSINESS

CONSENT AGENDA

Mr. Howard stated that agenda item 1 (Annexation - Creek Nation Lot 55) and agenda 8 (Waiver - Richardson Lot 2-B1) will not have a public hearing.

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

Approval of the minutes: from the October 09, 2023, packet meeting and the October 12, 2023, regular meeting, and case AX-2023-016

1. Annexation - Creek Nation Lot 55 AX-2023-016

Recommendation to City Council for annexation approximately 2.60 acres.

Commissioner Chansler made a motion to approve the Consent Agenda.

Commissioner Bridges seconded the motion.

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

NEW BUSINESS

2. Rezoning - Holley Reese - PUBLIC HEARING RZ-2023-015

Ms. English stated that the request for a recommendation to City Council to rezone approximately 2.8 acres from Rural (R) to Limited Development District (LDD). The subject property is located on 1729 Old Wrights Mill Road in the Rural (R) zoning district. Staff recommends approval of case RZ-2023-015.

Commissioner McCord open the public hearing.

The applicant daughter, Kimberly Armstrong spoke in favor of case RZ-2023-015.

After no further comments were received, Commissioner McCord closed the public hearing.

Commissioner Chansler made a motion to approve case RZ-2023-015 to City Council

Commissioner Camp seconded the motion.

A vote was taken and passed by a vote of 7-0

3. Rezoning - Initial Outfitters - PUBLIC HEARING

RZ-2023-016

Mr. Muise stated the request was for a recommendation to City Council to rezone approximately 6 acres from Industrial District (I) to Comprehensive Development District (CDD). The subject property is located at 3325 Skyway Drive in the Industrial (I) zoning district. Staff recommends forwarding to City Council for denial due to future land use incompatibility.

Applicant Brett Basquin from Foresite Group, LLC spoke in support of case RZ-2023-016.

Commissioner McCord asked questions regarding case RZ-2023-016.

Commissioner McCord open the public hearing.

After no further comments were received, Commissioner McCord closed the public hearing.

Commissioner Chansler and Commissioner Bridges spoke regarding case RZ-2023-016 about the future land use.

Commissioner McCord asked questions to staff about the size of the location.

Commissioner Bridges made a motion to approve of case RZ-2023-016.

Commissioner Camp seconded the motion.

A vote was taken and passed by a vote of 4-3, Commissioner McCord, Birmingham, Ritenbaugh voted against case RZ-2023-016.

4. Conditional Use - ACC Academy - PUBLIC HEARING

CU-2023-035

Ms. English stated the request was for a recommendation to City Council for conditional use approval for an institutional use (private school). The subject property is located at 2200 Hamilton Road in the (LDD)

Limited Development zoning district. Staff recommended approval of with conditions of case CU-2023-035.

Staff recommended conditions of approval:

Planning:

1. *A maximum enrollment of 100 total students. Enrollment greater than 100 total students shall require an additional Conditional Use Approval.*

Commissioner Chansler asked questions regarding the traffic study for case CU-2023-035

Applicant Brett Basquin from Foresite Group, LLC spoke in support of case CU-2023-35.

Commissioner McCord open the public hearing.

After no further comments were received, Commissioner McCord closed the public hearing.

Commissioner Bridges made a motion to approve of case CU-2023-035.

Commissioner Birmingham seconded the motion.

A vote was taken and passed by a vote of 7-0

5. Conditional Use - Sonic Tools - PUBLIC HEARING CU-2023-026

Mr. Wahid Cotton stated the request was for recommendation to City Council for conditional use approval for a commercial support use (warehouse distribution facility). The subject property is located at 177 Technology Parkway in the Industrial (I) zoning district. Staff recommends approval.

Commission McCord open the public hearing.

After no further comments were received, Commissioner McCord closed the public hearing.

Commissioner Chansler made a motion to approve of case CU-2023-026.

Commissioner Camp seconded the motion.

A vote was taken and passed by a vote of 7-0

6. Conditional Use - The Vintage Expansion - PUBLIC HEARING CU-2023-042

Mr. Wahid Cotton stated the request was for recommendation to City Council for conditional use approval for a mixed-use development [road service use (bank with drive-thru) and performance residential development (multiple unit development)]. The subject property is located at 2240 E University Drive in the Comprehensive Development District (CDD) zoning district. Staff recommends approval.

Commissioner McCord open the public hearing.

Mary Ann Stiles spoke regarding case CU-2023-042 about her property.

Alison Fraizer explained Mary Ann Stiles access to her property.

After no further comments were received, Commissioner McCord closed the public hearing.

Commissioner Chansler wanted more clarity for staff comments # 1

1. Opportunities for access to future development to the east should be explored.

Alison Fraizer explained the joint curve cut on the site plan explaining the cross access.

Commissioner Bridges made a motion to approve of case CU-2023-042.

Commissioner Birmingham seconded the motion.

A vote was taken and passed by a vote of 7-0

7. Conditional Use - Café Racer - PUBLIC HEARING

CU-2023-043

Mr. Whitlow stated the request was for recommendation to City Council for conditional use approval for a road service use (fast food restaurant with drive-thru). The subject property is located at 204 and 220 Opelika Road in the Corridor Redevelopment District – Urban (CRD-U) zoning district. Staff recommends denial due to the proposed use not being consistent with the future land use designation.

Commissioner Chansler ask questions regarding the traffic for case CU-2023-043

Applicant Brad Galland spoke in response to case CU-2023-043, explaining the history and drive-thru of Café Racer and acknowledged that he is aware the needing of the traffic impact study.

Commissioner Bridges spoke in response to the traffic concerns and drive-thru concerns for case CU-2023-043

Commissioner McCord open the public hearing.

Jim Cook spoke in response to CU-2023-043 about not wanting a drive-thru due to traffic safety.

Alison Fraizer spoke on the improvement of Opelika Road that happened in the year of 2000, and currently there are no plans for improving the intersection.

After no further comments were received, Commissioner McCord closed the public hearing.

Commissioner Chansler stated his view on not having a drive-thru in the area.

Commissioner Chansler made a motion to deny case CU-2023-043

Commissioner Ritenbaugh seconded the motion.

A vote was taken and denied by a vote of 7-0

OTHER BUSINESS

8. Waiver - Richardson Lot 2-B1

WZ-2023-007

Mr. Wahid Cotton stated the request was for a waiver to allow subdivision of land into lots containing less than 3 acres within the planning jurisdiction and optimal boundary. The subject property is located at 4439 Sand Hill Road. Staff recommends denial.

Applicant David and Kelli Russell spoke regarding case WZ-2023-007.

Commissioner Chansler and Commissioner Aistrup asked questions about the site plan regarding case WZ-2023-007.

Commissioner Camp asked question regarding accessory building for case WZ-2023-007.

Dr. Richardson spoke in favor regarding case WZ-2023-007

Commissioner Bridges made a motion to approve of case WZ-2023-007.

Commissioner Chansler seconded the motion.

A vote was taken and passed by a vote of 7-0

CHAIRMAN'S COMMUNICATION

Commissioner McCord asked questions regarding the election of the Planning Commission.

STAFF COMMUNICATION

ADJOURNMENT – With no further business, the meeting was adjourned at 6:23pm.

Warren McCord, Chairman

Robyn Bridges, Secretary