



PLANNING COMMISSION REGULAR MEETING AGENDA

January 11, 2024 – 5:00 p.m.
City Council Chambers, 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

- 1. Richardson Lot 2B-1** **WZ-2023-007**
Request: Waiver to allow subdivision of land into lots containing less than 3 acres within the planning jurisdiction and optimal boundary
General Location: 4439 Sand Hill Road
Zoning District: Outside City Limits
Applicant: David and Kelli Russell

CONSENT AGENDA

Approval of Minutes

Packet Meeting December 09, 2023
Regular Meeting December 12, 2023

- 2. Final Plat - Farmville Lakes Phase 8** **FP-2023-028**
Request: Final plat approval for a 30-lot performance residential development (single-family)
General Location: Terminus of Farmville Lakes Drive
Zoning District: Comprehensive Development District (CDD) with Planned Development District (PDD) overlay
Applicant: Pinnacle Design Group, Inc.

NEW BUSINESS

- 3. Waiver - Preserve, Phase 6** **WZ-2024-001**
Request: Appeal to the denial of an Engineering Design & Construction Manual waiver request related to the requirements for deceleration lanes along arterial and collector roadways
General Location: The Preserve, Phase 6
Zoning District: Development District Housing (DDH) with Planned Development District (PDD) overlay
Applicant: Flowers & White Engineering, LLC
- 4. Preliminary Plat - Links Crossing Phase 4 - PUBLIC HEARING** **PP-2023-032**
Request: Preliminary Plat approval for a 38-lot conventional subdivision
General Location: Mill Creek Road
Zoning District: Development District Housing (DDH)
Applicant: Baseline, LLC

- 5. Final Plat - Link Crossing Phase 4** **FP-2023-027**
- Request: Final Plat approval for a 38-lot conventional subdivision
- General Location: Mill Creek Road
- Zoning District: Development District Housing (DDH)
- Applicant: Baseline, LLC
- 6. Annexation - Lowry Property** **AX-2023-018**
- Request: Recommendation to City Council for annexation of approximately 160 acres
- General Location: 94 Lee Road 0009
- Zoning District: Outside of City Limits
- Applicant: Foresite Group, LLC
- 7. Rezoning - Lowry Property - PUBLIC HEARING** **RZ-2023-017**
- Request: Recommendation to City Council for rezoning approximately 160 acres to Industrial (I)
- General Location: 94 Lee Road 0009
- Zoning District: Rural (R), pending annexation (AX-2023-018)
- Applicant: Foresite Group, LLC
- 8. Annexation - Chewacla Ridge Subdivision** **AX-2023-019**
- Request: Recommendation to City Council for annexation of approximately 134 acres
- General Location: Sandhill Road
- Zoning District: Outside of City Limits
- Applicant: Baseline, LLC
- 9. Preliminary Plat - Chewacla Ridge Subdivision - PUBLIC HEARING** **PP-2023-034**
- Request: Preliminary Plat approval for a 42-lot conventional subdivision
- General Location: Sandhill Road
- Zoning District: Rural (R), pending annexation (AX-2023-019)
- Applicant: Baseline, LLC
- 10. Conditional Use - One Auburn - PUBLIC HEARING** **CU-2023-048**
- Request: Recommendation to City Council for conditional use approval for a performance residential development (townhomes and multiple-unit development)
- General Location: 1764 & 1758 Miracle Road
- Zoning District: Development District Housing (DDH)
- Applicant: Foresite Group, LLC

11. Preliminary Plat - One Auburn - PUBLIC HEARING **PP-2023-035**

Request: Preliminary plat approval for a 27-lot performance residential development (townhomes and multiple-unit development)
General Location: 1764 & 1758 Miracle Road
Zoning District: Development District Housing (DDH)
Applicant: Foresite Group, LLC

12. Preliminary Plat - Dawson Villas - PUBLIC HEARING **PP-2023-033**

Request: Preliminary plat approval for a 162-lot performance residential development
General Location: Southwest intersection of Cox and Wire Roads
Zoning District: Development District Housing (DDH) with Planned Development District (PDD) overlay
Applicant: Foresite Group, LLC

13. Rezoning - Fountain Gate Church - PUBLIC HEARING **RZ-2023-018**

Request: Recommendation to City Council for rezoning approximately 11 acres to Limited Development District (LDD)
General Location: 1415 Moores Mill Road
Zoning District: Rural (R)
Applicant: Matt Cobb

14. Conditional Use - R.E. Michel Company - PUBLIC HEARING **CU-2023-046**

Request: Recommendation to City Council for conditional use approval for a commercial support use (wholesale distribution facility)
General Location: 1948 Mall Blvd
Zoning District: Comprehensive Development District (CDD)
Applicant: R.E. Michel Company

15. Conditional Use - East Glenn Bank - PUBLIC HEARING **CU-2023-047**

Request: Recommendation to City Council for conditional use approval for a road service use (bank with drive-thru)
General Location: 1901 East Glenn Avenue
Zoning District: Comprehensive Development District (CDD)
Applicant: Foresite Group, LLC

OTHER BUSINESS

16. Annual Meeting of the Commission to Elect Officers

CHAIRMAN'S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT