

AUBURN PLANNING COMMISSION
January 11, 2024 – Regular Meeting

The Planning Commission of the City of Auburn, Alabama, met in regular session on Thursday, January 11th, 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, Wendy Birmingham, Nonet Reese, Robyn Bridges

MEMBERS ABSENT Joseph Aistrup, David Wisdom

STAFF PRESENT Scott Cummings, Executive Director of Development Services; Alison Frazier, Engineering Services Director; Justice Wahid-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

1. Richardson Lot 2B-1

WZ-2023-007

Mr. Wahid Cotton stated that 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 Sandhill Road. Staff recommends denial.

Mr. Wahid Cotton stated the applicant, David and Kelli Russell wanted to subdivide and create two non-conforming lots. The applicant wanted two non-conforming lots one for their landlord's house (Mr. Richardson) and the other for the house they were renting. They wanted these lots to be separate from a larger tract of land that they owned that abut the house they were renting. They needed the lots to be separate for financing reasons.

Commissioner McCord and Commissioner Reese asked questions regarding case WZ-2023-007.

The Planning Commissioner agreed that the applicant had the option to make the waiver conforming.

Commissioner Reese made a motion to deny WZ-2023-007

Commissioner Bridges seconded the motion.

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

CONSENT AGENDA

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

Approval of the minutes: from the December 09, 2024, packet meeting and the December 12, 2024, regular meeting.

2. Final Plat - Farmville Lakes Phase 8

FP-2023-028

Commissioner Chansler made a motion to approve the Consent Agenda and FP-2023-028

Commissioner Bridges seconded the motion.

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

NEW BUSINESS

3. Waiver - Preserve, Phase 6

WZ-2024-001

Dan Crowdus, City of Auburn Engineer stated that the applicant is seeking an appeal to the denial of an Engineering Design and Construction Manual waiver request related to deceleration lanes along an arterial roadway. The subject property is located West Farmville Road, south of Partridge Lane in the Development District Housing (DDH), with a Planned Development District (PDD) overlay zoning district.

Mr. Crowdus stated the requirements regarding deceleration lanes and tapers were modified effective January 1, 2018. The waiver request documents, and the response letter, contain additional information and are attached for reference.

Applicant, Kenneth White with Flowers & White Engineering spoke in response to case WZ-2024-001. Mr. Kenneth discussed the traffic study.

Commissioner Reese and Commissioner Chansler asked questions regarding case WZ-2024-001 about the traffic study on Bud-Black Road.

Alison Fraizer discussed the traffic study for case WZ-2024-001

Commissioner Chansler made a motion to deny the appeal of case WZ-2024-001

Commissioner Reese seconded the motion.

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

4. Preliminary Plat - Link Crossing Phase 4- PUBLIC HEARING

PP-2023-032

Mr. Muise stated that the applicant is seeking preliminary plat approval to subdivide approximately 12.62 acres into a 38-lot conventional residential subdivision. The subject property is located between 2610 & 3620 Mill Creek Road in the Development District Housing (DDH), Comprehensive Development District (CDD) zoning district. Staff recommends approval.

Applicant, Tom Hayley spoke regarding case PP-2023-032.

Commissioner McCord opened the public hearing.

Seeing there were no comments, the public hearing was closed.

Commissioner Bridges made a motion to approve case PP-2023-032

Commissioner Reese seconded the motion.

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

5. Final Plat - Link Crossing Phase 4

FP-2023-027

Mr. Muise stated that the applicant is seeking final plat approval to subdivide approximately 12.62 acres into a 38-lot conventional residential subdivision. The subject property is located between 2610 & 3620 Mill Creek Road in the Development District Housing (DDH), Comprehensive Development District (CDD) zoning district. Staff recommends approval with conditions. The conditions were:

Planning:

- *In vicinity map, show the footprint of Links Crossing Phase 5 in routing.*
- *Widen easement on Lot 93 to proper width.*
- *Create note stating no lots shall take access off Mill Creek Road*
- *Missing several adjoining property owners information, east of Mill Creek road*
- *Will need proof of title from Links Crossing LLC*

Commissioner Reese made a motion to approve of case FP-2023-027

Commissioner Birmingham seconded the motion.

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

6. Annexation - Lowry Property

AX-2023-018

Mr. Whitlow stated that the applicant is requesting annexation of approximately 160 acres in the city limits. The subject property is located at 94 Lee Road 0009 (Biltmore Lane). Staff recommends forwarding to City Council with approval.

Commissioner Bridges made a motion to approve of case AX-2023-018.

Commissioner Reese seconded the motion.

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

7. Rezoning - Lowry Property - PUBLIC HEARING

RZ-2023-017

Mr. Whitlow stated that applicant is requesting recommendation to City Council for rezoning of approximately 160 acres from Rural (R) to Industrial (I). The subject property is located at 94 Lee Road 0009 (Biltmore Lane), pending annexation, Case AX-2023-018. Staff recommends approval.

Commissioner McCord opened the public hearing.

Seeing there were no comments, the public hearing was closed.

Commissioner Reese made a motion to approve of case RZ-2024-017

Commissioner Camp seconded the motion.

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

8. Annexation - Chewacla Ridge Subdivision

AX-2023-019

Ms. English stated that the applicant is requesting annexation of approximately 142.57 acres into the city limits. The subject property is located South of Lee Road 010 (Sandhill Road) and west of Lee Road 023. The property is currently zoned outside the city limits. Upon annexation, the property shall receive the Rural (R) district designation. Staff recommends forwarding to City Council for approval.

Commissioner Reese ask questions regarding the access to case AX-2023-019.

Commissioner Bridges made a motion to forward case AX-2023-019 to City Council for approval.

Commissioner Reese seconded the motion.

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

9. Preliminary Plat - Chewacla Ridge Subdivision - PUBLIC HEARING

PP-2023-034

Ms. English stated that the applicant is requesting preliminary plat approval to subdivide approximately 178 acres into a conventional residential subdivision. The subject property is located South of Lee Road 010 (Sandhill Road) and west of Lee Road 023. The property is currently zoned outside the city limits and Rural (R) pending annexation, case AX-2023-019. Staff recommends approval.

Applicant, Ledge Nettles responded to questions regarding the land and the frontage of case PP-2023-034.

Commissioner Camp asked question regarding the public water for case PP-2023-034.

Alison Fraizer explained the rules on roads explaining the left and right turn lanes.

Commissioner McCord opened the public hearing.

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

Commissioner Chansler made to approve case PP-2023-034.

Commissioner Reese seconded the motion.

A vote was taken and passed by a vote of 6-1

10. Conditional Use - One Auburn - PUBLIC HEARING

CU-2023-048

Mr. Wahid Cotton stated the applicant did a formal request to postpone case CU-2023-048 to the February 08, 2024 Planning Commission Meeting.

Commissioner Reese made a motion to postpone case CU-2023-048 to February 08, 2024 Planning Meeting.

Commissioner Bridges seconded the motion.

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

11. Preliminary Plat - One Auburn - PUBLIC HEARING

PP-2023-035

Mr. Wahid Cotton stated the applicant did a formal request to postpone case PP-2023-035 to the February 08, 2024 Planning Commission Meeting.

Commissioner Reese made a motion to postpone case PP-2023-035 to February 08, 2024 Planning Meeting.

Commissioner Bridges seconded the motion.

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

12. Preliminary Plat - Dawson Villas, Phase 2 - PUBLIC HEARING

PP-2023-033

Ms. English stated that the request was for preliminary plat approval for a 132-lot performance residential development (116 townhouse lots, 12 twin home lots, three open space lots, and one lot for a private drive). A waiver to Article IV, Section E.4, lots to abut on a street, of the Subdivision Regulations to allow a private drive to constitute mandatory street frontage. The subject property is located within the Cox & Wire PDD, located at the southwest intersection of Cox and Wire Road in the Development District Housing (DDH) with an overlay of the Planned Development District (PDD) designation. Staff recommends approval of the preliminary plat and waiver.

Commissioner McCord open the public hearing.

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

Commissioner Chansler and Commissioner McCord asked questions regarding the BZA case of PP-2023-033

Commissioner Bridges made a motion to approve of case PP-2023-033

Commissioner Camp seconded the motion.

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

13. Rezoning - Fountain Gate Church - PUBLIC HEARING

RZ-2023-018

Mr. Wahid Cotton stated the request was for rezoning of approximately 11.27 acres from Rural (R) to Limited Development District (LDD). The subject property is located at 1415 Moores Mill Road in the Rural (R) zoning district. Staff recommends approval.

Commissioner McCord asked questions regarding the LDD zoning district.

Commissioner Chansler asked the applicant, Matt Cobb on regards on the future plans for case RZ-2023-018

Commissioner McCord open the public hearing.

Walter Northcutt spoke in regards of case RZ-2023-018 regarding water concerns.

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

Commissioner Bridges made a motion to approve of case RZ-2023-018

Commissioner Reese seconded the motion.

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

14. Conditional Use - R.E Michel Company - PUBLIC HEARING

CU-2023-046

Mr. Muise stated that the request was for a conditional use approval for a wholesale distribution facility. The subject property is located at 1948 Mall Boulevard in the Comprehensive Development District (CDD). Staff recommends approval.

Commissioner 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-2023-046

Commissioner Reese seconded the motion.

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

15. Conditional Use - East Glenn Bank - PUBLIC HEARING

CU-2023-047

Mr. Whitlow stated that the request was for a revised conditional use approval for a road service use (bank with drive-thru). The subject property is located at 1901 East Glenn Avenue in the Comprehensive Development District (CDD). Staff recommends approval.

Brett Basquin with Foresite Group spoke in favor of case CU-2023-047

Commissioner McCord open the public hearing.

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

Commissioner Brides made a motion to approve of case CU-2023-047

Commissioner Camp seconded the motion.

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

OTHER

Commissioner stated that his term ends July 2024.

Commissioner Ritenbagh made a motion to elect Nonet Reese as Chairman and Commissioner McCord as vice-chair Commissioner Bridges as secretary for the remainder of the 2024 Commission.

A motion was made and passed by a vote of 7-0

CHAIRMAN'S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT – With no further business, the meeting was adjourned at 6:24pm.

Warren McCord, Chairman

Robyn Bridges, Secretary