

The City Council of the City of Auburn, Alabama, met in regular session on Tuesday, March 19, 2024, at 6:00 PM in the Council Chamber of the Auburn Public Safety Building at 141 North Ross Street.

1. **CALL TO ORDER.** Mayor Anders.

Mayor Anders called the meeting to order.

2. **ROLL CALL.**

The following Councilpersons were present: Tyler Adams, Tommy Dawson, Kelley Griswold, Sonny Moreman, Bob Parsons, Connie Taylor, Beth Witten, and Mayor Ron Anders. Absent: Max Coblentz. Also present was Development Services Executive Director Scott Cummings.

3. **PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE.**

Mayor Anders invited all present to stand and join the Council in reciting the Pledge of Allegiance to the U.S. Flag and in observing a moment of silence after the Pledge.

4. **MAYOR AND COUNCIL COMMUNICATIONS.** Mayor Anders.

- a. Committee of the Whole.

Mayor Anders stated that at the Committee of the Whole previously held the Council approved the minutes from the March 12 Committee of the Whole meeting and nominated Celeste Norris to the Auburn Water Works Board.

- b. Announcements.

Mayor Anders thanked various groups for hosting him over the last two weeks and provided a preview of the events he will attend in the coming days.

Councilperson Witten said today was Ag Day on the Hill and thanked Senator Jay Hovey for hosting the Auburn High School students.

Councilperson Griswold said he attended the Reverse Tiger Walk and thanked Public Safety for its part in the event and for all they do every day.

5. **AUBURN UNIVERSITY COMMUNICATIONS.**

Auburn University SGA Co-Director of City Relations Jack Steudle updated the Council about events at Auburn University.

6. **CITIZENS' COMMUNICATIONS ON AGENDA ITEMS.**

None.

7. **CITY MANAGER'S COMMUNICATIONS.**

None.

8. **CONSIDERATION OF CONSENT AGENDA.**

Development Services Executive Director Scott Cummings asked if any items should be removed from the consent agenda for discussion.

No items were removed from the consent agenda.

Councilperson Witten moved that the items on the consent agenda be adopted.
Councilperson Parsons seconded the motion, and all members voted aye.

8. **CONSIDERATION OF CONSENT AGENDA (cont).**

- a. Minutes. March 12, 2024. **APPROVED**
- b. Alcohol beverage licenses.
 - (1) Country Club of Auburn, LLC d/b/a Auburn Bar Services. 140 – Special Events Retail ABC License. 100 Carroll Street. **APPROVED**
 - (2) Greenawalt Hospitality, LLC d/b/a B and B Parker Hill. 140 – Special Events Retail ABC License. 100 Carroll Street. **APPROVED**
- c. Board appointment. Water Works Board. One (1) position. Term begins April 6, 2024, and ends April 5, 2030. **Resolution No. 24-050 (Celeste Norris)**

9. **ORDINANCES.**

- a. Annexations. Unanimous consent necessary. Planning Commission recommendations.
 - (1) Biltmore Commerce Park, LLC Annexation. 94 Lee Road 9 (Biltmore Lane). Annexation of approximately 92 acres.

Development Services Executive Director Scott Cummings said this ordinance annexes approximately 92 acres.

Councilperson Dawson introduced the ordinance.

Development Services Executive Director Scott Cummings read the ordinance by title.

Councilperson Dawson moved that unanimous consent be granted to consider the ordinance on its first reading.

Councilperson Witten seconded the motion.

Mayor Anders asked if there was an objection to the ordinance being considered on its first reading.

Hearing no objection from the Council, Mayor Anders declared unanimous consent granted and the ordinance ready for adoption.

Upon roll call vote, the following Council members voted aye: Griswold, Moreman, Parsons, Taylor, Witten, Adams, Dawson, and Mayor Anders. Voting no: None.

Mayor Anders declared the ordinance adopted.

Ordinance No. 3475

- (2) Evans Property Annexation. 178 Lee Road 72 (East Farmville Road). Annexation of approximately 3.41 acres.

Development Services Executive Director Scott Cummings said this ordinance annexes approximately 3.41 acres.

Councilperson Parsons introduced the ordinance.

Development Services Executive Director Scott Cummings read the ordinance by title.

Councilperson Parsons moved that unanimous consent be granted to consider the ordinance on its first reading.

Councilperson Moreman seconded the motion.

Mayor Anders asked if there was an objection to the ordinance being considered on its first reading.

Hearing no objection from the Council, Mayor Anders declared unanimous consent granted and the ordinance ready for adoption.

9. **ORDINANCES (cont).**

Upon roll call vote, the following Council members voted aye: Moreman, Parsons, Taylor, Witten, Adams, Dawson, Griswold, and Mayor Anders. Voting no: None.
Mayor Anders declared the ordinance adopted.

Ordinance No. 3476

- b. Zoning. Planning Commission recommendations. Unanimous consent necessary. Public hearings required.
 - (1) The Estates at Arborwoods Rezoning. Rezoning to apply the Conservation Overlay District (COD) designation to approximately 59.45 acres in the Rural (R) zoning district. Property located at 1601 Sandhill Road.

Development Services Executive Director Scott Cummings said this ordinance applies the Conservation overlay District designation to approximately 59.45 acres in the Rural (R) zoning district. He added that a public hearing was required.

Councilperson Dawson introduced the ordinance.

Development Services Executive Director Scott Cummings read the ordinance by title.

Councilperson Dawson moved that unanimous consent be granted to consider the ordinance on its first reading.

Councilperson Moreman seconded the motion.

Mayor Anders asked if there was an objection to the ordinance being considered on its first reading.

Hearing no objection from the Council, Mayor Anders declared unanimous consent granted and the ordinance ready for adoption.

Mayor Anders opened the public hearing.

There being no comments from the audience, Mayor Anders closed the public hearing.

Upon roll call vote, the following Council members voted aye: Parsons, Taylor, Witten, Adams, Dawson, Griswold, Moreman, and Mayor Anders. Voting no: None.
Mayor Anders declared the ordinance adopted.

Ordinance No. 3477

- (2) Biltmore Commerce Park, LLC Rezoning. Approximately 92 acres from Rural (R) to Industrial (I). 94 Lee Road 9 (Biltmore Lane).

Development Services Executive Director Scott Cummings said this ordinance rezones approximately 92 acres from Rural to Industrial. He added that a public hearing was required.

Councilperson Dawson introduced the ordinance.

Development Services Executive Director Scott Cummings read the ordinance by title.

Councilperson Dawson moved that unanimous consent be granted to consider the ordinance on its first reading.

Councilperson Parsons seconded the motion.

Mayor Anders asked if there was an objection to the ordinance being considered on its first reading.

Hearing no objection from the Council, Mayor Anders declared unanimous consent granted and the ordinance ready for adoption.

Mayor Anders opened the public hearing.

Kim Harrison (218 Tallyho Drive) said she was the developer and available to answer any questions and presented information to the Council.

9. **ORDINANCES (cont).**

There being no further comments from the audience, Mayor Anders closed the public hearing.

Councilperson Dawson asked about the greenspace on the property.

Ms. Harrison said there will be a conservation easement on the backside of the property.

Upon roll call vote, the following Council members voted aye: Taylor, Witten, Adams, Dawson, Griswold, Moreman, Parsons, and Mayor Anders. Voting no: None.

Mayor Anders declared the ordinance adopted.

Ordinance No. 3478

- c. Franchise agreement. Tallapoosa River Electric Cooperative. Unanimous consent necessary.

Development Services Executive Director Scott Cummings said this ordinance renews a franchise agreement with Tallapoosa River Electric Cooperative.

Councilperson Witten introduced the ordinance.

Development Services Executive Director Scott Cummings read the ordinance by title.

Councilperson Witten moved that unanimous consent be granted to consider the ordinance on its first reading.

Councilperson Moreman seconded the motion.

Mayor Anders asked if there was an objection to the ordinance being considered on its first reading.

Hearing no objection from the Council, Mayor Anders declared unanimous consent granted and the ordinance ready for adoption.

Mayor Anders opened the public hearing.

There being no comments from the audience, Mayor Anders closed the public hearing.

Upon roll call vote, the following Council members voted aye: Witten, Adams, Dawson, Griswold, Moreman, Parsons, Taylor, and Mayor Anders. Voting no: None.

Mayor Anders declared the ordinance adopted.

Ordinance No. 3479

10. **RESOLUTIONS.**

- a. Conditional use approvals. Planning Commission recommendations. Public hearings required.

- (1) 1120 South College. Road service use (restaurant with drive-thru). Property located at 1120 South College Street.

Development Services Executive Director Scott Cummings said this resolution authorizes conditional use approval of a road service use. He added that a public hearing was required.

Mayor Anders opened the public hearing.

William Fowler (1425 Cloverbrook Drive) asked what restaurant is coming to the location.

There being no further comments from the audience, Mayor Anders closed the public hearing.

Mayor Anders explained that the Council is considering the conditional use and not the name of the restaurant.

10. **RESOLUTIONS (cont).**

Councilperson Parsons moved that the resolution be adopted.
Councilperson Dawson seconded the motion, and all members voted aye.
Mayor Anders declared the resolution adopted.

RESOLUTION No. 24-051

- (2) ArchCo North Dean Road. Performance Residential Development (multiple-unit development) in the Comprehensive Development District with Planned Development District overlay. Property located at 1397 North Dean Road.

Development Services Executive Director Scott Cummings said this resolution authorizes conditional use approval of a performance residential development. He added that a public hearing was required.

Mayor Anders opened the public hearing.

Brett Basquin (address not provided) said this item was previously approved by the Council and this is a new approval that would last for 18 months.

There being no further comments from the audience, Mayor Anders closed the public hearing.

Councilperson Parsons moved that the resolution be adopted.
Councilperson Adams seconded the motion, and all members voted aye.
Mayor Anders declared the resolution adopted.

RESOLUTION No. 24-052

- (3) Cafe Racer - Conditional Use of a Road Service Use (Fast Food Restaurant with Drive-Thru).

Development Services Executive Director Scott Cummings said this resolution authorizes conditional use approval of a road service use. He added that a public hearing was required.

Mayor Anders opened the public hearing.

Authorized representative Brett Basquin and applicant Brad Galland spoke about the proposed restaurant.

There being no further comments from the audience, Mayor Anders closed the public hearing.

The Council asked questions and made statements about the restaurant and project.

Mr. Basquin and Mr. Galland answered the questions.

Councilperson Witten moved that the resolution be adopted.
Councilperson Dawson seconded the motion, and the following members voted aye: Adams, Dawson, Griswold, Moreman, Taylor, Witten, and Mayor Anders. Voting no: Parsons.
Mayor Anders declared the resolution adopted.

RESOLUTION No. 24-053

- (4) Glenn Triplex. Performance Residential Development (multiple-unit development). Property located at 620 East Glenn Avenue.

Development Services Executive Director Scott Cummings said this resolution authorizes conditional use approval of a performance residential development. He added that a public hearing was required.

10. **RESOLUTIONS (cont).**

Mayor Anders opened the public hearing.

Doug Lewis (706 Queens Way) spoke about the Charleston Place detention pond and the triplex's impact on the pond.

There being no further comments from the audience, Mayor Anders closed the public hearing.

The Council asked questions about the development.

Engineering Services Director Alison Frazier and Development Services Executive Director Scott Cummings answered the questions.

Councilperson Parsons moved that the resolution be adopted.

Councilperson Witten seconded the motion, and all members voted aye.

Mayor Anders declared the resolution adopted.

RESOLUTION No. 24-054

- (5) RaceTrac Fuel Center. Road service use (gasoline service station). Property located at the southwest corner of Shelton Mill Road and US Highway 280. Public hearing required.

Development Services Executive Director Scott Cummings said this resolution authorizes conditional use approval of a road service use. He added that a public hearing was required.

Mayor Anders opened the public hearing.

Burt Boykin (2001 Park Place N., Suite 540, Birmingham, AL), authorized representative, spoke about the project.

There being no further comments from the audience, Mayor Anders closed the public hearing.

The Council asked questions about the project.

Engineering Services Director Alison Frazier and Mr. Boykin answered the questions.

Councilperson Witten moved to amend the resolution to remove the access from Turnbury Lane.

Councilperson Dawson seconded the motion, and all members voted aye.

Mayor Anders declared the resolution amended.

Councilperson Parsons moved that the amended resolution be adopted.

Councilperson Moreman seconded the motion, and all members voted aye.

Mayor Anders declared the resolution adopted.

RESOLUTION No. 24-055

- (6) Shug Jordan ACDI Complex Expansion. Industrial use (expansion of the Auburn Center for Developing Industries complex). Property located at the 900 Block of Shug Jordan Parkway, north of Pumphrey Avenue and south of MLK Boulevard.

Development Services Executive Director Scott Cummings said this resolution authorizes conditional use approval of an industrial use. He added that a public hearing was required.

Mayor Anders opened the public hearing.

There being no comments from the audience, Mayor Anders closed the public hearing.

10. RESOLUTIONS (cont).

Councilperson Parsons moved that the resolution be adopted.
Councilperson Witten seconded the motion, and all members voted aye.
Mayor Anders declared the resolution adopted.

RESOLUTION No. 24-056

- (7) US Security Systems. Commercial support use (warehouse). Property located at 267 West Veterans Boulevard.

Development Services Executive Director Scott Cummings said this resolution authorizes conditional use approval of a commercial support use. He added that a public hearing was required.

Mayor Anders opened the public hearing.

There being no comments from the audience, Mayor Anders closed the public hearing.

Councilperson Dawson moved that the resolution be adopted.
Councilperson Witten seconded the motion, and all members voted aye.
Mayor Anders declared the resolution adopted.

RESOLUTION No. 24-057

- b. Tax abatements.

- (1) Donaldson Company, Inc. Auburn Technology Park South.

Development Services Executive Director Scott Cummings said this resolution approves tax abatements for Donaldson Company, Inc.

Councilperson Dawson moved that the resolution be adopted.
Councilperson Witten seconded the motion, and all members voted aye.
Mayor Anders declared the resolution adopted.

RESOLUTION No. 24-058

- (2) Pyongsan America, Inc. Auburn Technology Park North.

Development Services Executive Director Scott Cummings said this resolution approves tax abatements for Pyongsan America, Inc.

Councilperson Parsons moved that the resolution be adopted.
Councilperson Dawson seconded the motion, and all members voted aye.
Mayor Anders declared the resolution adopted.

RESOLUTION No. 24-059

11. OTHER BUSINESS.

None.

12. CITIZENS' OPEN FORUM.

Steve Cosgrove (1927 Watercrest Drive) thanked Council members for their work and shared Auburn High School sports trivia.

William Fowler (1425 Cloverbrook Drive) offered suggestions for pedestrian crosswalks in various locations in town.

Bill Caskey (521 E. Samford Avenue) thanked the council for passing a short-term rental ordinance and encouraged the city to address low-speed electric vehicles, including scooters, skateboards, and bicycles.

12. **CITIZENS’ OPEN FORUM (cont).**

Susan Bolt (1188 East University Drive) spoke about zoning regulations and the city’s short-term rental ordinance.

Robert Wilkins (261 Denson Drive) spoke about the city’s short-term rental ordinance.

13. **ADJOURNMENT.**

Councilperson Moreman moved that the meeting be adjourned.
Councilperson Dawson seconded the motion, and all members voted aye.
The meeting was adjourned at 7:26 PM.

Mayor

ATTEST:

City Manager