

**AUBURN PLANNING COMMISSION**  
**April 11, 2024 – Regular Meeting**

The Planning Commission of the City of Auburn, Alabama, met in regular session on Thursday, April 11<sup>th</sup>, 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, Wendy Birmingham, Nonet Reese, Robyn Bridges, Joseph Aistrup, David Wisdom

**MEMBERS ABSENT** Warren McCord

**STAFF PRESENT** Scott Cummings, Executive Director of Development Services; Alison Frazier, Engineering Services Director; Justice Wahid-Cotton, Planning Director; Kevin Howard, Commercial Development Director; Katie Robison, Principal Planner, Amber English, Planner; Connor Muise, Planner; John Whitlow, Planner; Tiffany Moore, Administrative Assistant

**CITIZENS COMMUNICATION**

**OLD BUSINESS**

**CONSENT AGENDA**

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

**Approval of the minutes:** from the March 11, 2024 packet meeting and the March 14, 2024 regular meeting, and case FP-2024-002 and FP-2024-003.

**1. Final Plat - Tuscany Phase FB**

**FP-2024-002**

Final Plat approval for a 19-lot performance subdivision (17 single-family lots and two lots dedicated to open space) on approximately 10.32 acres. The subject property is located Northern terminus of Sophia Court, and Tuscany Hills Drive in the Development District Housing (DDH) zoning district.

**2. Final Plat- Dawson Villas Subdivision Phase 2**

**FP-2024-003**

Final Plat approval for a 35-lot performance subdivision. The subject property is located at 1880 Cox Road in the Development District Housing (DDH), with Planned Development District (PDD) overlay.

**Commissioner Chansler made a motion to approve the Consent Agenda and case FP-2024-002 and FP-2024-003.**

**Commissioner Camp seconded the motion.**

**A vote was taken and passed by a vote of 8-0.**

## **NEW BUSINESS**

### **3. Conditional Use - The Children's House – PUBLIC HEARING**

**CU-2024-008**

Planner Robison stated that request was for a recommendation to City Council for conditional use approval for an institutional use (daycare/private school). The subject property is located at 231 Drake Avenue in the Redevelopment District (RDD) zoning district. The applicant is proposing to expand the private school/daycare. The school currently provides a three-year educational program for up to 30 children. The expansion would allow the school to increase its occupancy and provide curriculum to students through the third grade. Staff recommends approval and forwarding to City Council.

**Commissioner Reese opened the public hearing.**

Applicant Fred Kam from CYK Properties spoke regarding case CU-2024-002. Mr. Kam spoke in support of The Children's House and identified himself as the applicant.

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

**Commissioner Chansler made a motion to approve case CU-2024-008**

**Commissioner Bridges seconded the motion.**

**A vote was taken and passed by a vote of 8-0.**

### **4. Conditional Use - 814 North College Street - PUBLIC HEARING**

**CU-2024-014**

Planner Whitlow stated the request was for a recommendation to City Council for conditional use approval for a performance residential use (multiple- unit development). The subject property is located on 814 North College Street in the Redevelopment District (RDD) zoning district.

Mr. Whitlow stated that the applicant is proposing to construct a five unit multiple-unit development on 0.95-acre lot fronting North College Street. Staff recommends approval and forwarding to City Council.

**Commissioner Reese opened the public hearing.**

LB Jackson (814 North College) spoke in opposition of the conditional use permit for 814 N College. He also presented a les pendens.

**Commissioner Reese closed the public hearing.**

Brett Basquin spoke in favor the conditional use permit and identified himself as the applicant.

City Attorney Clark provided clarity on the les pendens and affirmed the validity of conditional use request.

Commissioner Wisdom asked about the les pendens and the deed.

City Attorney Clark answered these questions.

**Commissioner Chansler made a motion to approve case CU-2024-014**

**Commissioner Wisdom seconded the motion.**

**A vote was taken and passed by a vote of 8-0.**

**5. Conditional Use - Averett- PUBLIC HEARING**

**CU-2024-015**

Planner Muise stated that the request was for recommendation to City Council for conditional use approval for an industrial use (manufacturing facility). The subject property is located at 380 Industry Drive in the Industrial (I) zoning district. Staff recommends approval and forwarding to City Council.

**Commissioner Reese opened the public hearing.**

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

**Commissioner Bridges made a motion to approve of case CU-2024-015.**

**Commissioner Camp seconded the motion.**

**A vote was taken and passed by a vote of 8-0.**

**6. Preliminary Plat - The Preserve Phase 7- PUBLIC HEARING**

**PP-2024-004**

Planning Director Wahid Cotton stated that the request was for preliminary plat approval for a conventional residential subdivision (190-single family residential lot). The subject property is located on the northeast section of the Preserve PDD in the Development District Housing (DDH) with Planned Development District (PDD) overlay. Staff recommends approval.

**Commissioner Reese opened the public hearing.**

Applicant Kenneth White spoke in support of the preliminary plat and identified himself as the applicant. He mentioned that all of staff's comments had been addressed on his most recent submittal.

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

**Commissioner Bridges made a motion to approve of case PP-2024-004.**

**Commissioner Wisdom seconded the motion.**

**A vote was taken and passed by a vote of 8-0.**

**CHAIRMAN'S COMMUNICATION**

**STAFF COMMUNICATION**

Justice Wahid Cotton explained the process of the Planning Commission work session and the 2030 Comp Plan approval.

**ADJOURNMENT – With no further business, the meeting was adjourned at 5:29pm.**

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Nonet Reese, Chairman

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Robyn Bridges, Secretary