

**AUBURN PLANNING COMMISSION**  
**June 13, 2024 – Regular Meeting**

The Planning Commission of the City of Auburn, Alabama, met in regular session on Thursday, June 13<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, David Wisdom, Warren McCord

**MEMBERS ABSENT**     Joseph Aistrup, Robyn Bridges

**STAFF PRESENT**     Scott Cummings, Executive Director of Development Services; Alison Frazier, Engineering Services Director; Justice Wahid-Cotton, Planning 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 May 6, 2024 packet meeting and the May 9, 2024 regular meeting, and case AX-2024-013 and case FP-2024-007.

**1. Annexation - 2042 Bonny Glen**

**AX-2024-013**

Request for a recommendation to City Council for annexation of approximately 4.95 acres into the city limits. The subject property is located at 2042 Bonny Glen Road. The petition met the criteria for annexation, and staff recommended approval.

**2. Final Plat - Oak Creek, 1<sup>st</sup> Addition**

**FP-2024-007**

Request was for final plat approval for a 40-lot performance subdivision. The subject property is located at the Terminus of Glasco Street in the Development District Housing (DDH) zoning district. Staff recommended approval.

**Commissioner Chansler made a motion to approve the Consent Agenda and case AX-2024-013 and FP-2024-007.**

**Commissioner Camp seconded the motion.**

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

## **NEW BUSINESS**

### **3. Preliminary Plat - Heritage Ridge Subdivision - PUBLIC HEARING**

**PP-2024-013**

Planning Director Wahid Cotton stated the request was for preliminary plat approval to divide 76.06 acres into 48- residential lots (48 single-family detached lots). The subject property is located on the east side of North College Street, south of Grazia Way in the Development District Housing (DDH) with Planned Development District Overlay (PDD) overlay zoning district. Staff recommended approval.

Planning Director Wahid Cotton stated that there were numerous of concerns regarding the bald eagle also pictures verifying the eagle nest. Planning Director Wahid Cotton read a letter from the City attorney regarding the presence of a bald eagle's nest.

**Commissioner Reese opened the public hearing.**

**The following citizens spoke on case PP-2024-013:**

- Dr. Matt Durchholz, 2096 Lamb Lane
- Mitchell Wright, 2274 Heritage Lane
- Richard Freeborn, 2226 Montiano Lane
- Keith & Dawn Rahn, 2216 Vincente Drive
- Rick Davis, 164 Grazia Way

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

Applicant Brandon Bolt with Bolt Engineering answered questions for case PP-2024-013 regarding buffer and infrastructure and City right of way. He also addressed the concerns with the HOA.

Commissioner Camp asked the Applicant to go into details regarding blasting. Brandon Bolt stated the people that perform the blasting are responsible for their own monitoring.

City Engineer Alison Fraizer stated that there are standards and a permit for blasting during construction.

Commissioner Chansler wanted clarity pertaining to the bald eagle.

Commissioner Reese asked a question about the comment on greenspace and a traffic study.

**Commissioner Wisdom made a motion to approve case PP-2024-013**

**Commissioner Bridges seconded the motion.**

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

*\*Commissioner Wisdom amended his motion; the vote was passed 8-0 (PP-2024-013) \**

### **4. Preliminary Plat - Rockhouse Farms Subdivision - PUBLIC HEARING**

**PP-2024-016**

Planner Robison stated the request was for a revised preliminary plat to subdivide one lot of record consisting of approximately 100 acres into a 16-lot single family conventional subdivision. Planner Robison stated that the previous preliminary plat was approved July 2023 for a 12- lot subdivision. The subject property is located off Bridlewood Drive, east of Creekwood Trail in the Rural (R) zoning district. Staff recommended approval with staff comments.

Planner Robison explained the comments regarding greenway on Sougahatchee Creek (lot 6,8, 10 and 11). The greenway must be placed within the public right-of-way or easement and access to the greenway way should be provided. Planner Robison also stated to increase the width of new private ingress/egress easement.

Planner Robison read off Engineering, Water Resource Management and Lee County comments.

Commissioner McCord asked the question of planning staff if Lee County had any relevant comments.

**Commissioner Reese opened the public hearing.**

**The following citizens spoke on case PP-2024-016:**

- Michael Goodlett, 1266 Creekwood Trail

**Commissioner Reese closed the public hearing.**

Commissioner McCord asked Planner Robison a question regarding lot 11. Planner Robison stated lot 11 is outside of city limits.

Commissioner Chansler stated is opinion regarding flag lots.

**Commissioner Bridges made a motion to approve case PP-2024-016**

**Commissioner Wisdom seconded the motion.**

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

## **5. Preliminary Plat - Longleaf Crossing Phase 5 - PUBLIC HEARING**

**PP-2024-014**

Planner Muise stated that the request was for preliminary plat approval for a 16-lot conventional residential subdivision. The applicant is proposing to develop a 16-lot subdivision on approximately 4.19 acres. This preliminary plat was previously approved at the December 2022 Planning Commission meeting. Planner Muise stated that the approval has expired. The subject property is located south of Links Crossing, phase 3A, at the current terminus of Iron Street in the Development District Housing (DDH) zoning district. Staff recommended approval.

**Commissioner Reese opened the public hearing.**

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

**Commissioner Camp made a motion to approve case PP-2024-014**

**Commissioner Birmingham seconded the motion.**

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

**6. Preliminary Plat - Diane & Edwin Morgan Replat of Parcel 3,4 & 5 - PUBLIC HEARING PP-2024-017**

Planner Muise stated the request is for preliminary plat approval for a 2-lot subdivision. The request is to subdivide the Morgan's property into two separate lots. The subject property is located at the current terminus of Lee Road 4. Staff recommended approval.

**Commissioner Reese opened the public hearing.**

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

**Commissioner Chansler made a motion to approve case PP-2024-017**

**Commissioner Birmingham seconded the motion.**

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

**7. Final Plat - Diane & Edwin Morgan Replat of Parcel 3,4 & 5 FP-2024-006**

Planner Musie stated the request was for final plat approval for a 2-lot conventional subdivision and dedication of public ROW. The subject property is located at the current terminus of Lee Road 4. Staff recommended approval.

**Commissioner Chansler made a motion to approve case FP-2024-006**

**Commissioner Wisdom seconded the motion.**

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

**8. Preliminary Plat - Asbury Hills Redivision of Lot 3 - PUBLIC HEARING PP-2024-019**

Planner Muise stated that the request was for revised preliminary plat approval for a 45-lot performance residential subdivision (townhomes), in addition to preliminary plat, a waiver to subdivide off a private street is also requested, per Subdivision Regulations Article IV Section E.4. The subject property is located on Shelton Mill Road in the Comprehensive Development District (CDD). Staff recommended approval.

Planner Muise explained that the waiver was approved at the February 2024 Planning Commission meeting, an additional lot is being created instead of 20 lots its 21 lots off a private street.

**Commissioner Reese opened the public hearing.**

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

Commissioner McCord stated the waiver was granted approval February 2024.

Applicant Hayes Eiford, Samford Group, LLC spoke about the waiver request.

**Commissioner McCord made a motion to approve the waiver request to subdivide off a private street.**

**Commissioner Wisdom seconded the motion.**

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

**Commissioner Bridges made a motion to approve case PP-2024-019.**

**Commissioner Wisdom seconded the motion.**

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

#### 9. Preliminary Plat - Uptown 1 - PUBLIC HEARING

PP-2024-020

Planner English stated that the request was for preliminary plat approval for a 32-lot subdivision (30 townhouse lots, one open space lot, and one lot for commercial development). Planner English stated a waiver to Article IV. E.4, lot to Abut on a street, of the Subdivision Regulations to allow a private drive to constitute mandatory street frontage. The subject property is located on 350 Bragg Avenue in the Corridor Redevelopment - West (CRD-W) zoning district. Staff recommended approval of the waiver and preliminary plat.

Planning Director Wahid Cotton presented visuals and provided context about internal discussion regarding the subject property.

Commissioner Chansler and McCord stated their concerns pertaining the waivers request.

**Commissioner Reese opened the public hearing.**

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

Commissioner Wisdom asked the applicant a question regarding easements.

Applicant, Lee Tharp spoke in favor of case PP-2024-020.

**Commissioner Bridges made a motion to approve the waiver request.**

**Commissioner Wisdom seconded the motion.**

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

**Commissioner Chansler made a motion to approve case PP-2024-020**

**Commissioner Bridges seconded the motion.**

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

**10. Preliminary Plat - Hines Hall Redivision of Lot 1 - PUBLIC HEARING**

**PP-2024-021**

Planner English stated the request was for preliminary plat approval for an 8-lot subdivision in the planning jurisdiction. The subject property is located off Lee Road 188. Staff recommended approval.

**Commissioner Reese opened the public hearing.**

Walter Money, 906 Stage Road stated his concerns for case PP-2024-021.

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

Applicant Blake Rice, Barrett-Simpson, Inc. spoke regarding case PP-2024-021.

**Commissioner Bridges made a motion to approve case PP-2024-021**

**Commissioner Camp seconded the motion.**

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

**11. Final Plat- Hines Hall Redivision of Lot 1**

**FP-2024-008**

Planner English stated the request was for Final plat approval for an 8-lot subdivision in the Planning Jurisdiction. The subject property is located off Lee Road 188. Staff recommended approval.

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

**Commissioner Wisdom seconded the motion.**

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

**12. Preliminary Plat - Mimms Trail 14<sup>th</sup> addition - PUBLIC HEARING**

**PP-2024-022**

Planner English stated the request is for preliminary plat approval for a 43-lot performance residential development (39 single-family detached lots, two open space lots, one outlot, a one lot of remnant property). The subject property is located within the Summitt PDD, east of the current terminus of Mimms Trail Road in the Limited Development District (LDD) with Planned Development District overlay (PDD). Staff recommended approval.

**Commissioner Reese opened the public hearing.**

Jim Hildreth, 3500 Sandhill Road spoke regarding case PP-2024-022.

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

**Applicant Andy Young, Foresite Group answered questions regarding case PP-2024-022.**

**Commissioner Chansler made a motion to approve case PP-2024-022**

**Commissioner Camp seconded the motion.**

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

**13. Preliminary Plat - Woodward Oaks Phase 7- PUBLIC HEARING**

**PP-2024-023**

Planning Director Wahid Cotton stated the request is for preliminary plat approval for a 80-lot performance subdivision (80single-family detached lots). The subject property off James Burt Parkway in the Development District Housing (DDH) with Planned Development District (PDD) overlay. Staff recommended approval with comments.

Commissioner McCord asked for clarity regarding the time frame of the trail.

**Commissioner Reese opened the public hearing.**

**The following citizens spoke on case PP-2024-023:**

- Robert Hodgdon, 808 Clear Spring Drive
- Jessie Shealey, 1962 Miracle Road

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

Planning Director Wahid Cotton answered questions regarding the development and density.

Commissioner McCord and Commissioner Camp stated their concern about case PP-2024-023

City Engineer Frazier answered questions about the dirt road mentioned by Ms. Jessie Sheely.

**Commissioner Bridges made a motion to approve case PP-2024-023.**

**Commissioner Camp seconded the motion.**

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

**14. Annexation - Wrightwood Hills**

**AX-2024-014**

Planner Whitlow stated the request is for annexation of approximately 169.7 acres into the city limits. The current location is located at 3848 Lee Road 0010 (Sandhill Road). The petition met the criteria for annexation, and staff recommended approval.

**Commissioner Bridges made a motion to approve case AX-2024-014**

**Commissioner Camp seconded the motion.**

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

**15. Rezoning- Wrightwood Hills - PUBLIC HEARING**

**RZ-2024-005**

Planner Whitlow stated the request is to apply the Conservation Overlay District (COD) designation to approximately 169.7 acres in the Rural (R) zoning district. The subject property is located at 3848 Sandhill Road in the Rural (R) zoning district. Staff recommended approval.

**Commissioner Reese opened the public hearing.**

Jim Hildreth, 3500 Sandhill Road spoke regarding case RZ-2024-005.  
Cherie Crowder, 9004 Hillandale Drive spoke regarding case RZ-2024-005.

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

Planning Director Wahid Cotton explained the Conservation Overlay District (COD)

Applicant Hayes Eiford, Samford Group, LLC answered questions regarding case RZ-2024-005.

Commissioner Chansler stated his concern and inputs regarding case RZ-2024-005.

**Commissioner Bridges made a motion to approve case RZ-2024-005.**

**Commissioner Camp seconded the motion.**

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

**16. Preliminary Plat- Wrightwood Hills - PUBLIC HEARING  
018**

**PP-2024-**

Planner Whitlow stated that the request is for preliminary plat approval to subdivide approximately 169.7 acres into a 57-lot conservation subdivision (56 single-family residential and one open space lot). The subject property is located at 3848 Sandhill Road. Staff recommended approval with comments, contingent on the City Council approval RZ-2024-005.

**Commissioner Reese opened the public hearing.**

Jim Hildreth, 3500 Sandhill Road spoke regarding case PP-2024-018.  
William Chansler, 8998 Hillandale Dr regarding case PP-2024-018.

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

Planning Director Wahid Cotton answered citizens questions regarding PP-2024-018

**Commissioner Bridges made a motion to approve case PP-2024--018**

**Commissioner Camp seconded the motion.**

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

**CHAIRMAN'S COMMUNICATION**

**STAFF COMMUNICATION**

Planning Director Wahid Cotton introduced Planner Arindam Roy.

**ADJOURNMENT – With no further business, the meeting was adjourned at 6:58pm.**

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Nonet Reese, Chairman

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Robyn Bridges, Secretary