



# PLANNING COMMISSION REGULAR MEETING AGENDA

July 11, 2024 – 5:00 p.m.  
City Council Chambers, 141 N. Ross Street, Auburn, AL

Nonet Reese, Chairman  
Warren McCord, Vice Chairman  
Robyn Bridges, Secretary

Phil Chansler  
Bob Ritenbaugh  
Dana Camp

Wendy Birmingham  
Joseph Aistrup  
David Wisdom

## ROLL CALL

## CITIZENS' COMMUNICATION

## OLD BUSINESS

## CONSENT AGENDA

### Approval of Minutes

Packet Meeting June 10, 2024

Regular Meeting June 13, 2024

### 1. Annexation - Kell Properties

AX-2024-015

Request: Recommendation to City Council for annexation of approximately 2.06 acres

General Location: 350 E Farmville Road (Lee Road 0072)

Zoning District: Outside of City Limits

Applicant: Donna Kell

### 2. Final Plat -The Preserve Phase 6A

FP-2024-010

Request: Final Plat approval for a 86- lot conventional subdivision

General Location: Near the junction of Partridge Lane and Lee County Road 72

Zoning District: Development District Housing (DDH) with a Planned Development District (PDD) overlay

Applicant: Kenneth White, Flowers & White Engineering, LLC

## New Business

### 3. Annexation - Jaramillo Annexation

AX-2024-005

Request: Recommendation to City Council for annexation of approximately 14.84 acres

General Location: 8990 Hillandale Drive

Zoning District: Outside of City Limits

Applicant: Matthew Chase Jaramillo

### 4. Annexation - Simonton Annexation

AX-2024-016

Request: Recommendation to City Council for annexation of approximately 5.26 acres

General Location: 812 Winterhawk Drive (Lee Road 415)

Zoning District: Outside of City Limits

Applicant: Leslie Simonton

- 5. Annexation Sheppard Annexation** **AX-2024-017**
- Request: Recommendation to City Council for annexation of approximately 3.0 acres
- General Location: 261 Lee Road 415
- Zoning District: Outside of City Limits
- Applicant: Justin Sheppard
- 6. Annexation - Hemard Annexation** **AX-2024-018**
- Request: Recommendation to City Council for annexation of approximately 4.45 acres
- General Location: 315 Lee Road 25
- Zoning District: Outside of City Limits
- Applicant: Chuck and Jessica Hemard
- 7. Annexation - Shuman Annexation** **AX-2024-019**
- Request: Recommendation to City Council for annexation of approximately 3.89 acres
- General Location: 4099 Lee Road 0146
- Zoning District: Outside of City Limits
- Applicant: Richard Lee Shuman
- 8. Preliminary Plat - Vintage East - PUBLIC HEARING** **PP-2024-024**
- Request: Preliminary Plat approval for a 30-lot performance residential development (26 townhouse lots, two commercial lots, one open space lot, and one lot for a private street)
- General Location: 2240 E University Drive
- Zoning District: Comprehensive Development District (CDD)
- Applicant: Blake Rice, Barrett-Simpson, Inc.
- 9. Preliminary Plat - Eagle Creek Estates - PUBLIC HEARING** **PP-2024-026**
- Request: Preliminary Plat for a 26-lot conventional subdivision (25 single-family lots and one common area lot)
- General Location: Shell Toomer Parkway, between Automotive Blvd and Canary Drive
- Zoning District: Large Lot Residential District (LLRD)
- Applicant: Jay Connor, Barrett-Simpson, Inc.

**10. Rezoning - Sugar Creek Lot 1A - PUBLIC HEARING**

**RZ-2024-006**

Request: Recommendation to City Council to rezone approximately 0.89 acres from Neighborhood Conservation (NC-20) to Development District Housing (DDH)

General Location: 900 AnnaBrook Drive

Zoning District: Rural (R)

Applicant: Brett Basquin, Foresite Group, LLC

**11. Conditional Use - Sugar Creek Lot 1A - PUBLIC HEARING**

**CU-2024-030**

Request: Recommendation to City Council for conditional use approval for a performance residential development (multiple-unit development)

General Location: 900 AnnaBrook Drive

Zoning District: Development District Housing (DDH)

Applicant: Brett Basquin, Foresite Group, LLC

**12. Conditional Use - One Auburn - PUBLIC HEARING**

**CU-2024-024**

Request: Recommendation to City Council for revised conditional use approval for a performance residential development (multiple-unit development)

General Location: 1415 Sarah Lane Road

Zoning District: Development District Housing (DDH)

Applicant: Brett Basquin, Foresite Group, LLC

**13. Conditional Use - Ecological Insulation - PUBLIC HEARING**

**CU-2024-029**

Request: Recommendation to City Council for a commercial support use (warehouse and distribution center)

General Location: 3010 Beehive Road (Lee Road 10)

Zoning District: Industrial (I)

Applicant: Matt Cobb

**14. Waiver - 525 Auburn Drive - PUBLIC HEARING**

**WZ-2024-006**

Request: Requesting approval of a waiver to allow a subdivision off a private drive  
General Location: 525 Auburn Drive  
Zoning District: Neighborhood Conservation (NC-12)  
Applicant: Larkin Wade

**15. Waiver - Reeves Town (Appeal of Waiver Denial) - PUBLIC HEARING**

**WZ-2024-007**

Request: Appeal to the denial of an Engineering Design & Construction Manual waiver request to deceleration lanes along arterial and collector roadways  
General Location: 1287 Ogletree Road, north of Morgan Drive  
Zoning District: Development District Housing (DDH)  
Applicant: Brett Basquin, Foresite Group, LLC

**OTHER BUSINESS**

**CHAIRMAN'S COMMUNICATION**

**STAFF COMMUNICATION**

**ADJOURNMENT**