

**AUBURN PLANNING COMMISSION**  
**August 8, 2024 - Regular Meeting**

The Planning Commission of the City of Auburn, Alabama, met in regular session on Thursday, August 8<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, Jennifer Stephens, Phil Chansler, Nonet Reese, David Wisdom, Walker Davis, Joseph Aistrup, Wendy Birmingham

**MEMBERS ABSENT** Oscar Moseley

**STAFF PRESENT** Scott Cummings, Executive Director of Development Services; Justice Wahid Cotton, Planning Director; Katie Robison, Principal Planner, Amber English, Planner; Connor Muise, Planner; John Whitlow, Planner; Arindam Roy, Planner; Tiffany Moore, Administrative Planning; Alison Frazier, City Engineer; Dan Crowdus, Civil Engineer for Development; Kris Berry, Utility Engineer; Kevin Howard, Commercial Development Director

**Election of Officers – New officers:**

**David Wisdom (Vicechair)**

**Dana Camp (Secretary)**

**CITIZENS COMMUNICATION**

**OLD BUSINESS**

**1. Annexation - Jaramillo Annexation**

**AX-2024-005**

Recommendation to City Council for annexation of approximately 14.84 acres into the city limits. The subject property is located at 660 Lee Road 25 (Hillandale Drive). The property is currently outside of the city limits and optimal boundary. Upon annexation, the property shall receive the Rural (R) and Conservation Overlay District (COD) designation. Staff recommended forwarding to City Council for approval.

Commissioner Chansler and Commissioner Camp stated their concerns with prematurely approving or denying case AX-2024-005 without Council input.

Commissioner Camp asked when the City Council would hear the proposed changes to the Future Land Use Plan and the optimal boundary update.

Commissioner Chansler made a motion to forward to City Council with a recommendation of denial.

Commissioner Camp seconded the motion.

Commissioner Aistrup and Commissioner Wisdom stated their concerns about the denial, the optimal boundary, and reasons why case AX-2024-005 should be approved.

**A vote was taken and passed with a vote 6 to 2 (Commissioners Wisdom and Aistrup voted against the motion).**

**2. Annexation - Simonton Annexation**

**AX-2024-016**

Recommendation to City Council for annexation of approximately 5.21 acres into the city limits. The subject property is located at 812 Winterhawk Drive (191 Lee Road 415). Although the property is contiguous to the City limits, it is outside of the optimal boundary. This property is proposed to be included in the Optimal Boundary update, so staff recommended approval.

Commissioner Aistrup made a motion to forward to City Council with a recommendation of approval.

Commissioner Wisdom seconded the motion.

**A vote was taken and failed with a vote 2 to 6 (Commissioners Reese, Camp, Chansler, Birmingham, Stephens, Davis voted against the motion).**

**3. Annexation - Sheppard Annexation**

**AX-2024-017**

Recommendation to City Council for annexation of approximately 3.7 acres into the city limits. The subject property is located at 261 Lee Road 415 (Winterhawk Drive). This property is proposed to be included in the Optimal Boundary update, so staff recommended approval. This annexation is reliant on case AX-2024-016 to be contiguous with the city limits.

Commissioner Aistrup made a motion to forward to City Council with a recommendation of approval.

Commissioner Wisdom seconded the motion.

**A vote was taken and failed with a vote 2 to 6 (Commissioners Reese, Camp, Chansler, Birmingham, Stephens, Davis voted against the motion).**

**CONSENT AGENDA**

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

**Approval of the minutes:** from the July 08, 2024 packet meeting and the July 11, 2024 regular meeting. Mitchell Farms was also voted to be removed from the consent agenda and added to new business.

**Commissioner Chansler made a motion to approve the Consent Agenda.**

**Commissioner Camp seconded the motion.**

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

**NEW BUSINESS**

**4. Annexation - Mitchell Farms**

**AX-2024-020**

Planner English stated the request was for a recommendation to City Council for annexation of approximately 127 acres into the city limits. The subject property is located at Lee Road 146 (Moore's Mill Road). The petition met the criteria for annexation, and staff recommended approval.

Planner English stated a development agreement between the City and Developer should be in place prior to annexation of the property.

**Commissioner Chansler made a motion to approve case AX-2024-020 with the condition of a development agreement between the City and the Developer should be in place prior of annexation of the property.**

**Commissioner Wisdom seconded the motion.**

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

## **5. Preliminary Plat - ADARE - PUBLIC HEARING**

**PP-2024-033**

Planner English stated that the applicant is seeking preliminary plat approval for a 33-lot conventional residential subdivision (31 single-family residential lots and two open space lots) in the Conservation Overlay District (COD). The subject property is located on Lee Road 146 (Moore's Mill Road), approximately 0.5 miles east of Society Hill Road, pending annexation case AX-2024-020. Staff recommended approval.

**Chair Reese opened the public hearing.**

Becky Bell, John Sopfikee, Mary Dunn all spoke about the traffic.

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

Applicant Brett Basquin, Foresite Group, LLC answered questions regarding case PP-2024-033.

Commissioner Camp asked about the timeline of the homes.

Commissioner Chansler explained his inputs on the city growth and traffic.

City Engineer Alison Frazier explained the process of the traffic impact study and the city guidelines regarding traffic.

**Commissioner Chansler made a motion to approve case PP-2024-033**

**Commissioner Camp and Commissioner Wisdom seconded the motion.**

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

## **6. Conditional Use - Auburn Icehouse - PUBLIC HEARING**

**CU-2024-020**

Planner Muise stated that the request was for recommendation to City Council for a road service use (ice vending machine). The subject property is located at 450 Opelika Road in the Corridor Redevelopment

District – Urban (CRD-U) zoning district. Staff recommended denial based on incompatibility with the CompPlan 2030 future land use designation.

**Chair Reese opened the public hearing.**

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

Applicant Jammie Brown, Lorna Group, LLC spoke in favor of CU-2024-020.

**Commissioner Camp made a motion to forward to City Council with a recommendation of denial.**

**Commissioner Birmingham seconded the motion.**

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

**7. Waiver - Proposed West Pace Village Plat No. 1-B (Lot 6-A)**

**WZ-2024-008**

Planner Roy stated the applicant is requesting to create a commercial lot within the West Pace Village Subdivision that will not have frontage on a dedicated public street. The subject property is located at the northwest corner of Lot 6 of West Pace Village subdivision, at the intersection of West Creek Parkway and West Pace Boulevard (both private streets), in the Comprehensive Development District (CDD) with Planned Development District (PDD) overlay. Staff recommended approval.

**Commissioner Chansler made a motion to approve waiver WZ-2024-008**

**Commissioner Camp and Commissioner Wisdom seconded the motion.**

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

**8. Waiver -Small Sliders (Appeal of Waiver Denial)**

**WZ-2024-009**

Dan Crowds, Civil Engineer for Development, stated that the applicant is seeking an appeal to the denial of an Engineering Designs & Construction Manual Waiver request related to deceleration lanes along arterial and collector roadways. The subject property is located at 1251 Opelika Road in the Corridor Redevelopment District – Suburban (CRD-S).

Applicant Brett Basquin, Foresite Group, LLC gave a presentation on why the turn lanes were not needed.

Applicant John Benner answered questions for case WZ-2024-009

Commissioner Chansler asked questions regarding case WZ-2024-009

Commissioner Camp asked questions regarding case WZ-2024-009 to the city engineer

City Engineer Alison Frazier answered questions.

**Commissioner Wisdom made a motion to approve waiver WZ-2024-009**

**Commissioner Camp seconded the motion.**

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

**9. Zoning Ordinance Text Amendment - Urban Core Residential Use Provisions - PUBLIC HEARING ZT-2024-001**

Planning Director Wahid Cotton stated the recommendation to amend Article V, Section 507.02. and explained table 5-3 to the commissioners.

**Chair Reese opened the public hearing.**

Brett Basquin, 1655 Herring Court stated concerns regarding case ZT-2024-001

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

Commissioner Camp asked a question to staff about 30% or less of the ground floor and why was 30% chosen.

Commissioner Aistrup asked questions regarding the waiver process.

**Commissioner Chansler made a motion to approve case ZT-2024-001**

**Commissioner Wisdom seconded the motion.**

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

**OTHER BUSINESS**

**10. Waiver – Reeves Town Homes (Appeal of Waiver Denial) – PUBLIC HEARING WZ-2024-007**

Engineering Director Frazier stated that the applicant is seeking an appeal to the denial Engineering Design & Construction Manual waiver request related to deceleration lane along arterial and collector roadways. The subject property is located at 1287 Ogletree Road, north of Morgan Drive in the Development District Housing (DDH) with a Planned Development District (PDD) overlay zoning district.

Applicant Brett Basquin presented a PowerPoint regarding case WZ-2024-007

Commissioner Camp asked a question regarding the design manual requirements.

Commissioner Aistrup asked the questions regarding the distance of turn lanes and how much actually needed.

Chair Reese asked clarity regarding the turn lane.

**Commissioner Wisdom made a motion to approve case WZ-2024-007**

**Commissioner Davis seconded the motion.**

**A vote was taken and passed by a vote of 5-3, Commissioners Camp, Birmingham, Davis voted against.**

**CHAIRMAN'S COMMUNICATION**

**STAFF COMMUNICATION**

**Planning Director Wahid Cotton gave clarity of the PUD and Subdivision regulations.**

**ADJOURNMENT – With no further business, the meeting was adjourned at 6:42pm.**

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Nonet Reese, Chairman

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Dana Camp, Secretary