



PLANNING COMMISSION REGULAR MEETING AGENDA

September 12, 2024 - 5:00 p.m.
City Council Chamber, 141 N. Ross Street, Auburn, AL

Nonet Reese, Chairman
David Wisdom, Vice Chairman
Dana Camp, Secretary

Phil Chansler
Walker Davis
Jennifer Stephens

Wendy Birmingham
Joseph Aistrup
Oscar Moseley

ROLL CALL

CITIZENS' COMMUNICATION

OLD BUSINESS

1. Annexation – Mitchell Farms Update

AX-2024-020

Request: Recommendation to City Council for annexation of approximately 127.32 acres
General Location: Lee Road 146 (Moore's Mill Road), approximately 0.5 miles east of Society Hill Road
Zoning District: Outside of City Limits
Applicant: Foresite Group, LLC

CONSENT AGENDA

Approval of Minutes

Packet Meeting August 05, 2024
Regular Meeting August 08, 2024

2. Annexation - Kimball

AX-2024-022

Request: Recommendation to City Council for annexation of approximately 6.1 acres
General Location: 3777 Lee Road 146 (Moore's Mill Road)
Zoning District: Outside of City Limits
Applicant: Andrew & Amanada Kimball

3. Final Plat - Woodward Oaks Phase 5

FP-2024-018

Request: Final Plat approval for an 81-lot performance residential development
General Location: Southwest of the Farmville Road and Miracle Road/Lee Road 83 intersection, in the Woodward Oaks Planned Development District
Zoning District: Development District Housing (DDH) with Planned Development District (PDD) overlay
Applicant: Foresite Group, LLC

4. Final Plat - Swann Bridge 1-B

FP-2024-017

Request: Final Plat approval for 57-lot performance residential subdivision
General Location: Intersection of Cox Road and Wire Road
Zoning District: Development District Housing (DDH) with Planned Development District (PDD) overlay
Applicant: Foresite Group, LLC

NEW BUSINESS

5. Subdivision Regulations Amendment - PUBLIC HEARING

MS-2024-002

Request: Adoption of amendments to Article I (General Provisions), Article II (Definitions), Article III (Application Procedures), and Article IV (Design Standards) of the *City of Auburn Subdivision Regulations*

Applicant: City of Auburn

6. Preliminary Plat - Mimms Trail 15th Addition - PUBLIC HEARING

PP-2024-034

Request: Preliminary Plat approval for a 157-lot performance subdivision

General Location: Southern Extension of Mimms Trail Road

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

Applicant: Foresite Group, LLC

7. Preliminary Plat - West Tech Park, Annex II - PUBLIC HEARING

PP-2024-035

Request: Preliminary Plat approval for a 10-lot commercial subdivision

General Location: South side of Beehive Road, east of Biltmore Lane

Zoning District: Industrial (I)

Applicant: Auburn Industrial Development Board

8. Preliminary Plat - Reeves Townhomes - PUBLIC HEARING

PP-2024-038

Request: Preliminary Plat approval for a 48-lot performance residential development; includes a waiver to subdivide off a private street

General Location: 1287 Ogletree Road

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

Applicant: Foresite Group, LLC

9. Final Plat - Reeves Townhomes

FP-2024-015

Request: Final Plat approval for a 48-lot performance residential development

General Location: 1287 Ogletree Road

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

Applicant: Foresite Group, LLC

10. Preliminary Plat - Northgate Phase 2 - PUBLIC HEARING

PP-2024-039

Request: Preliminary Plat approval for a 73-lot performance subdivision

General Location: Southern terminus of Bottle Way, west of North College Street

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

Applicant: Spencer Cothran, Holland Homes, LLC

11. Final Plat - Northgate Phase 2**FP-2024-016**

Request: Final Plat approval for a 73-lot performance subdivision
General Location: Southern terminus of Bottle Way, west of North College Street
Zoning District: Development District Housing (DDH) with Planned Development District (PDD) overlay
Applicant: Spencer Cothran, Holland Homes, LLC

12. Preliminary Plat – East Glenn Townhomes - PUBLIC HEARING**PP-2024-040**

Request: Preliminary Plat approval for an 8-lot performance subdivision
General Location: 544 & 556 East Glenn Avenue
Zoning District: Corridor Redevelopment District – East (CRD-E)
Applicant: Foresite Group, LLC

13. Preliminary Plat - H&G Stables - PUBLIC HEARING**PP-2024-041**

Request: Preliminary Plat approval for a 20-lot conventional subdivision
General Location: 943 Lee Road 57 (Willis Turk Road)
Zoning District: Outside City Limits
Applicant: Foresite Group, LLC

14. Preliminary Plat - Arbors Phase II - PUBLIC HEARING**PP-2024-042**

Request: Preliminary Plat approval for a 9-lot conventional subdivision
General Location: Southern terminus of Arbor Drive, north of West Drake Avenue
Zoning District: Neighborhood Conservation (NC-9)
Applicant: Lee Tharp, Kadre Engineering

15. Preliminary Plat - Maddox Street - PUBLIC HEARING**PP-2024-043**

Request: Preliminary Plat approval for an 8-lot performance subdivision (ADDUs)
General Location: 608 – 630 North Ross Street
Zoning District: Redevelopment District (RDD)
Applicant: Nick Hayes

16. Rezoning - 606 Pitts Steet - PUBLIC HEARING**RZ-2024-007**

Request: Recommendation to City Council to rezone approximately 0.17 acres from Development District Housing (DDH) to Redevelopment District (RDD)
General Location: 606 Pitts Street
Zoning District: Development District Housing (DDH)
Applicant: Lindsey Smith

17. Conditional Use - KC Sol-Tech - PUBLIC HEARING**CU-2024-031**

Request: Recommendation to City Council for conditional use approval for an industrial use (metal fabrication)

General Location: 2117 McMillian Street

Zoning District: Industrial (I)

Applicant: Yoonsook Hwang

18. Conditional Use - W Veterans RV Storage - PUBLIC HEARING**CU-2024-037**

Request: Recommendation to City Council for conditional use approval for a commercial support use (warehouse RV storage) and a waiver to the Corridor Overlay Regulations (Exterior Building Materials)

General Location: 419 W. Veterans Boulevard

Zoning District: Comprehensive Development District (CDD)

Applicant: Lee Tharp, Kadre Engineering

19. Conditional Use – GameLink - PUBLIC HEARING**CU-2024-033**

Request: Recommendation to City Council for conditional use approval for an industrial use (manufacturing)

General Location: 2330 Pumphrey Avenue Unit E

Zoning District: Industrial (I)

Applicant: Timothy Dunnigan, GameLink, LLC

20. Conditional Use - Judd Avenue Mixed Use - PUBLIC HEARING**CU-2024-036**

Request: Recommendation to City Council for conditional use approval for a performance residential development (cottage housing development) and commercial and entertainment uses (auto accessory store, bank, barbershop/beauty shop, book/hobby/music/sporting goods store, building material sales, check cashing, clothing stores, commercial or trade school, copy shop, dry cleaners, electronics repair, florists, funeral home, garden supply, general merchandise store, grocery store, hardware store, health and personal care store, office supplies/stationary/gift store, pawn shop, pet/pet supply store, precious metal purchase/sales, private club, professional studio, restaurant, specialty food store, theater/indoor auditorium, title pawn, all others); includes a waiver to cottage housing special development standards

General Location: Redevelopment District (RDD)

Zoning District: Lee Tharp, Kadre Engineering

Applicant: 538 Richland Road

21. Annexation - Farmville Mixed Use**AX-2024-023**

Request: Recommendation to City Council for annexation of approximately 3.8 acres

General Location: Corner of East Farmville Road and US Highway 280

Zoning District: Outside of City Limits

Applicant: Foresite Group, LLC

22. Rezoning - Farmville Mixed Use DDH - PUBLIC HEARING**RZ-2024-008**

Request: Recommendation to City Council to rezone approximately 3.8 acres from Rural (R) to Development District Housing (DDH)

General Location: Corner of East Farmville Road and US Highway 280

Zoning District: Rural (R)

Applicant: Foresite Group, LLC

23. Rezoning - Farmville Mixed-Use PDD - PUBLIC HEARING**RZ-2024-009**

Request: Recommendation to City Council to apply the Planned Development District (PDD) to approximately 14.17 acres

General Location: Corner of East Farmville Road and US Highway 280

Zoning District: Development District Housing (DDH)

Applicant: Foresite Group, LLC

24. Conditional Use - Farmville Mixed Use - PUBLIC HEARING**CU-2024-032**

Request: Recommendation to City Council for conditional use approval for Institutional (Assisted Living, Independent Living Facility, Nursing Home, Memory Care Facility), Office (Office), Commercial and Entertainment (Banks, Barbershop/Beauty Shop, Book/Hobby/Music & Sporting Goods Stores, Brewpub, Clothing Stores, Copy shop, Dry Cleaners, Electronics Repair, Florists, Funeral Homes, Garden Supply, General Merchandise Stores, Grocery Stores, Hardware Stores, Health & Personal Care Stores, Office Supplies, Stationary, Gift Stores, Pet/Pet Supply Store, Precious Metal Purchase/Sales, Private club, Professional Studios, Restaurant, Specialty Food Stores, Veterinary Office/Kennel), Road Service (ATM, Bank w/ drive thru, Convenience Stores/Small Grocery (less than 3,000 SF – no fuel), Fast Food Restaurant w/ drive thru, Mobile Vendor Food Court, Gasoline/service station), Nurseries (Retail), and Commercial Support (Veterinary office/kennel w/ outdoor pens)

General Location: Corner of East Farmville Road and US Highway 280

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

Applicant: Foresite Group, LLC

25. Conditional Use - Ogletree Village Shopping Center - PUBLIC HEARING**CU-2024-038**

Request: Recommendation to City Council for conditional use approval for a community shopping center

General Location: South of Moores Mill Road and west of Ogletree Road, within the Moores Mill PDD

Zoning District: Limited Development District (LDD) with Planned Development District (PDD) designation

Applicant: Foresite Group, LLC

26. Waiver - Café Racer Building Materials

WZ-2024-011

Request: Waiver to Corridor Overlay Regulations, Exterior Building Materials

General Location: 204 & 220 Opelika Road

Zoning District: Corridor Redevelopment District – Urban (CRD-U)

Applicant: Foresite Group, LLC

OTHER BUSINESS

CHAIRMAN’S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT