

AUBURN PLANNING COMMISSION
October 10, 2024 - Regular
Meeting

The Planning Commission of the City of Auburn, Alabama, met in regular session on Thursday, October 10th 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, David Wisdom, Walker Davis, Joseph Aistrup, Wendy Birmingham, Oscar Moseley

MEMBERS ABSENT Nonet Reese

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; Tiffany Moore, Administrative Planning; Alison Frazier, City Engineer; Dan Crowdus, Civil Engineer for Development; Kris Berry, Utility Engineer; Seven Whitest, Planning Tech

CITIZENS COMMUNICATION

OLD BUSINESS

CONSENT AGENDA

Vice Chair Wisdom summarized the items on the consent agenda, which included:

Approval of the minutes: from the September 09, 2024 packet meeting and the September 12, 2024 regular meeting with staff changes.

1. Annexation – Hanson Annexation AX-2024-024

Recommendation to City Council for annexation of approximately 3.0 acres into the city limits. The subject property is located at Lee Road 056 (Wimberly Road). Staff recommended approval.

2. Annexation – H&G Annexation AX-2024-025

Recommendation to City Council for the annexation of approximately 108 acres. The subject property is located at 943 Lee Road 057 (Willis Turk Road). Staff recommended approval.

Commissioner Wisdom made a motion to approve the consent agenda

Commissioner Chansler seconded the motion

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

NEW BUSINESS

3. Preliminary Plat – Rockhouse Farms – PUBLIC HEARING

PP-2024-044

Principal Planner Katie Robison stated that the request was for a preliminary plat approval for 21 single-family conventional lots. Also included in this request was a waiver to the Subdivision Regulations: a Waiver for the required stub-out street to undeveloped land east of the subject property. The plat meets requirements of the Subdivision Regulations for preliminary plat approval. The subject property is located at Bridlewood Drive, east of Creekwood Trail. This property is zoned Rural & outside of city limits. Staff recommended approval with conditions.

Vice Chair Wisdom opened the public hearing.

The following citizens spoke for case PP-2024-044 in opposition to the stub out requirement:

- 1. Dr Laural Gardner
- 2. Stan Gardner
- 3. Victor Payne
- 4. John Cornery
- 5. Mike Thomas

Applicant Will Herring spoke in favor of case PP-2024-044

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

Commissioner Camp asked a question regarding case PP-2024-044

Commissioner Chansler made a motion to approve waiver case PP-2024-044

Commissioner Moseley seconded the motion

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

Commissioner Chansler made a motion to approve case PP-2024-044

Commissioner Aistrup seconded the motion

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

4. Waiver - RISE Student Housing

WZ-2024-016

Planner Arindam Roy stated the request was for a Waiver to Article 509.03, Table 5-6 of the Zoning Ordinance for the City of Auburn. The applicant is requesting to use fiber cement board as a cladding material on the exterior façade. The subject property is located at 712 W Glenn Ave. The subject property is currently zoned Urban Neighborhood West (UN-W). Staff recommended approval with conditions.

The applicant Brett Basquin answered questions regarding fiber cement board for case WZ-2024-016

Commissioner Moseley made a motion to approve case WZ-2024-016

Commissioner Camp seconded the motion

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

5. Street Naming - Lee Road 677 - PUBLIC HEARING MS-2024-003

Planner John Whitlow stated the request was for a recommendation to City Council to rename the following street in accordance with Chapter 17, Article III, Section 17-37 The subject property is located at east of miracle road, between North Donahue Drive & West Farmville Road. Staff recommended approval.

Vice Chair Wisdom opened the public hearing

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

Commissioner Camp made a motion to approve case MS-2024-003

Commissioner Moseley seconded the motion

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

OTHER BUSINESS

6. Statutory Review – Auburn High School #2 MS-2024-004

Planning Director Wahid Cotton stated the request for statutory review of a second Auburn High School site. Because the proposal is for a government function, local zoning compliance is not required. The subject property consists of two parcels that will be combined to create the 142.5-acre development site. The land is currently vacant and wooded, and a portion is located within the 100-year flood plain. The subject property is located on the east side of North Donahue Drive at the terminus of Yarbrough Farms Boulevard. The subject property is zoned as Rural (R).

Commissioner Camp asked a question regarding the entrances of subject property.

Planning Director Wahid Cotton stated that there will be an upcoming meeting on the PUD regulations before going to City Council.

VICE CHAIR’S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT – With no further business, the meeting was adjourned at 6:03pm.

Nonet Reese, Chairman

Dana Camp, Secretary