



PLANNING COMMISSION REGULAR MEETING AGENDA

November 14, 2024 - 5:00 p.m.
City Council Chamber, 141 N. Ross Street, Auburn, AL

Nonet Reese, Chairman
Oscar Moseley
Jennifer Stephens

David Wisdom, Vice Chairman
Walker Davis
Dana Camp

Wendy Birmingham
Joseph Aistrup
Phil Chansler

ROLL CALL

CITIZENS' COMMUNICATION

OLD BUSINESS

CONSENT AGENDA

1. Annexation - Torbert Annexation AX-2024-026

Request: Recommendation to City Council for annexation of approximately 5.03 acres into the city limits

General Location: 5035 Sandhill Road

Zoning District: Outside of City Limits

Applicant: John & Ann Torbert

2. Final Plat - Oak Creek Phase 3 FP-2024-022

Request: Final plat approval for a 78-lot performance residential subdivision

General Location: Terminus of Cotswold Way

Zoning District: Development District Housing (DDH)

Applicant: Blake Rice, Barrett-Simpson, Inc.

3. Final Plat - Asheton Glenn Subdivision FP-2024-023

Request: Final plat approval for a 21-lot performance subdivision

General Location: Watercrest Blvd and Hwy 280

Zoning District: Comprehensive Development District (CDD)

Applicant: Asheton Glenn, LLC

NEW BUSINESS

4. Waiver - Mimms Trail Right Turn Lane Appeal WZ-2024-012

Request: Seeking an appeal to the denial of an Engineering Design & Construction Manual Waiver request related to a right-turn deceleration lane

General Location: Mill Creek Road, at proposed development entrance

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

Applicant: Brett Basquin, Foresite Group, LLC

- 5. Waiver - Mimms Trail Left Turn Lane Appeal** **WZ-2024-018**
- Request: Seeking an appeal to the denial of an Engineering Design & Construction Manual Waiver request related to a left-turn deceleration lane
- General Location: Mill Creek Road, at proposed development entrance
- Zoning District: Development District Housing (DDH), with Planned Development District (PDD) overlay
- Applicant: Brett Basquin, Foresite Group, LLC
- 6. CompPlan 2030 Amendments** **MS-2024-005**
- Action Requested: Adoption of the second five-year update to CompPlan 2030, including the Future Land Use Plan map, Plan text, and all Plan recommendations
- Applicant: City of Auburn
- 7. Rezoning - Oakley Cove - PUBLIC HEARING** **RZ-2024-010**
- Request: Recommendation to City Council to rezone approximately 5.2 acres from Development District Housing (DDH) to Comprehensive Development District (CDD)
- General Location: 818 Bedell Avenue
- Zoning District: Development District Housing (DDH)
- Applicant: Michael McLane, Brookhaven Property Group
- 8. Annexation - Jolly Property** **AX-2024 -027**
- Request: Recommendation to City Council for annexation of approximately 178 acres
- General Location: North of Highway 280, east of Stonewall Road
- Zoning District: Outside of City Limits
- Applicant: Kenneth White, Flowers & White Engineering, LLC
- 9. Rezoning - Jolly Property - PUBLIC HEARING** **RZ-2024-014**
- Request: Recommendation to City Council apply the Conservation Overlay District (COD) designation to approximately 178 acres
- General Location: North of Highway 280, east of Stonewall Road
- Zoning District: Rural (R) (pending approval of AX-2024-027)
- Applicant: Kenneth White, Flowers & White Engineering, LLC
- 10. Annexation - Weeks Property** **AX-2024-029**
- Request: Recommendation to City Council for annexation of approximately 43.8 acres
- General Location: 2303 Lee Rd 10
- Zoning District: Outside of City Limits
- Applicant: Brett Basquin, Foresite Group, LLC

11. Rezoning - Weeks Property - PUBLIC HEARING

RZ-2024-018

Request: Recommendation to City Council to rezone approximately 43.8 acres from Rural (R) to Industrial (I)
General Location: 2303 Lee Rd 10
Zoning District: Rural (R) (pending approval of AX-2024-029)
Applicant: Brett Basquin, Foresite Group, LLC

12. Conditional Use - Mises Institute - PUBLIC HEARING

CU-2024-039

Request: Recommendation to City Council for conditional use approval for a hotel with banquet/meeting room use
General Location: 126 Ann Street/518 W Magnolia Ave
Zoning District: Urban Neighborhood – West (UN-W)
Applicant: Jay Connor, Barrett-Simpson, Inc.

13. Conditional Use - Beehive Lot 5 - PUBLIC HEARING

CU-2024-042

Request: Recommendation to City Council for conditional use approval for a commercial support
General Location: 3101 Hive Pkwy
Zoning District: Industrial (I)
Applicant: Lee Tharp, Kadre Engineering

14. Conditional Use - Cherokee Road MUD - PUBLIC HEARING

CU-2024-041

Request: Recommendation to City Council for conditional use approval for an 8-unit multi-family development
General Location: End of Cherokee Rd, near the address 880 Cherokee Rd
Zoning District: Development District Housing (DDH)
Applicant: Blake Rice, Barrett-Simpson, Inc.

15. Waiver - Uptown 1

WZ-2024-019

Request: Appeal to the denial of an Engineering Design & Construction Manual waiver request relate to both a left-turn and right-turn deceleration lanes
General Location: 350 Bragg Ave
Zoning District: Corridor Redevelopment District – West (CRD-W)
Applicant: Lee Tharp, Kadre Engineering

- OTHER BUSINESS
- CHAIRMAN’S COMMUNICATION
- STAFF COMMUNICATION
- ADJOURNMENT