

**AUBURN PLANNING COMMISSION**  
**January 9, 2025 - Regular Meeting**

The Planning Commission of the City of Auburn, Alabama, met in regular session on Thursday, January 9<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**      Nonet Reese, Dana Camp, Jennifer Stephens, Phil Chansler, Oscar Moseley, David Wisdom, Wendy Birmingham, Walker Davis

**MEMBERS ABSENT**      David Wisdom, Joseph Aistrup

**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; Brandy Ezelle, Interim Engineering Director; Dan Crowdus, Civil Engineer for Development; Seven Whitest, Planning Tech; Arindam Roy, Planner; Paul Clark, City Attorney

**CITIZENS COMMUNICATION**

**Chair Reese opened Citizens Communication**

The following citizens shared their comments regarding case CU-2025-046 (Cox Road Gas Station), which was postponed from the agenda.

- Adam Ficken
- Lula Whigham-Marable
- Dr. Steven Hamrick

**After no further comments were received, Chair Reese closed the citizens communication.**

**OLD BUSINESS**

**1. Rezoning - Donna Crossing CDD - PUBLIC HEARING**

**RZ-2024-012**

Planning Director Wahid Cotton explained the process of Donna Crossing. He stated that both rezoning cases and the conditional use case will have a public hearing and the PDD case requires two separate votes since there is a waiver request.

Planning Director Wahid Cotton stated the request to City Council for rezoning of approximately 13.74 acres from Rural (R) to Comprehensive Development District (CDD). The subject property is located at the Southeast corner of the North Donahue Drive and West Farmville Road intersection. The subject property is currently zoned Rural (R). Staff recommended forwarding to City Council with a recommendation for approval.

Planning Director Wahid Cotton explained to the commission and the public of the definition of CDD (Comprehensive Development and PDD (Planned development District)).

Commissioner Camp asked to staff about the classification of the roads.

Commissioner Davis asked if the applicant reached out to the residents about the future proposed development.

**Chair Reese opened the public hearing**

**The following spoke in opposition of case RZ-2024-012**

- Jim Green
- Nancie Gallagher
- Chris Weilbacher
- Stirling Sullivan
- Jennifer Jackson
- Seth Humphrey
- Emily Antoniak
- Paula Davis
- James Fisher
- Mike Smith
- Katie Murrah

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

Commissioner Davis asked if the property owner had any communication with the residents.

Applicant Brett Basquin spoke to the question.

Commissioner Camp wanted clarity regarding the traffic study and sidewalk.

Planning Director Wahid Cotton answered questions of the residents' concerns.

Commissioners deliberated amongst each other regarding Case RZ-2024-012.

**Commissioner Moseley made a motion to approve case RZ-2024-012 with staff conditions**

1. *Staff's recommendation for approval of this request is based on the approval of the accompanying PDD rezoning request (RZ-2024-016).*

**Commissioner Davis seconded the motion**

**A vote was taken and passed by a vote of 7-0.**

**2. Rezoning - Donna Crossing PDD - PUBLIC HEARING**

**RZ-2024-016**

Planning Director Wahid Cotton explained to the public and the commissioners that the uses that are voted on must be taken out of the Conditional Use case (CU-2024-040) as well.

Planning Director Wahid Cotton stated the request for City Council to apply the Planned Development

District (PDD) designation to approximately 13.74 acres in the Comprehensive Development District (CDD) zoning district (pending approval of RZ-2024-012). The subject property is located at the Southeast corner of the North Donahue Drive and West Farmville Road intersection. The subject property is currently zoned Rural (R) (pending approval of RZ-2024-012). Planning Director Wahid Cotton explained the restrictions of Commercial and Residential with the Future Land Use Plan. Staff recommended forwarding to City Council with a recommendation for approval.

Planning Director Wahid Cotton explained the layout of the PDD as well as the buffer abutting the residential area.

Commissioner Chansler and Commissioner Moseley asked a question to the applicant about bufferyards and fencing

Planning Director Wahid Cotton stated that there will be no fence on the eastern side abutting the elementary school property (Woodline Pines).

Chair Reese asked for clarity regarding the request for the square footage regarding the 60,000 square foot shopping center.

City Attorney Clark also answered Chair Reese's question.

#### **Chair Reese opened the public hearing**

#### **The following spoke in opposition of case RZ-2024-012**

- Ken Arthur
- Emily Antoniak
- Jenifer Jackson
- Jim Green
- Seth Humphrey
- Jin Elkins
- Angela Hill
- Katie Murrah

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

Commissioner Camp wanted to clarify the uses that are not listed on case CU-2024-040, and would need to submit another conditional use application. Planning Director Wahid Cotton stated, "the applicant would have to submit another conditional use application if they wanted to add another use".

Commissioner Camp asked a question to staff about potential uses and drainage.

Commissioner Camp and Commissioner Davis stated to exclude "no fast-food with drive thru, general merchandise and kennel.

Applicant Brett Basquin answered questions regarding potential drainage issues, buffering and elaborated on the 60,000 square foot building for the grocery store.

Commissioners deliberated amongst each other regarding case RZ-2024-016

**Commissioner Camp made a motion to approve case RZ-2024-016 with certain uses exempt**

- *General merchandise*
- *All drive-thru*
- *Vet with an outdoor kennel*
- *Mobile food court*

**Commissioner Moseley seconded the motion**

**A vote was taken and passed by a vote of 7-0.**

Chair Reese informed the citizens that City Council meeting date for this item will be February 18, 2025.

**Commissioner Chansler made a motion to approve the waiver buffer from 15 to 5 feet and no fence for case RZ-2024-016**

**Commissioner Moseley seconded the motion**

**A vote was taken and passed by a vote of 7-0.**

### **3. Conditional Use - Donna Crossing - PUBLIC HEARING**

**CU-2024-040**

Planning Director Wahid Cotton stated the request for recommendation to City Council for conditional use approval for a church, day care center, independent living facility, nursing home, gymnasium, office, ATMS, bank with drive thru, convenience stores/small grocery (less than 3000 sq ft), fast food restaurant, mobile vendor food court, gas/services station, retail, veterinary office/kennel w/outdoor pens, neighborhood shopping center, banks, barbershops/beauty shops, books, hobby, music, sporting goods store, brewpub, clothing stores, copy shop, dry cleaners, electronics repairs, florists, garden supply, general merchandise stores, grocery stores, hardware stores, health & personal care stores, office supplies, stationery, gift stores, precious metal sales, personal studios, restaurant, specialty food stores, veterinary office/kennel. The subject property is located at the Southeast corner of the North Donahue Drive and West Farmville Road intersection. The subject property is currently zoned Comprehensive Development District (CDD) with the Planned Development District (PDD) overlay (pending approval of RZ-2024-012 and RZ-2024-016). Staff recommended forwarding to City Council with a recommendation for approval.

Planning Director Wahid Cotton explained the process of the Planning Commission and City Council flow chart on approval of cases.

Chair Reese read to the citizens the current conditional uses for case CU-2024-040.

**Chair Reese opened the public hearing**

**The following spoke in opposition of case CU-2024-040**

- Sherrie Stanyard
- Seth Humphrey

- Emily Antoniak
- Jim Green
- Amanda Taylor
- Jason Johnson
- Angela Hill

Chair Reese asked the question of buffer on school's regulation/state laws regarding vape and drug stores.

City Attorney, Paul Clark read the Alabama State Law which prohibited vape shops within a 1000ft of churches, daycare, youth center and public library.

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

**Commissioner deliberated amongst each other's regarding case CU-2024-040.**

**Commissioner Camp made a motion to approve CU-2024-040 with exemptions**

- *General Merchandise*
- *All drive-thru*
- *Vet with outdoor kennel*
- *Mobile food court*
- *Further exemptions as discussed in the public hearing*

**Commissioner Birmingham seconded the motion**

**A vote was taken and passed by a vote of 7-0.**

## **CONSENT AGENDA**

### **4. Final Plat - High Grove FP-2024-025**

Final plat approval for a 26-lot conventional subdivision (25 single-family residential lots and one common area lot) The subject property is located at the North side of Shell Toomer Parkway, between Automotive Boulevard and Canary Drive in the Comprehensive Development District (CDD) zoning district.

### **5. Final Plat - Asbury Hills Subdivision, Redivision Lots 3A, 3B & 3C FP-2024-026**

Final Plat approval for a 46-lot performance residential subdivision (76 single-family lots and two open space lots) on approximately 72.05 acres. The subject property is located at Shelton Mill Road in the Comprehensive Development District (CDD) zoning district.

### **6. Final Plat - Bellevue Subdivision FP-2024-027**

Final plat approval for a 33-lot performance residential development (28 townhouse lots, three open space lots, and one lot for a private drive, one lot for future development. The subject property is located at 1287 Ogletree Road in the Development District Housing (DDH) with Planned Development District (PDD) overlay zoning district.

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

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

**Commissioner Chansler made a motion to approve the Consent Agenda and minutes**

**Commissioner Davis seconded the motion**

**A vote was taken and passed by a vote of 7-0.**

*Chair Reese made a motion for a 10-minute recess (resume 8:08pm)*

## **NEW BUSINESS**

### **7. Waiver - Profundity 1-A - PUBLIC HEARING**

**WZ-2024-020**

Planner Muise stated the request for Waiver to Article IV, Section E.4 of the City of Auburn Subdivision Regulations to allow a subdivision that would create two single-family detached lots abutting and taking access solely from a private access drive. The subject property is located at 1048 Zellars Avenue. This property is zoned Neighborhood Conservation District (NC-8). Staff recommended forwarding to the City Council with a recommendation for approval.

*Point of order Commissioner Chansler recused himself from case WZ-2024-020*

**Commissioner Camp asked a question regarding case WZ-2024-020**

**Chair Reese opened the public hearing**

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

**Commissioner Moseley made a motion to approve waiver case WZ-2024-020 with conditions**

- *That the private access drive shall not be gated along Zellars Avenue.*

**Commissioner Camp seconded the motion**

**A vote was taken and passed by a vote of 6-0**

### **8. Annexation - Extra Space Management Inc.**

**AX-2024-030**

Planner Muise stated that the request was for a recommendation to City Council for annexation of approximately 4.4 acres into the city limits. The subject property is located 2020 South College Street. This property is currently outside of city limits. Staff recommended forwarding to the City Council with a recommendation for approval.

**Commissioner Chansler asked a question regarding case AX-2024-030 with conditions**

- *That the lease of the billboard onsite shall not be renewed after the current lease expires 2028. (This*

*condition shall be executed through a written agreement and signed by the City of Auburn and property owner prior to annexation.*

**Commissioner Chansler made a motion to approve waiver case AX-2024-030**

**Commissioner Moseley seconded the motion**

**A vote was taken and passed by a vote of 7-0.**

**9. Rezoning - Green River - PUBLIC HEARING**

**RZ-2024-021**

***Postponed***

***Commissioner made a motion to postpone case RZ-2024-021 to February 13, 2025***

***Commissioner Camp second that motion***

**10. Conditional Use - Christian Brothers Automotive - PUBLIC HEARING**

**CU-2024-050**

Planner Roy stated the request for a recommendation to City Council for conditional use approval for a road service use (automotive repair). The subject property is located at 2860 East University Drive. The subject property is currently zoned Comprehensive Development District (CDD) with Planned Development District (PDD) overlay. Staff recommended forwarding to the City Council with a recommendation for approval.

**Chair Reese opened the public hearing.**

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

**Commissioner Camp made a motion to approve rezoning case CU-2024-050.**

**Commissioner Stephens seconded the motion**

**A vote was taken and passed by a vote of 7-0.**

**11. Preliminary Plat - Walker Carlton Subdivision Redivision of Lot 6 - PUBLIC HEARING**

**PP-2024-054**

Planner Whitlow stated the request for preliminary plat approval to dedicate right-of-way (Sarah Lane) & drainage and utility easements to City of Auburn. The subject property is located on Sarah Lane, east of Miracle Road and north of North Donahue Drive. Staff recommended forwarding to City Council with a recommendation for approval.

**Chair Reese opened the public hearing.**

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

**Commissioner Camp made a motion to approve case PP-2024-054**

**Commissioner Birmingham seconded the motion**

**A vote was taken and passed by a vote of 7-0**

**12. Final Plat - Walker Carlton Subdivision Redivision of Lot 6**

**FP-2024-028**

Planner Whitlow stated the request for final plat approval to dedicate right-of-way (Sarah Lane) & drainage and utility easements to City of Auburn. The subject property is located at Sarah Lane, east of Miracle Road and north of North Donahue Drive. Staff recommended forwarding to City Council with a recommendation for approval.

**Commissioner Camp made a motion to approve case FP-2024-028**

**Commissioner Stephens seconded the motion**

**A vote was taken and passed by a vote of 7-0.**

**City Attorney Paul Clark stated that there needs a motion to reconsider case CU-2024-040**

**Motion to reconsider CU-2024-040 was made by Commissioner Chansler**

**Commissioner Moseley seconded the motion**

**A vote was taken and passed by a vote of 7-0.**

**Commissioner Camp made a motion to amend case CU-2024-040 to approve with the exception of general merchandise, all drive-thru, vet with outdoor kennels, mobile food court and request the City Council to consider other uses that were mentioned during citizens comments.**

**Commissioner Moseley seconded the motion**

**A vote was taken and passed by a vote of 7-0.**

**OTHER BUSINESS**

**1. Annual Meeting of the Commission to Elect Officers**

No members leaving or joining (Chair Reese and Vice Chair Wisdom, and Chairman Camp as Secretary)

**Commissioner Chansler made a motion to approve the elections**

**Commissioner Wisdom seconded the motion**

**A vote was taken and passed by a vote of 7-0.**

**CHAIR'S COMMUNICATION**

**STAFF COMMUNICATION**



**ADJOURNMENT – With no further business, the meeting was adjourned at 8:37pm.**

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Nonet Reese, Chairman

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Dana Camp, Secretary