

**AUBURN BOARD OF ZONING ADJUSTMENT**  
**February 5, 2025**  
**MINUTES**

The Auburn Board of Zoning Adjustment (BZA) met in a regular session on February 05, 2025 at 4:30 p.m. in the City Council Chambers of the Public Safety Building located at 141 North Ross Street.

**MEMBERS PRESENT** Emmy Sorrells, Laticia Smith, Will Faulkner,  
Supernumerary: Mary Boyd

**MEMBERS ABSENT** Charles Berry Jr, Marty Heffren, and Frost Rollins

**STAFF PRESENT** Scott Cummings, Executive Director of Development Services; Planning Director, Justice Wahid Cotton; Arindam Roy, Planner; Connor Muise, Planner; Amber English, Planner; Tiffany Moore, Administrative; Katie Robison, Principal Planner; Tracy Whitest, Planner Tech; Stephen Clay, City Attorney

**APPROVAL OF MINUTES**

Vice Chair Smith made a motion to approve the minutes of the December 04, 2024 meeting.

BZA Member Faulkner seconded the motion. The motion passed with a vote of 4-0.

**CHAIRMAN'S COMMUNICATION**

Vice Chair Frost read the following statement for the record:

"Any persons aggrieved by any decision of the Board may within fifteen (15) days after such decision appeal to the Circuit Court having jurisdiction, according to Section 908.02 of the Zoning Ordinance of the City of Auburn, Alabama."

"The Board consists of five regular members and two supernumeraries. The supernumeraries participate in all discussions but only vote when necessary to assure four voting members and have a board consisting of five members, when possible. All decisions are made with a roll call vote and a concurring vote of four members is required to approve an application for a variance."

All regular members and supernumeraries in attendance can participate in discussion. Only regular member can vote unless called upon by the Chair to vote.

**NEW BUSINESS**

**1. Variance to Table 4-3: Standards for Nonresidential Uses by District, in the City of Auburn Zoning Ordinance**

**BZ-2025-001**

Planner Muise presented the case BZ-2025-001. The request was for variance of 24.5' to the required 100' minimum lot width requirement for a road service use to allow a lot of width of 75.5'. The subject property is located at 1830 East Glenn Avenue in the Comprehensive Development District (CDD) zoning district. Planner Muise stated that the applicant wishes to construct Groome Transportation shuttle service station.

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The applicant is proposing a 75.5 feet wide road service use, which is 24.5 feet less than the regulations of 100 minimum lot width.

BZA Member Sorrells asked for clarity regarding of the definition of road services.

Applicant David Slocum, Pinnacle Design Group, spoke in favor for case BZ-2025-001, stating it's a great location for customers to park their vehicles during traveling.

Planning Director Wahid Cotton explained process of the waiver and road services use.

Executive Director Cummings expanded on the definition of a road receives use.

**Vice Chair Smith opened the public hearing**

Stacy Williams Jordan spoke against the case BZ-2025-001

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

BZA Members wanted clarity on the buffers and deceleration lanes.

BZA Members deliberated amongst themselves.

**BZA Member Faulkner made a motion to approve case BZA-2025-001**

**BZA Member Sorrells seconded the motion**

**A vote was taken, and the motion failed with a vote of 0-4**

**OTHER BUSINESS**

**CHAIRMAN'S COMMUNICATION**

**STAFF COMMUNICATION**

Planning Director Wahid Cotton stated that Planner Muise last day will be the end of February 2025. Planner Director Wahid Cotton stated that all BZA members will remain the same, Frost Rollins (Chair), Laticia Smith (Vice Chair).

The meeting was adjourned at 5:04 p.m.

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Frost Rollins, Chair

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Laticia Smith, Vice Chair