

**AUBURN PLANNING COMMISSION**  
**February 13, 2025 - Regular**  
**Meeting**

The Planning Commission of the City of Auburn, Alabama, met in regular session on Thursday, February 13<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** Dana Camp, Jennifer Stephens, Phil Chansler, Oscar Moseley, David Wisdom, Wendy Birmingham, Walker Davis, David Wisdom, Joseph Aistrup

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

**CITIZENS COMMUNICATION**

**Vice Chair Wisdom opened Citizens Communication**

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

**OLD BUSINESS**

**CONSENT AGENDA**

**1. Final Plat - Arborwoods Subdivision FP-2024-029**

Final plat approval for a 20-lot conventional subdivision (19 single-family residential lots and one open space lot). The subject property is located on Sandhill Road, east of Bridle Creek Circle in Rural (R) with a Conservation Overlay District (COD) zoning district.

**2. Final Plat - Old Samford POD 2 FP-2025-001**

Final plat approval for an 85-lot performance residential development (81 single-family lots and four open space lots) The subject property is located at Shadow Bend Lane/Kennesaw Lane in a Planned Development District (PDD) with Development District Housing (DDH) as the underlying zoning district.

**3. Final Plat - Rockhouse Farms FP-2025-003**

Final plat approval for a 21-lot conventional subdivision (21 single-family residential lots) The subject property is located at Bridlewood Drive, east of Creekwood Trail. Part of the property is zoned Rural. Other parts of the property are outside of city limits.

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

**Approval of the minutes:** from the January 06, 2025 packet meeting and the January 09, 2025 regular meeting with staff changes.

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

**Commissioner Camp seconded the motion**

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

## **NEW BUSINESS**

### **4. Preliminary Plat - Woodson Hills - PUBLIC HEARING**

**PP-2024-053**

Planner English stated the request for preliminary plat for a 39-lot conventional subdivision (36 single-family residential lots, one outlot, and two lots for future development). The subject property is located at the northeast corner of Bonny Glen rd. and Hamilton rd. Staff recommended forwarding to City Council with a recommendation for approval.

**Vice Chair Wisdom opened the public hearing**

The following people spoke in opposition of case PP-2024-053

- Michael Arasin
- Katy Schaefer
- Dorphine Smith
- Robert Gamotis

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

Vice Chair Wisdom asked about Bonny Glenn rd.

Civil Engineer Crowdus spoke to the question

Commissioner Camp wanted clarity regarding the unpaved section of Bonny Glen

Executive Director of Development Services Scott Cummings spoke to the question

Commissioner Chansler asked a question regarding the traffic study

Applicant Brett Basquin answered questions about a traffic study and drainage

Planning Director Wahid Cotton answered questions regarding the paved & unpaved sections of Bonny Glen Road

Commissioner Camp wanted clarity regarding access to water and sewer

Commissioner Chansler asked a question regarding the zoning and what is permitted

Planning Director Wahid Cotton answered questions regarding the zoning and what is permitted

Commissioners deliberated amongst each other regarding Case PP-2024-053

**Commissioner Camp made a motion to approve PP-2024-053**

**Commissioner Moseley seconded the motion**

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

**5. Conditional Use - Shinhwa Phase 6 - PUBLIC HEARING**

**CU-2025-001**

Planner Whitlow stated the request for a recommendation to City Council for conditional use for an industrial use (manufacturing facility). The subject property is located at 2555 West Tech Lane. The subject property is currently zoned Industrial (I). Staff recommended forwarding to the City Council with a recommendation for approval.

**Vice Chair Wisdom opened the public hearing**

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

**Commissioner Stephens made a motion to approve CU-2025-001.**

**Commissioner Birmingham seconded the motion**

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

**6. Conditional Use - All Washed Up - PUBLIC HEARING**

**CU-2025-002**

Planner Roy stated the request for a recommendation to City Council for conditional use for a road service use (detailing shop). The subject property is located at 1975 Mall Boulevard, Suite 205. The subject property is currently zoned Comprehensive Development District (CDD). Staff recommended forwarding to the City Council with a recommendation for approval.

**Vice Chair Wisdom opened the public hearing**

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

**Commissioner Moseley made a motion to approve CU-2025-002 with conditions**

- The car storage use must be limited to the five parking spaces shown on the site plan and may not be expanded.
- No more than 2 cars at a time can be taken in for detailing.
- Any equipment used in the operation of the car wash must be stored indoors when not in use.

**Commissioner Walker seconded the motion**

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

**OTHER BUSINESS**

**CHAIR'S COMMUNICATION**

**STAFF COMMUNICATION**

**ADJOURNMENT** – With no further business, the meeting was adjourned at 5:37pm.

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Nonet Reese, Chairman

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Dana Camp, Secretary