

AUBURN PLANNING COMMISSION
March 20, 2025 - Regular Meeting

The Planning Commission of the City of Auburn, Alabama, met in regular session on Thursday, March 20th 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, Walker Davis, David Wisdom, Joseph Aistrup, Nonet Reese

MEMBERS ABSENT Wendy Birmingham

STAFF PRESENT Scott Cummings, Executive Director of Development Services; Justice Wahid Cotton, Planning Director; Katie Robison, Principal Planner, Amber English, Planner; Tiffany Moore, Administrative; Brandy Ezelle, Interim Engineering Director; Dan Crowder, Civil Engineer for Development; Seven Whitest, Planning Tech; Stephen Clay, City Attorney; Kris Berry, Utility Engineer

CITIZENS COMMUNICATION

Chair Reese opened Citizens Communication

Jessie Shealey commented on the current conditions of Miracle Road

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

OLD BUSINESS

CONSENT AGENDA

1. Final Plat - Talmage Subdivision FP-2025-002

Final plat approval for a 6-lot conventional subdivision (Single-Family Detached). The subject property is located at 2042 Bonny Glen Road in the Rural (R) zoning district.

2. Final Plat – Quail Chase Phase 2 FP-2025-004

Final plat approval for a 20-lot conventional subdivision (19 single-family lots and one lot for future development) The subject property is located at the Northern terminus of Green Briar Lane in the Rural (R) zoning district.

3. Final Plat – Dawson Villas Phase 3 FP-2025-005

Final plat approval for a 96-lot performance residential subdivision (94 townhouse lots and two open space lots) The subject property is Within the Cox & Wire PDD, located at the southwest intersection of Cox and Wire Road in the Development District Housing (DDH) with an overlay of the Planned Development District (PDD) designation) zoning district.

4. Final Plat – Longleaf Crossings Phase 7 FP-2025-006

Final plat approval for a 11-lot performance residential subdivision (10 townhouse lots, and one open space lot) The subject property Downs Way, west of Downs Court in the Comprehensive Development District (CDD) with an overlay of the Planned Development District (PDD) designation zoning district.

5. Final Plat - Maddox Street Redivision

FP-2025-008

Final plat approval for a 9-lot performance residential development (8 residential lots and one lot for detention) The subject property is Within the 608-630 North Ross Street in the Redevelopment District (RDD).

6. Annexation – Mitchell Farms 2

AX-2025-001

Recommendation to City Council of annexation of approximately 211 acres into the city limits the subject property is located on Lee Road 146 (Moore's Mill Road) approximately 0.5 miles east of Society Hill Road, Outside of City Limits, upon annexation, the property shall receive Rural (R) district with an overlay of the Conservation Overlay District (COD) designation) zoning district.

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

Approval of the minutes: from the February 10, 2025 packet meeting and the February 13, 2025 regular meeting with staff changes.

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

Commissioner Wisdom seconded the motion

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

NEW BUSINESS

7. Rezoning - Spring Creek Estates - PUBLIC HEARING

RZ-2025-001

Planning Director Wahid Cotton stated the request for recommendation to City Council to rezone approximately 1.2 acres from Neighborhood Conservation (NC-20) to Neighborhood Conservation (NC-14). The subject property is located at 615 South College Street. The subject property is currently zoned Neighborhood Conservation (NC-20).

Chair Reese asked about the potential of this being a spot zoning request

Planning Director Wahid Cotton confirmed that this would not be spot zoning

Applicant Brandon Hayes explained the request

Commissioner Camp asked about the shared driveway

Commissioner Moseley asked about the floodplain

Planning Director Wahid Cotton confirmed the shared driveway

Utility Engineer Berry confirmed the floodplain on the subject property

Commissioner Chansler asked about road studies

Chair Reese asked the applicant about their intent with the property

The applicant confirmed their intent is to rezone and subdivide to create 5 lots to construct single family housing. The applicant had not gotten a traffic study done. This development did not warrant a traffic study.

Chair Reese opened the public hearing

The following spoke in opposition of case RZ-2025-001

- Cori Reynolds

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

Commissioner Camp stated her opposition was rooted in the traffic concerns about ingress and egress.

Civil Engineer Crowds spoke to the questions asked about traffic studies & counts

Commissioner Chansler made a motion to approve RZ-2025-001

Commissioner Wisdom seconded the motion

A vote was taken and failed by a vote of 3-5.

In Favor: Chair Reese, Commissioners Moseley and Wisdom

Opposed: Commissioners Davis, Aistrup, Chansler, Stephens, Camp

8. Preliminary Plat - Northern Pines - PUBLIC HEARING

PP-2025-004

Planning Director Wahid Cotton stated the request for Preliminary Plat approval of a 74-lot performance residential development (68 townhouse lots, three open space lots, & two future commercial development lots. The subject property is located at the Southeast corner of East Farmville Road and US Highway 280 in the Development District Housing (DDH) with an overlay of the Planned Development District (PDD) designation) zoning district.

Chair Reese opened the public hearing

The following spoke in opposition of case PP-2025-004

- Rebecca Thornton

- **Mark Rumph**

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

Chair Reese asked a question regarding wetlands, setbacks, and stub outs

Utility Engineer Berry explained the standard process for wetlands

City Engineer Crowdus explained the stub outs

Planning Director Wahid Cotton explained what the setbacks are and the buffers

Applicant Brett Basquin explained the buffers associated and stub outs

Commissioner Wisdom made a motion to approve PP-2025-004 with conditions

Commissioner Chansler seconded the motion

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

9. Preliminary Plat - Longleaf Crossing Phase 8 - PUBLIC HEARING

PP-2025-005

Planning Director Wahid Cotton stated the request for Preliminary plat approval to subdivide approximately 62.95 acres into 10-lot performance residential subdivision (townhomes). The subject property is located at Downs Way, west of Downs Court in the Comprehensive Development District (CDD) with Planned Development District (PDD) overlay zoning district.

Chair Reese opened the public hearing

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

Commissioner Wisdom made a motion to approve PP-2025-005 with conditions

Commissioner Moseley seconded the motion

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

10. Preliminary Plat - Links Crossing Phase 5 - PUBLIC HEARING

PP-2025-006

Planning Director Wahid Cotton stated the request for Preliminary plat approval for a 14-lot single family conventional residential subdivision. The subject property is located at the Terminus of Iron Street in the Development District Housing (DDH) and Comprehensive Development District (CDD) zoning district.

Chair Reese opened the public hearing

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

Commissioner Camp made a motion to approve PP-2025-006

Commissioner Stephens seconded the motion

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

11. Preliminary Plat - Tiger Crossing Subdivision - PUBLIC HEARING

PP-2025-003

Planner English stated the request for Preliminary plat approval for a 136-lot performance residential subdivision (18 twin homes & 114 townhomes, three open space lots, and one subdivision amenity lot). The subject property is located at the terminus of Hickory Wood Drive in the Comprehensive Development District (CDD) zoning district.

Applicant Brett Basquin stated that he is available for questions

Chair Reese opened the public hearing

The following spoke in opposition of case PP-2025-003

- **Olivia Engles**
- **Josh Poole**
- **Robert Lyda**
- **Ronald Schier**
- **Mary Abraham**

The following spoke in support of case PP-2025-003

- **Thomas Hayley**

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

Chair Reese asked about if the units will be rented

Applicant Brad Dinnerstein confirmed that it would be rented

Commissioner Moseley asked about the access routes and construction traffic for this development

Commissioner Chansler asked about the construction access points

Applicant Brett Basquin confirmed that a traffic study was done and that improvements will be made

Commissioner Chansler asked for confirmation on how open space is calculated for this development

Planning Director Wahid Cotton explained how it is calculated

Commissioner Aistrup asked about the bufferyards

Applicant Brett Basquin confirmed the buffer yards of the development

Commissioner Aistrup asked about the possibility of a pedestrian bridge

Applicant Brett Basquin confirmed that it would not be necessary

Commissioner Wisdom asked about the zoning and how long it has been zoned CDD

Planning Director Wahid Cotton confirmed the current zoning and how long it has been zoned CDD, 1984

Commissioner Moseley asked about the previously expired preliminary plat

Planning Director Wahid Cotton confirmed that it did expire and would then be required to apply again

Planning commissioners deliberated on the subject property

Commissioner Chansler made a motion to approve PP-2025-003 with conditions

Commissioner Wisdom seconded the motion

A vote was taken and passed by a vote of 7-1.

Commissioner Aistrup was the lone vote opposed.

12. Conditional Use - Tiger Crossing Subdivision - PUBLIC HEARING

CU-2025-005

Planner English stated the request for a Recommendation to City Council for conditional use approval for an outdoor recreational use/subdivision amenity (clubhouse with office space, pool, and other recreation activities). The subject property is located at the terminus of Hickory Woods Drive. The subject property is currently zoned Comprehensive Development District (CDD).

Commissioner Aistrup asked about the possibility of the amenities being open to more than just the residence

Applicant Brad Dinnerstein stated that is not going to happen

Chair Reese opened the public hearing

The following spoke in opposition of case PP-2025-005

- **Josh Poole**

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

Commissioner Wisdom made a motion to approve CU-2025-005

Commissioner Camp seconded the motion

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

13. Conditional Use - Auburn ETG Location - PUBLIC HEARING

CU-2025-003

Planning Director Wahid Cotton stated the request for a Recommendation to City Council for conditional use approval a road services (auto dealership [golf cart sales]). The subject property is located at 453 Opelika Road. The subject property is currently zoned Corridor Redevelopment District – Urban (CRD-U).

Chair Reese opened the public hearing

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

Chair Reese asked about if the property was getting redeveloped and about the mixed uses

**Planning Director Wahid Cotton confirmed that no redevelopment is happening and the mixed uses
Commissioner Stephens asked if it could strictly be golf carts and the definitions**

Planning Director Wahid Cotton confirmed that is the use that is before them, and they can condition it to just golf carts

Commissioner Chansler made a motion to approve CU-2025-003

Commissioner Moseley seconded the motion

Commissioner Aistrup made a motion to amend CU-2025-003 to be only golf cart sales

Commissioner Chansler seconded the motion

A vote was taken and failed by a vote of 3-5 for the amendment

In Favor: Reese, Aistrup, Moseley

Opposed: Commissioners: Davis, Wisdom, Chansler, Camp, Stephens

A vote was taken and failed by a vote of 0-8

14. Conditional Use - DX Dynamix LLC - PUBLIC HEARING

CU-2025-004

Planning Director Wahid Cotton stated the request for a Recommendation to City Council for conditional use approval for an industrial use (manufacturing). The subject property is located at 2471 Innovation Drive. The subject property is currently zoned Industrial (I).

Chair Reese opened the public hearing

Applicant Brett Basquin confirm that this is for robot manufacturing use

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

Commissioner Chansler made a motion to approve CU-2025-004

Commissioner Aistrup seconded the motion

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

15. Conditional Use - The Vintage Expansion - PUBLIC HEARING

CU-2025-006

Planning Director Wahid Cotton stated the request for a Recommendation to City Council for conditional use approval for the residential component [performance residential development (multiple-unit development)] of a mixed-use development (residential and commercial). The subject property is located at 2240 E University Drive. The subject property is currently zoned Comprehensive Development District (CDD).

Chair asked a question of the applicant about the uses

Applicant Blake Rice confirmed the uses

Chair Reese opened the public hearing

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

Commissioner Moseley made a motion to approve CU-2025-004

Commissioner Camp seconded the motion

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

OTHER BUSINESS

CHAIR'S COMMUNICATION

STAFF COMMUNICATION

Planning Director Wahid Cotton went into detail about how open space works

ADJOURNMENT – With no further business, the meeting was adjourned at 7:13pm.

Nonet Reese, Chairman

Dana Camp, Secretary