

AUBURN PLANNING COMMISSION
April 07, 2025 - Packet Meeting

The Planning Commission of the City of Auburn, Alabama, met in regular session on Monday, April 7th at 12:00 PM in the Development Services Building located at 171 N. Ross Street.

MEMBERS PRESENT Dana Camp, Phil Chansler, Oscar Moseley, David Wisdom, Joseph Aistrup, Nonet Reese, Jennifer Stephens, Walker Davis

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 Crowds, Civil Engineer for Development; Seven Whitest, Planning Tech; Kris Berry, Utility Engineer, Kevin Howard, Commercial Development Director

CITIZENS COMMUNICATION

OLD BUSINESS

CONSENT AGENDA

1. Final Plat – Arbors Phase II **FP-2025-010**

Final plat approval for a 9-lot conventional residential subdivision (Single-Family Detached). The subject property is located at the current terminus of Arbor Drive in the Neighborhood Conservation District (NC-9).

2. Final Plat – Uptown 1 **FP-2025-011**

Final plat approval for a 32-lot conventional subdivision (30 townhouse lots, one open space lot, and one lot for commercial development) The subject property is located at 350 Bragg Avenue in the Corridor Redevelopment District – West (CRD-W).

Commissioner Chansler made a motion to approve the minutes from March 20, 2025, and the Consent agenda

Commissioner Wisdom seconded the motion

NEW BUSINESS

3. Annexation – Mar El Webster Property **AX-2025-002**

Planning Director Wahid Cotton stated the request for a recommendation to City Council of annexation of approximately 211 acres into the city limits the subject property is located at 430 Lee Road 0053 (Webster Road) upon annexation, the property shall receive the Rural (R) district distinction.

4. Rezoning – Mar El Webster - PUBLIC HEARING

RZ-2025-002

Planning Director Wahid Cotton stated the request for recommendation to City Council to rezone approximately 131 acres from Rural (R) to Industrial (I). The subject property is located at 430 Lee Road 0053 (Webster Road). The subject property is currently zoned Rural (R).

5. Preliminary Plat – Mar El Webster - PUBLIC HEARING

PP-2025-009

Planning Director Wahid Cotton stated the request Preliminary plat approval of a 4-lot conventional subdivision with right-of-way. The subject property is located at 430 Lee Road 0053 (Webster Road) in the Rural (R).

6. Preliminary Plat – Oakmont Phase II - PUBLIC HEARING

PP-2025-007

Planning Director Wahid Cotton stated the request for a revised preliminary plat approval for a 66-lot performance residential development. The subject property is located at the Terminus of Oakmont Drive in the Comprehensive Development District (CDD) with Planned Development District (PDD) overlay zoning district.

7. Final Plat – Oakmont Phase II Subdivision -

FP-2025-009

Planning Director Wahid Cotton stated the request for Final plat approval for a 66-lot performance residential subdivision. The subject property is located at the Terminus of Oakmont Drive in the Comprehensive Development District (CDD) with Planned Development District (PDD) overlay zoning district.

8. Preliminary Plat - RISE Auburn Consolidation Plat - PUBLIC HEARING

PP-2025-011

Planning Director Wahid Cotton stated the request for a Preliminary plat approval to create a single lot of 4.27 acres (lot consolidation) to be used for a performance residential development (private dormitory). The subject property is located at 712 W Glenn Avenue. The subject property is currently zoned Urban Neighborhood West (UN-W).

9. Final Plat - RISE Auburn

FP-2025-012

Planning Director Wahid Cotton stated the request for a final plat approval to create a single lot of 4.27 acres (lot consolidation) to be used for a performance residential development (private dormitory). The subject property is located at 712 W Glenn Avenue. The subject property is currently zoned Urban Neighborhood West (UN-W).

10. Rezoning - Aaron Schmidt Office Project - PUBLIC HEARING

RZ-2025-003

Planning Director Wahid Cotton stated the request for a recommendation to City Council to rezone approximately 11.29 acres to Comprehensive Development District (CDD). The subject property is two parcels. One lot is located at 2272 Bent Creek Road, and the other lot abuts the stated property directly to the south. (Lots 4A-1-A and 4A-1-B of Scott Industrial Park Subdivision). The subject properties are

currently zoned Industrial (I).

11. Preliminary Plat - Cherokee Road Subdivision - PUBLIC HEARING

PP-2025-008

Planning Director Wahid Cotton stated the request for a Preliminary plat to subdivide approximately 3.5 acres into an 11-lot performance residential subdivision. The subject property is located at the Southern terminus of Cherokee Road. The subject property is currently zoned Development District Housing (DDH).

12. Preliminary Plat - Brentwood Subdivision Phase 3 - PUBLIC HEARING

PP-2025-010

Planning Director Wahid Cotton stated the request for a Preliminary plat approval for a 43-lot performance residential subdivision. The subject property is located on the south side of Champions Boulevard. The subject property is currently zoned Comprehensive Development District (CDD)

13. Conditional Use - Grand Junction - PUBLIC HEARING

CU-2025-007

Planning Director Wahid Cotton stated the recommendation for conditional use approval of a performance residential use (28-unit multiple-unit development). The subject property is located at 1027 East Glenn Avenue. The subject property is currently zoned Corridor Redevelopment District – East (CRD-E).

14. Conditional Use - Boulevard Phase 8- PUBLIC HEARING

CU-2025-009

Planning Director Wahid Cotton stated the Recommendation for conditional use approval of a performance residential use (8-unit multiple-unit development). The subject property is located at 324 Gidden Street. The subject property is currently zoned Medium Density Redevelopment District (MDRD).

OTHER BUSINESS

CHAIR’S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT – With no further business, the meeting was adjourned at 12: 49pm.

Nonet Reese, Chairman

Dana Camp, Secretary

AUBURN PLANNING COMMISSION
April 10, 2025 - Regular Meeting

The Planning Commission of the City of Auburn, Alabama, met in regular session on Thursday, April 10th at 5:00 PM in the City Council Chambers of the Public Safety Building located at 141 N. Ross Street.

MEMBERS PRESENT Dana Camp, Phil Chansler, Oscar Moseley, David Wisdom, Joseph Aistrup, Nonet Reese

MEMBERS ABSENT Wendy Birmingham, Walker Davis, Jennifer Stephens

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 Crowdus, Civil Engineer for Development; Seven Whitest, Planning Tech; Kris Berry, Utility Engineer, Kevin Howard, Commercial Development Director

CITIZENS COMMUNICATION

Chair Reese opened Citizens Communication

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

OLD BUSINESS

CONSENT AGENDA

1. Final Plat – Arbors Phase II FP-2025-010

Final plat approval for a 9-lot conventional residential subdivision (Single-Family Detached). The subject property is located at the current terminus of Arbor Drive in the Neighborhood Conservation District (NC-9).

2. Final Plat – Uptown 1 FP-2025-011

Final plat approval for a 32-lot conventional subdivision (30 townhouse lots, one open space lot, and one lot for commercial development) The subject property is located at 350 Bragg Avenue in the Corridor Redevelopment District – West (CRD-W).

Commissioner Chansler made a motion to approve the minutes from March 20, 2025, and the Consent agenda

Commissioner Wisdom seconded the motion

NEW BUSINESS

3. Annexation – Mar El Webster Property AX-2025-002

Planner English stated the request for a recommendation to City Council of annexation of approximately 211 acres into the city limits the subject property is located at 430 Lee Road 0053 (Webster Road) upon annexation, the property shall receive the Rural (R) district distinction.

Commissioner Moseley asked about any potential traffic studies

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

Commissioner Chansler made a motion to approve AX-2025-002

Commissioner Aistrup seconded the motion

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

4. Rezoning – Mar El Webster - PUBLIC HEARING

RZ-2025-002

Planner English stated the request for recommendation to City Council to rezone approximately 131 acres from Rural (R) to Industrial (I). The subject property is located at 430 Lee Road 0053 (Webster Road). The subject property is currently zoned Rural (R).

Commissioner Moseley asked about the potential uses for this property

Planning Director Wahid Cotton confirmed the uses and there was no specific business at this time

Chair Reese opened the public hearing

The following people spoke in opposition to the case RZ-2025-002

- **George Ramey**

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

Commissioner Chansler asked a question regarding roads and access

Commercial Development Director Howard explained the roads and access points

Commissioner Aistrup made a motion to approve RZ-2025-002

Commissioner Camp seconded the motion

A vote was taken and Passed by a vote of 6-0.

5. Preliminary Plat – Mar El Webster - PUBLIC HEARING

PP-2025-009

Planner English stated the request Preliminary plat approval of a 4-lot conventional subdivision with right-of-way. The subject property is located at 430 Lee Road 0053 (Webster Road) in the Rural (R).

Chair Reese asked about the future land use map

Planning Director Wahid Cotton confirmed this is consistent with the Future Land use map

Chair Reese opened the public hearing

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

Commissioner Aistrup made a motion to approve PP-2025-009

Commissioner Wisdom seconded the motion

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

6. Preliminary Plat – Oakmont Phase II - PUBLIC HEARING

PP-2025-007

Principal Planner Robison stated the request for a revised preliminary plat approval for a 66-lot performance residential development. The subject property is located at the Terminus of Oakmont Drive in the Comprehensive Development District (CDD) with Planned Development District (PDD) overlay zoning district.

Commissioner Chansler asked about any topography concerns preventing the road connection.

Principal Planner Robison and Planning Director Wahid Cotton explained that the road still met standards and this was not on the major street plan.

Chair Reese opened the public hearing

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

Commissioner Camp made a motion to approve PP-2025-007

Commissioner Moseley seconded the motion

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

7. Final Plat – Oakmont Phase II Subdivision -

FP-2025-009

Principal Planner Robison stated the request for Final plat approval for a 66-lot performance residential subdivision. The subject property is located at the Terminus of Oakmont Drive in the Comprehensive Development District (CDD) with Planned Development District (PDD) overlay zoning district.

Commissioner Wisdom made a motion to approve FP-2025-009

Commissioner Camp seconded the motion

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

8. Preliminary Plat - RISE Auburn Consolidation Plat - PUBLIC HEARING

PP-2025-011

Planning Director Wahid Cotton stated the request for a Preliminary plat approval to create a single lot of 4.27 acres (lot consolidation) to be used for a performance residential development (private dormitory). The subject property is located at 712 W Glenn Avenue. The subject property is currently zoned Urban Neighborhood West (UN-W).

Commissioner Chansler asked if the commission would see this project again

Planning Director Wahid Cotton confirmed that the proposed use is by right, so it would not be back before the Planning Commission for consideration

Chair Reese asked about the number of lots assembling

Planning Director Wahid Cotton confirmed that there are seven lots, which is above the admin plat threshold

Chair Reese opened the public hearing

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

Commissioner Camp made a motion to approve PP-2025-011

Commissioner Wisdom seconded the motion

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

9. Final Plat - RISE Auburn

FP-2025-012

Planning Director Wahid Cotton stated the request for a final plat approval to create a single lot of 4.27 acres (lot consolidation) to be used for a performance residential development (private dormitory). The subject property is located at 712 W Glenn Avenue. The subject property is currently zoned Urban Neighborhood West (UN-W).

Commissioner Chansler made a motion to approve FP-2025-012

Commissioner Wisdom seconded the motion

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

10. Rezoning - Aaron Schmidt Office Project - PUBLIC HEARING

RZ-2025-003

Planning Director Wahid Cotton stated the request for a recommendation to City Council to rezone approximately 11.29 acres to Comprehensive Development District (CDD). The subject property is two parcels. One lot is located at 2272 Bent Creek Road, and the other lot abuts the stated property directly to the south. (Lots 4A-1-A and 4A-1-B of Scott Industrial Park Subdivision). The subject properties are

currently zoned Industrial (I).

Planning Director Wahid Cotton confirmed that he shared a letter with the commission on behalf of Auburn University about the FAA zone

Commissioner Aistrup asked if the university's opposition was to any form of housing.

Planning Director Wahid Cotton confirmed that the tone of letter was directed at any form of housing, and that the University planned to speak to that during the public hearing for the item

Commissioner Moseley asked about any potential exceptions within gateway commercial use

Planning Director Wahid Cotton stated there were no exceptions for residential

Commissioner Aistrup asked about the future land use map

Planning Director Wahid Cotton confirmed the Future land use map

Chair Reese opened the public hearing

The following people spoke in opposition to the case RZ-2025-003

- **Richard Guether**

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

Planning Director Wahid Cotton confirmed what uses are in the general area around the subject property

Applicant Brett Basquin confirmed the rezoning request was a result of the limitations of current zoning for the proposed project, their proposed uses of it, and the compliance with setbacks

Commissioner Camp asked about noise abatement requirements

Applicant Brett Basquin confirmed the requirements and stated the intent would be for a stay for the pilots at the airport

Commissioner Moseley confirmed that if the rezone passes and the property changes hands, could the by right uses in CDD still apply

Planning Director Wahid Cotton confirmed that the zoning district travels with the land not the owner

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

Commissioner Moseley seconded the motion

A vote was taken and failed by a vote of 0-6

11. Preliminary Plat - Cherokee Road Subdivision - PUBLIC HEARING**PP-2025-008**

Planning Director Wahid Cotton stated the request for a Preliminary plat to subdivide approximately 3.5 acres into an 11-lot performance residential subdivision. The subject property is located at the Southern terminus of Cherokee Road. The subject property is currently zoned Development District Housing (DDH).

Commissioner Moseley asked a question to confirm whether it was townhomes or single-family residences

Planning Director Wahid Cotton confirmed they will be single-family homes

Chair Reese opened the public hearing

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

Commissioner Moseley made a motion to approve PP-2025-008

Commissioner Camp seconded the motion

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

12. Preliminary Plat - Brentwood Subdivision Phase 3 - PUBLIC HEARING**PP-2025-010**

Planning Director Wahid Cotton stated the request for a Preliminary plat approval for a 43-lot performance residential subdivision. The subject property is located on the south side of Champions Boulevard. The subject property is currently zoned Comprehensive Development District (CDD)

Chair Reese opened the public hearing

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

Commissioner Chansler made a motion to approve PP-2025-008

Commissioner Wisdom seconded the motion

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

13. Conditional Use - Grand Junction - PUBLIC HEARING**CU-2025-007**

Planning Director Wahid Cotton stated the recommendation for conditional use approval of a performance residential use (28-unit multiple-unit development). The subject property is located at 1027 East Glenn Avenue. The subject property is currently zoned Corridor Redevelopment District – East (CRD-E).

Chair Reese opened the public hearing

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

Commissioner Moseley asked if any work has started on this project

Planning Director Wahid Cotton confirmed that no work has begun

Commissioner Wisdom made a motion to approve CU-2025-007

Commissioner Chansler seconded the motion

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

14. Conditional Use - Boulevard Phase 8- PUBLIC HEARING

CU-2025-009

Planning Director Wahid Cotton stated the Recommendation for conditional use approval of a performance residential use (8-unit multiple-unit development). The subject property is located at 324 Gidden Street. The subject property is currently zoned Medium Density Redevelopment District (MDRD).

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-2025-009

Commissioner Wisdom seconded the motion

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

OTHER BUSINESS

CHAIR'S COMMUNICATION

STAFF COMMUNICATION

Planning Director Wahid Cotton informed the commission that the staff currently has two PUD projects moving through the process.

ADJOURNMENT – With no further business, the meeting was adjourned at 5:52pm.

Nonet Reese, Chairman

Dana Camp, Secretary