

AUBURN PLANNING COMMISSION
July 10, 2025 - Regular Meeting

The Planning Commission of the City of Auburn, Alabama, met in regular session on Thursday, July 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, Joseph Aistrup, Walker Davis, Nonet Reese, Jennifer Stephens

MEMBERS ABSENT

STAFF PRESENT Scott Cummings, Executive Director of Development Services; Justice Wahid Cotton, Planning Director; Katie Robison, Principal Planner, Amber English, Planner; Chris Poff, Planner; Reid Bearden, Planner; Tiffany Moore, Administrative; Brandy Ezelle, Interim Engineering Director; Dan Crowds, Interim Director of Development Review; Seven Whitest, Planning Tech; Tim Johnson, Principal Utility Engineer

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 - Gardens at Gatewood FP-2025-018

Final plat approval for a 14-lot performance residential development (11 townhome lots and 2 open space lots, and 1 private drive lot)

Commissioner Chansler made a motion to approve the minutes from June 12, 2025, and the Consent agenda

Commissioner Aistrup seconded the motion

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

NEW BUSINESS

2. Rezoning - 306 Persimmon Drive Rezoning - PUBLIC HEARING RZ-2025-010

Planner Whitlow stated the request for Recommendation to City Council to rezone approximately 10.08 acres from Rural (R) to Industrial (I). The subject property is located at 306 Persimmon Drive. The subject property is currently zoned Rural (R).

Commissioner Moseley asked about the difference in light industrial and industrial

Planner Whitlow explained the differences in light industrial and industrial uses; no manufacturing is allowed within light industrial the intent for light industrial is more for commercial support

Chair Reese opened the public hearing

The following spoke against RZ-2025-010

- **Skyy Buchannon**
- **Lorine Buchannon**
- **Gene Mary**

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

Commissioner Aistrup asked for additional context for the issues mentioned in the public hearing

Executive Director of Development Services Cummings explained the ownership and conditions of Persimmon Drive and US Highway 29 south

Commissioner Aistrup asked for specifics of the plan and why a rezoning is being requested

Planning Director Wahid Cotton confirmed the desire to bring the site in to compliance with zoning given they are seeking to expand their business

Commissioner Camp asked for further clarification on who is responsible for maintenance of the road

Planning Director Wahid Cotton confirmed that the images shared are of damage are in ALDOT's ROW

Commissioner Chansler stated that given what is before the body is a rezoning and it does not relate to the road concerns

Commissioner Camp made a motion to approve RZ-2025-010

Commissioner Stephens seconded the motion

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

3. Conditional Use - Persimmon Drive Development Project - PUBLIC HEARING

CU-2025-037

Planner Whitlow stated the request for Recommendation to City Council for conditional use approval for commercial support use (contractor office, warehouse and storage yard). The subject property is located at 306 Persimmon Drive. The subject property is currently zoned Rural (R)(pending RZ-2025-010).

Commissioner Chansler asked if any new construction would take place

Planner Whitlow confirmed there would be a new structure

Moseley asked about access and if the new structure would need new access

Planner Whitlow confirmed no new curb cuts or access points

Commissioner Camp asked about buffer and storage

Planner Whitlow confirmed they intend to meet all requirements including the 15-foot buffer

Commissioner Camp asked about the outdoor lighting

Chair Reese opened the Public Hearing

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

Applicant Tyler Fair explained the outside lighting and buffers confirming they will meet conditions and requirements

Commissioner Camp asked about a staff comment on an administrative plat

Planning Director Wahid Cotton explained the need to consolidate multiple lots to properly administer buffers and other bulk requirements

Commissioner Moseley made a motion to approve RZ-2025-037

Commissioner Davis seconded the motion

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

4. Conditional Use - Grand Junction Event Space - PUBLIC HEARING CU-2025-031

Planner Poff stated a request for a recommendation to City Council for conditional use approval for a commercial and entertainment use (event space use as a component of a mixed-use development). The subject property is located at 1027 East Glenn Avenue. The subject property is currently zoned Corridor Redevelopment District – East (CRD-E).

Commissioner Camp asked about what if any events will feature outdoor events

Chair Reese asked about the level of parking for the event space

Planning Director Wahid Cotton stated that the applicant should be able to answer these questions

Commissioner Moseley asked if it was public or a private event space

Commissioner Walker asked about a traffic study

Commissioner Camp asked about access

Interim Development Review Director Crowds explained there was no need for a new one and they intend to take access from Cherry Street

Chair Reese opened the public hearing

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

Applicant Ryan Stone explained the intent for the space, parking concerns, and access

Commissioner Camp asked if all the events would be inside

Applicant Ryan Stone confirmed that it is designed to be able to have some outdoor space and confirmed how the space would be set up

Commissioner Davis mentioned that a concern of his is that many events that would be hosted would be during the day

Applicant Ryan Stone confirmed that they intend to control that concern especially with parking

Commissioner Stephens asked about the number of parking spaces dedicated to the use

Applicant Ryan Stone confirmed that they intend to exceed parking requirements

Planning Director Wahid Cotton explained the use and parking requirements and how contracts work for overflow parking , and that the Planning Commission can create a condition for parking

Commissioner Camp made a motion to approve CU-2025-031 with the condition that Any event that requires offsite overflow parking requires a contract to be presented to staff.

Commissioner Aistrup seconded the motion

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

5. Conditional Use - Interlude Auburn - PUBLIC HEARING

CU-2025-038

Planner English stated a request for Recommendation to City Council for conditional use approval for a performance residential use (multiple-unit development). The subject property is located at 1397 North Dean Road. The subject property is currently zoned Comprehensive Development District (CDD) with Planned Development District (PDD) designation.

Commissioner Stephens asked about the change in number of beds and units

Planning Director Wahid Cotton explained parking requirements and the number of units with how it is calculated

Chair Reese opened the public hearing

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

Commissioner Moseley asked about potential traffic studies and road size

Planning Director Wahid Cotton explained the future expansion of Dean Road with the major street plan

Interim Development Review Director Crowdus confirmed a future traffic study will be required

Commissioner Moseley made a motion to approve CU-2025-038

Commissioner Reese seconded the motion

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

6. Annexation - Cole Place

AX-2025-006

Principal Planner Robison stated a request for a Recommendation to City Council for annexation of approximately 126.89 acres of a 223.36 -acre parcel into the city limits. The subject property is located at Society Hill Road, east of Nash Creek Drive and directly north of the Mitchell Farms development (ADARE). The subject property is currently Outside City Limits.

Commissioner Camp asked about the properties “Low” priority designation for annexation

Planning Director Wahid Cotton explained that we need to update the annexation priority designation and explained the current one in use

Commissioner Chansler asked if the land was viable for development

Planning Director Wahid Cotton explained that it is something we would still look at for development

Commissioner Camp asked about any existing or future Utilities

Principal Utility Engineer Johnson explained the current lack of services and location of the nearest sewer

Commissioner Moseley asked about the desire of the applicant to only annexation a part of the property they own

Planning Director Wahid Cotton explained it is at the discretion of the property owner to decide what they want to request for annexation

Chair Reese asked about the water shed in that area

Planning Director Wahid Cotton explained it is part of why the comments are made in the packet about the water shed, that the desire would be to update the annexation priorities list, confirmed the nearest sewer is on Eastlake

Commissioner Chansler made a motion to approve AX-2025-006 with conditions

Commissioner Moseley seconded the motion

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

7. Preliminary Plat - Cole Place - PUBLIC HEARING

PP-2025-021

Principal Planner Robison stated a request for preliminary plat approval for a 37-lot conventional subdivision. The subject property is located at Society Hill Road, east of Nash Creek Drive and directly north of the Mitchell Farms development (ADARE). The subject property is currently Rural (R) pending approval of AX-2025-006.

Principal Planner Robison confirmed that if the developer foresees any city services like schools that the residence be constructed in the part that is in the city

Chair Reese asked to confirm what was in the city and what wasn't given any potential city services

Principal Planner Robison confirmed the area that is being proposed in the city and that it is not in the city, stated that a greenway easement exists along the creek that the applicant is seeking a waiver to the subdivision

Planning Director Wahid Cotton explained the conditions listed before the Planning Commission on the greenway easement

Principal Planner Robison showed the location of the easement and what is being proposed

Commissioner Chansler asked if this would improve the greenway situation if the waiver were granted

Planning Director Wahid Cotton explained the location of the greenway and how the waiver could impact the greenway

Commissioner Aistrup asked if the greenway has been constructed, if any of it is just being proposed and the advantages of doing it

Planning Director Wahid Cotton explained the benefits of connectivity and not just following along the creek, confirmed that the applicant is comfortable with the waiver

Principal Planner Robison suggested getting it platted how the greenway will function

Planning Director Wahid Cotton explained that more stuff can be added to the conditions such as platting out the proposal

Chair Reese opened the public hearing

The following spoke about their concerns with PP-2025-021

- **Steve Ward**

Chair Reese acknowledged the concerns and would like to see if the Commission could help, but does

not believe it is in their authority to do so

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

Planning Director Wahid Cotton explained that this condition can't be made that was mentioned in the public hearing

Interim Development Review Director Crowds confirmed that the request in public hearing is not plausible given that the plat has met requirements

Commissioner Moseley asked the applicant about their issues with the greenway proposal

Applicant Michael Dilworth explained the project and the desire for the development to not have this greenway as proposed

Commissioner Aistrup made a motion to approve PP-2025-021

Commissioner Walker seconded the motion

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

Commissioner Aistrup made a motion to approve the conditions for PP-2025-021 for the greenway along Robinson Creek (PP-2025-021 cannot go to the final plat without greenway being dedicated on Parcel 1801010000001001)

Commissioner Camp seconded the motion

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

OTHER BUSINESS

Commissioner Walker nominated Commissioner Camp for Vice Chair

Commissioner Moseley second that nomination

A vote was taken and passed 7-0.

Chair Reese nominated Commissioner Moseley for Secretary

Commissioner Chansler second that nomination

A vote was taken and passed 7-0.

CHAIR'S COMMUNICATION

STAFF COMMUNICATION

Planning Director Wahid Cotton explained the intent to get things started for the long-range planning items

and that there will be tentative nominations for the vacant seats on the Planning Commission coming on the second meeting in July of the city council agenda.

ADJOURNMENT – With no further business, the meeting was adjourned at 6:19pm.

Nonet Reese, Chairman

Dana Camp, Secretary