



PLANNING COMMISSION REGULAR MEETING AGENDA

November 9, 2021 - 5:00 p.m.
City Council Chamber, 141 N. Ross Street, Auburn, AL

Phillip Chansler, Chairman
Nonet Reese, Vice Chairman
Wendy Birmingham

Mack LaZenby, Secretary
Bob Ritenbaugh
Jana Jager

Robyn Bridges
Warren McCord
Marcus Marshall

ROLL CALL

CITIZENS' COMMUNICATION

OLD BUSINESS

- 1. Rezoning from Rural to DDH – Old Samford PUBLIC HEARING PL-2021-00634**
Request: Rezoning of approximately 679.40 acres to Development District Housing (DDH)
General Location: Mrs. James Road
Zoning District: Rural (R)
Applicant: Blake Rice, Barrett-Simpson, Inc., on behalf of James Road, LLC and FAB II, LLC
- 2. Planned Development District – Old Samford PUBLIC HEARING PL-2021-00635**
Request: Application of the Planned Development District (PDD) designation on approximately 885.05 acres
General Location: Mrs. James Road
Zoning District: Development District Housing (DDH) (pending rezoning, Case PL-2021-00634)
Applicant: Blake Rice, Barrett-Simpson, Inc., on behalf of James Road, LLC and FAB II, LLC
- 3. Preliminary Plat - Sutherland Subdivision, 2nd Redivision of Lot 2 PL-2021-00643**
Request: Preliminary plat approval for a conventional subdivision (five lot single-family residential subdivision)
General Location: Southwest corner of the intersection of U.S. Highway 280 and North College Street
Zoning District: Development District Housing (DDH) (pending rezoning, Case PL-2021-00638)
Applicant: Brett Basquin, Foresite Group, LLC, on behalf of Donahue Land, LLC

CONSENT AGENDA

Approval of Minutes

Packet Meeting October 11, 2021
Regular Meeting October 14, 2021

- 4. Annexation – Auburn City Board of Education PL-2021-00723**
Request: Annexation of approximately 128.68 acres
General Location: North Donahue Drive / Shug Jordan Parkway
Zoning District: Outside of the City limits
Applicant: Auburn City Board of Education

5. Final Plat – Silos at Conway**PL-2021-00735**

Request: Final plat approval of a conventional subdivision (75 lot single-family residential subdivision)

General Location: East of the Auburn Soccer Complex, on the north side of Wire Road

Zoning District: Limited Development District (LDD) with an overlay of the Planned Development District (PDD) designation

Applicant: Blake Rice, Barrett-Simpson, Inc., on behalf of SMB Land, LLC

NEW BUSINESS**6. Rezoning from Rural to DDH – Cox/Wire****PUBLIC HEARING****PL-2021-00630**

Request: Rezoning of approximately 49.17 acres to Development District Housing (DDH)

General Location: 2125 Cox Road

Zoning District: Rural (R)

Applicant: Brett Basquin, Foresite Group, Inc., on behalf of Dawson Family Limited Partnership

7. Planned Development District – Cox/Wire**PUBLIC HEARING****PL-2021-00631**

Request: Application of the Planned Development District (PDD) designation on approximately 49.17 acres

General Location: 2125 Cox Road

Zoning District: Development District Housing (DDH) (pending rezoning, Case PL-2021-00630)

Applicant: Brett Basquin, Foresite Group, Inc., on behalf of Dawson Family Limited Partnership

8. Conditional Use – Cox/Wire**PUBLIC HEARING****PL-2021-00632**

Request: Conditional use approval for performance residential development uses, institutional uses, road service uses, nursery uses, commercial support uses, and commercial and entertainment uses

General Location: 2125 Cox Road

Zoning District: Development District Housing (DDH) with an overlay of the Planned Development District (PDD) designation (pending rezoning, Case PL-2021-00631)

Applicant: Brett Basquin, Foresite Group, Inc., on behalf of Dawson Family Limited Partnership

9. Planned Development District Amendment – Hamilton Place**PUBLIC HEARING****PL-2021-00716**

Request: Amendment to the Charter Commercial Center (Hamilton Place) PDD in order to add 4.21 acres, more or less, and allow 40,000 square feet of office use

General Location: Northeast corner of Hamilton Road and Ogletree Road

Zoning District: Limited Development District (LDD) with an overlay of the Planned Development District (PDD) designation

Applicant: Foresite Group, Inc., on behalf of PSM Holdings, LLC and TD Development, Inc.

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| 10. Conditional Use – Hamilton Place | PUBLIC HEARING | PL-2021-00717 |
| Request: | Conditional use approval for a community shopping center and office use | |
| General Location: | Northeast corner of Hamilton Road and Ogletree Road | |
| Zoning District: | Limited Development District (LDD) with an overlay of the Planned Development District (PDD) designation | |
| Applicant: | Foresite Group, Inc., on behalf of PSM Holdings, LLC and TD Development, Inc. | |
| 11. Annexation – APCo West Tech Subdivision | | PL-2021-00718 |
| Request: | Annexation of approximately 5.78 acres | |
| General Location: | Corporate Parkway, north of Lee Road 868 | |
| Zoning District: | Outside of the City limits | |
| Applicant: | Auburn Industrial Development Board | |
| 12. Rezoning from Rural to I – APCo West Tech Subdivision | PUBLIC HEARING | PL-2021-00719 |
| Request: | Rezoning of approximately 5.78 acres to Industrial (I) | |
| General Location: | Corporate Parkway, north of Lee Road 868 | |
| Zoning District: | Rural (R) (pending annexation, Case PL-2021-00718) | |
| Applicant: | Auburn Industrial Development Board | |
| 13. Preliminary Plat – Cotswolds, Phase 4 | PUBLIC HEARING | PL-2021-00736 |
| Request: | Preliminary plat approval of a performance residential development (123 lot single-family detached subdivision) | |
| General Location: | Extension of Cotswolds Way and Glasco Street | |
| Zoning District: | Development District Housing (DDH) | |
| Applicant: | Blake Rice, Barrett-Simpson, Inc., on behalf of Richard D. Starr and James L. Starr | |
| 14. Conditional Use – Embrace Church | PUBLIC HEARING | PL-2021-00542 |
| Request: | Conditional use approval for an institutional use (church) | |
| General Location: | 2124 North College Street | |
| Zoning District: | Development District Housing (DDH) | |
| Applicant: | David Slocum, Pinnacle Design Group, Inc., on behalf of Embrace United Methodist Church, Inc. | |
| 15. Conditional Use – Son’s Ford Parking Lot | PUBLIC HEARING | PL-2021-00738 |
| Request: | Conditional use approval for a road service use (parking lot) | |
| General Location: | 114 East Veterans Boulevard | |
| Zoning District: | Comprehensive Development District (CDD) | |
| Applicant: | Brett Basquin, Foresite Group, LLC, on behalf of N.P. Alabama Investments, LLC | |

16. Conditional Use – Nashville Wire Addition

PUBLIC HEARING

PL-2021-00739

Request: Conditional use approval for an industrial use
General Location: 1955 McMillan Street
Zoning District: Industrial (I)
Applicant: Ledge Nettles, Baseline Surveying & Design, LLC, on behalf of Third Generation Auburn, LLC

17. Appeal to Waiver Denial – Drake Landing

PL-2021-00740

Request: Appeal to the denial of an Engineering Design & Construction Manual waiver request related to the requirements for standard parking dimensions
General Location: 425 White Street
Zoning District: Corridor Redevelopment District – West (CRD-W)
Applicant: Felix Lagasse

OTHER BUSINESS

18. Approval of 2022 Planning Commission Meeting and Deadline Calendar

CHAIRMAN’S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT