



PLANNING COMMISSION REGULAR MEETING AGENDA

June 9, 2022 - 5:00 p.m.
City Council Chamber, 141 N. Ross Street, Auburn, AL

Phillip Chansler, Chairman
Nonet Reese, Vice Chairman
Wendy Birmingham

Jana Jager
Bob Ritenbaugh
Marcus Marshall

Robyn Bridges
Joseph Aistrup
Warren McCord

ROLL CALL

CITIZENS' COMMUNICATION

OLD BUSINESS

1. Conditional Use – Circle K

CU-2022-017

Request: Recommendation to City Council for conditional use approval for a road service use (gasoline station)

General Location: Intersection of Shelton Mill and U.S. Hwy 280

Zoning District: Comprehensive Development District (CDD)

Applicant: John Cowden

CONSENT AGENDA

Approval of Minutes

Packet Meeting May 9, 2022

Regular Meeting May 12, 2022

2. Annexation – Thaxton

AX-2022-007

Request: Recommendation to City Council for annexation of approximately 0.99 acres

General Location: Lee Road 26 (Pierce Chapel Road)

Zoning District: Outside of City limits

Applicant: Tommie W. Thaxton

3. Annexation – Smith

AX-2022-008

Request: Recommendation to City Council for annexation of approximately 4.0 acres

General Location: 350 Lee Road 008 (Cotton Valley Lane)

Zoning District: Outside of City limits

Applicant: Wyndol Lamar Smith

NEW BUSINESS

4. Annexation – Tiger's Shadow

AX-2022-009

Request: Recommendation to City Council for annexation of approximately 6.82 acres

General Location: 1945 Lee Road 137 (Wire Road)

Zoning District: Outside of City limits

Applicant: Tiger's Shadow LLC

5. Rezoning – Tiger's Shadow – PUBLIC HEARING

RZ-2022-004

Request: Recommendation to City Council for rezoning of approximately 6.82 acres from Rural (R) to Comprehensive Development District (CDD)

General Location: 1945 Wire Road

Zoning District: Comprehensive Development District (CDD), pending annexation

Applicant: Tiger's Shadow LLC

6. Conditional Use – Tiger's Shadow – PUBLIC HEARING

CU-2022-019

Request: Recommendation to City Council for conditional use approval for a performance residential development (multiple unit development)

General Location: 1945 Wire Road

Zoning District: Comprehensive Development District (CDD), pending annexation & rezoning

Applicant: Tiger's Shadow LLC

7. Rezoning – Masters Court – PUBLIC HEARING

RZ-2022-005

Request: Recommendation to City Council for rezoning of approximately 2.27 acres from Industrial(I) to Comprehensive Development District (CDD)

General Location: 3942 & 3957 Masters Court

Zoning District: Industrial (I)

Applicant: Foresite Group, LLC

8. Preliminary Plat – Swann Farm Phase 1 – PUBLIC HEARING

PP-2022-007

Request: Preliminary plat approval for a performance residential subdivision (106 single family detached and townhouse lots)

General Location: Cox Road

Zoning District: Planned Development District (PDD) with Comprehensive Development District (CDD) underlying

Applicant: Foresite Group, LLC

9. Preliminary Plat –Northfield Estates– PUBLIC HEARING

PP-2022-008

Request: Preliminary plat approval for a residential subdivision (7 single-family detached lots)

General Location: Northwest of Ensminger Road in the Planning Jurisdiction and outside the Optimal Boundary

Zoning District: County

Applicant: Elizabeth Weber Curenton

10. Final Plat –Northfield Estates**FP-2022-006**

Request: Final plat approval for a residential subdivision (7 single-family detached lots)

General Location: Northwest of Ensminger Road in the Planning Jurisdiction and outside the Optimal Boundary

Zoning District: County

Applicant: Elizabeth Weber Curenton

11. Preliminary Plat –Saidla – PUBLIC HEARING**PP-2022-009**

Request: Preliminary plat approval for performance residential subdivision (6 townhouse lots)

General Location: 210 & 220 North Debardeleben Street

Zoning District: Medium Density Residential District (MDRD) & Corridor Redevelopment District - East (CRD-E)

Applicant: Mike Maher on behalf of JL Ventures, LLC

12. Conditional Use – Rusty Barrel– PUBLIC HEARING**CU-2022-018**

Request: Recommendation to City Council for conditional use approval for a commercial and entertainment use (package store)

General Location: 200 West Glenn Avenue

Zoning District: Urban Core District (UC)

Applicant: Kaleigh Patel

13. Conditional Use – Greystone Commercial Development – PUBLIC HEARING**CU-2022-028**

Request: Recommendation to City Council for conditional use approval for a road service use (bank with drive thru) and commercial support use (climate control storage facility)

General Location: 1600 East Samford Avenue

Zoning District: Comprehensive Development District (CDD)

Applicant: Parker Lewis on behalf of Greystone of Auburn, LLC

14. Conditional Use –Owens Crossing Self Storage – PUBLIC HEARING**CU-2022-029**

Request: Recommendation to City Council for conditional use approval for a commercial support use (climate controlled mini storage)

General Location: North Donahue Drive

Zoning District: Comprehensive Development District (CDD)

Applicant: Foresite Group, LLC

OTHER

15. Final Plat – Plainsman Subdivision – Connector Road Dedication

PL-2021-00553

Request:	Final Plat approval for a 3-lot subdivision for purposes of new right-of-way dedication
General Location:	North side of Martin Luther King Drive, east of Webster Road
Zoning District:	Development District Housing (DDH)
Applicant:	Brandon Bolt with Bolt Engineering LLC

CHAIRMAN'S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT