



PLANNING COMMISSION REGULAR MEETING AGENDA

August 11, 2022 - 5:00 p.m.
City Council Chamber, 141 N. Ross Street, Auburn, AL

Warren McCord, Chairman
Nonet Reese, Vice Chairman
Robyn Bridges, Secretary

Jana Jager
Bob Ritenbaugh
Dana Camp

Wendy Birmingham
Joseph Aistrup
David Wisdom

ROLL CALL

CITIZENS' COMMUNICATION

OLD BUSINESS

CONSENT AGENDA

Approval of Minutes

Packet Meeting July 11, 2022

Regular Meeting July 14, 2022

1. Annexation – Crow

AX-2022-015

Request: Recommendation to City Council for annexation of approximately 6.63 acres

General Location: 2190 Richland Road

Zoning District: Outside City Limits

Applicant: William D. Crow and J. Dawn Dozier Crow

2. Final plat – Spyglass PH 2

FP-2022-012

Request: Final Plat approval for an 18 lot performance residential subdivision (single-family homes)

General Location: Yarbrough Farms Boulevard/Titleist Way

Zoning District: Comprehensive Development District (CDD)/Planned Development District (PDD)

Applicant: Dillworth Development, Inc

3. Waiver – Talons Subdivision – PUBLIC HEARING

WZ-2022-008

Request: Waiver to Article III(F), 4d.(6), Final Plat, of the Subdivision Regulations regarding the time a development must be complete. The applicant is requesting to be allowed to extend the bonding period for twelve (12) months.

General Location: East side of South College Street, north of Woodfield Drive

Zoning District: Neighborhood Conservation (NC-20)

Applicant: Michael Anderson on behalf of Talon Group LLC

NEW BUSINESS

- 4. Preliminary plat – Christine P Chase & Betty P Rice** **PP-2022-017**
- Request: Preliminary Plat approval for a five (5) lot performance residential subdivision
- General Location: 320 Lee Road 400
- Zoning District: Outside City Limits
- Applicant: Precision Surveying
- 5. Final plat – Christine P Chase & Betty P Rice** **FP-2022-013**
- Request: Final Plat approval for a five (5) lot performance residential subdivision
- General Location: 320 Lee Road 400
- Zoning District: Outside City Limits
- Applicant: Precision Surveying
- 6. Annexation – The Stables** **AX-2022-012**
- Request: Recommendation to City Council for annexation of approximately 146.6 acres
- General Location: 943 Lee Road 57
- Zoning District: Outside City Limits
- Applicant: TJ Johnson on behalf of Holland Homes, LLC
- 7. Rezoning – The Stables – PUBLIC HEARING** **RZ-2022-007**
- Request: Recommendation to City Council for rezoning of approximately 154.2 acres from Rural I to Limited Development District (LDD)
- General Location: 943 Lee Road 57 (Willis Turk Road)
- Zoning District: Rural (R), pending annexation case AX-2022-012
- Applicant: TJ Johnson on behalf of Holland Homes, LLC
- 8. Planned Development District – The Stables – PUBLIC HEARING** **RZ-2022-008**
- Request: Recommendation to City Council to apply the Planned Development District (PDD) designation to approximately 154.2 acres
- General Location: 943 Lee Road 57 (Willis Turk Road)
- Zoning District: Limited Development District (LDD), pending rezoning case RZ-2022-008
- Applicant: TJ Johnson on behalf of Holland Homes, LLC
- 9. Annexation – Sonic Tools** **AX-2022-014**
- Request: Recommendation to City Council for annexation of approximately 9 acres
- General Location: 2900 block of Lee Road 10 (Beehive Road)
- Zoning District: Outside City Limits
- Applicant: Matt Cobb on behalf of AU Alliance, LLC

10. Rezoning – Sonic Tools – PUBLIC HEARING**RZ-2022-009**

Request: Recommendation to City Council for rezoning of approximately 9 acres from Rural (R) to Industrial (I)

General Location: 2900 block of Lee Road 10 (Beehive Road)

Zoning District: Rural (R), pending annexation case AX-2022-014

Applicant: Matt Cobb on behalf of AU Alliance, LLC

11. Conditional Use – Sonic Tools – PUBLIC HEARING**CU-2022-036**

Request: Recommendation to City Council for conditional use approval for an industrial use (distribution/warehouse)

General Location: 2900 block of Lee Road 10 (Beehive Road)

Zoning District: Industrial (I), pending rezoning case RZ-2022-009

Applicant: Matt Cobb on behalf of AU Alliance, LLC

12. Conditional Use – Big Dan’s – PUBLIC HEARING**CU-2022-030**

Request: Recommendation to City Council for conditional use approval for a road service use (car wash)

General Location: 1101 South College Street

Zoning District: South College Corridor District (SCCD)

Applicant: Big Dan’s Car Wash

13. Conditional Use – Session – PUBLIC HEARING**CU-2022-035**

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

General Location: 157 East Magnolia Avenue

Zoning District: Urban Core (UC) with an overlay of College Edge Overlay District (CEOD) designation

Applicant: Hunter Wiggins

14. Waivers – Auburn AC Marriott Hotel – PUBLIC HEARING**WZ-2022-006**

Request: Waivers to Table 5-3, Development and Design Standard Requirements within the Urban Core (UC) District:

- To adjust minimum fenestration requirements
- To permit alternative building façade materials
- To adjust the minimum story height for non-ground floors

General Location: 100 North Gay Street

Zoning District: Urban Core (UC)

Applicant: RAM Auburn Hospitality Four, LLC on behalf of AuburnBank

15. Waiver – Long Subdivision – PUBLIC HEARING

WZ-2022-007

Request: Waiver to the City of Auburn Subdivision Regulations regarding Flag Lot requirements

General Location: 10812 Alabama Highway 51

Zoning District: Outside City limits – Planning Jurisdiction

Applicant: Jim Miller on behalf of Richard Keith Britt

OTHER

CHAIRMAN’S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT