



PLANNING COMMISSION REGULAR MEETING AGENDA

October 13, 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 September 6, 2022

Regular Meeting September 8, 2022

1. Annexation – Buc-ee's Ponds

AX-2022-017

Request: Recommendation to City Council for annexation of approximately 4.33 acres

General Location: Lee Road 12 (Cox Road)

Zoning District: Outside of City Limits

Applicant: Gonzales – Strength & Associates, Inc.

2. Final Plat – The Silos at Conway

FP-2022-015

Request: Revised final plat approval for a 12-lot conventional subdivision (11 single-family lots & 1 open space lot)

General Location: Rainmaker Run Drive

Zoning District: Planned Development District (PDD) with Limited Development District (LDD) base zoning

Applicant: Blake Rice, Barrett-Simpson, Inc.

3. Final Plat – Haven at Plainsman Lake

FP-2022-016

Request: Final plat approval for a 67-lot conventional subdivision (66 single-family lots & 1 open space lot)

General Location: Terminus of Solamere Court

Zoning District: Development District Housing (DDH)

Applicant: Mark Strozier, Strozier Services, LLC

NEW BUSINESS

4. Annexation – Greinke

AX-2022-016

Request: Recommendation to City Council for annexation of approximately 21.94 acres

General Location: 484 Lee Road 25 (Hillandale Drive)

Zoning District: Outside the City Limits

Applicant: Luke Greinke

- 5. Preliminary Plat – Harper Avenue II Consolidation Plat – PUBLIC HEARING** **PP-2022-018**
- Request: Preliminary plat approval for a 1-lot performance residential subdivision (consolidation of 6 lots into 1)
- General Location: Bryant Avenue
- Zoning District: Medium Density Residential District (MDRD)
- Applicant: Michael Swope, Tally Holdings, LLC
- 6. Final Plat – Harper Avenue II Consolidation Plat** **FP-2022-019**
- Request: Final plat approval for a 1-lot performance residential subdivision (consolidation of 6 lots into 1)
- General Location: Bryant Avenue
- Zoning District: Medium Density Residential District (MDRD)
- Applicant: Michael Swope, Tally Holdings, LLC
- 7. Preliminary Plat – Harper Avenue III Consolidation Plat – PUBLIC HEARING** **PP-2022-019**
- Request: Preliminary plat approval for a 1-lot performance residential subdivision (consolidation of 6 lots into 1)
- General Location: Bryant Circle
- Zoning District: Medium Density Residential District (MDRD)
- Applicant: Michael Swope, Tally Holdings, LLC
- 8. Final Plat – Harper Avenue III Consolidation Plat** **FP-2022-020**
- Request: Final plat approval for a 1-lot performance residential subdivision (consolidation of 6 lots into 1)
- General Location: Bryant Circle
- Zoning District: Medium Density Residential District (MDRD)
- Applicant: Michael Swope, Tally Holdings, LLC
- 9. Preliminary Plat – Tiger’s Shadow – PUBLIC HEARING** **PP-2022-023**
- Request: Preliminary plat approval for an 83-lot performance residential subdivision (80-lot townhouse subdivision with two open space lots and one commercial lot)
- General Location: 1945 Wire Road
- Zoning District: Comprehensive Development District (CDD)
- Applicant: Allen Harris

10. Rezoning – Thomas Rezoning – PUBLIC HEARING

RZ-2022-010

Request: Recommendation to City Council for rezoning of approximately 5.69 acres from Limited Development District (LDD) to Comprehensive Development District (CDD)

General Location: 3022 Cox Road

Zoning District: Limited Development District (LDD)

Applicant: Goodwyn Mills Cawood, LLC on behalf of B&B Storage Center, LLC

11. Conditional Use – U-Haul Moving & Storage at West Pace – PUBLIC HEARING

CU-2022-045

Request: Recommendation to City Council for conditional use approval for a commercial support use (climate-controlled self-storage) & road service use (truck rental)

General Location: 136 West Creek Parkway

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

Applicant: Douglas Weston and Lora Lakov

12. Conditional Use – North College Church – PUBLIC HEARING

CU-2022-046

Request: Recommendation to City Council for conditional use approval for an institutional use (church)

General Location: 1200 block of North College Street

Zoning District: Development District Housing (DDH) & Comprehensive Development District (CDD)

Applicant: Brett Basquin, Foresite Group, LLC

13. Conditional Use – Shinhwa – PUBLIC HEARING

CU-2022-047

Request: Recommendation to City Council for conditional use approval for an industrial use (manufacturing)

General Location: 2530 West Tech Lane

Zoning District: Industrial (I)

Applicant: David Slocum, Pinnacle Design Group, Inc.

14. Conditional Use – Lake Wilmore Community Center – PUBLIC HEARING

CU-2022-048

Request: Recommendation to City Council for revised conditional use approval for a public service use (community recreation center, covered swimming pool, athletic fields, and public park)

General Location: North of 737 Ogletree Road

Zoning District: Rural (R)

Applicant: City of Auburn

OTHER

CHAIRMAN’S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT