



# PLANNING COMMISSION REGULAR MEETING AGENDA

May 11, 2023 - 5:00 p.m.  
City Council Chamber, 141 N. Ross Street, Auburn, AL

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

Phil Chansler  
Bob Ritenbaugh  
Dana Camp

Wendy Birmingham  
Joseph Aistrup  
David Wisdom

## ROLL CALL

## CITIZENS' COMMUNICATION

## OLD BUSINESS

### 1. Preliminary Plat – Preserve Phase 5C – PUBLIC HEARING

PP-2023-005

Request: Preliminary plat approval for a 24-lot single-family conventional subdivision  
General Location: At the current terminus of Preserve Drive, north of Graymoor Lane  
Zoning District: Development District Housing (DDH) with Planned Development District (PDD) overlay  
Applicant: David Slocum, Pinnacle Design Group, Inc.

## CONSENT AGENDA

### Approval of Minutes

Packet Meeting April 10, 2023

Regular Meeting April 13, 2023

### 2. Final Plat – Tigers Shadow Subdivision

FP-2023-008

Request: Final Plat approval for an 84-lot performance residential subdivision (townhomes)  
General Location: 1945 Wire Road  
Zoning District: Comprehensive Development District (CDD)  
Applicant: Tigers Shadow, LLC

## NEW BUSINESS

### 3. Conditional Use – Mall Blvd Leasing Building Office/Warehouse – PUBLIC HEARING

CU-2023-011

Request: Recommendation to City Council for conditional use approval for a commercial support use (warehouse)  
General Location: 1926 Mall Boulevard  
Zoning District: Comprehensive Development District (CDD)  
Applicant: Mall Boulevard Partners, LLC

### 4. Conditional Use – Scooter's Coffee – PUBLIC HEARING

CU-2023-012

Request: Recommendation to City Council for conditional use approval of a road service use (drive-thru coffee shop). A waiver is requested to allow a portion of a parking stall to be located in a bufferyard.  
General Location: 1945 East Glenn Avenue  
Zoning District: Comprehensive Development District (CDD)  
Applicant: Brett Basquin, Foresite Group, LLC

**5. Conditional Use – 1027 E Glenn Mixed Use – PUBLIC HEARING**

**CU-2023-013**

Request: Recommendation to City Council for conditional use approval of a performance residential use (29-unit multiple-unit development)

General Location: 1027 East Glenn Avenue

Zoning District: Corridor Redevelopment District – East (CRD-E)

Applicant: Brett Basquin, Foresite Group, LLC

**6. Conditional Use – Shinhwa Phase 5 – PUBLIC HEARING**

**CU-2023-014**

Request: Recommendation to City Council for conditional use approval of an industrial use

General Location: 2525 West Tech Lane

Zoning District: Industrial (I)

Applicant: David Slocum, Pinnacle Design Group, Inc.

**OTHER**

**CHAIRMAN’S COMMUNICATION**

**STAFF COMMUNICATION**

**ADJOURNMENT**