



# PLANNING COMMISSION REGULAR MEETING AGENDA

September 14, 2023 – 5:00 p.m.  
City Council Chambers, 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

## CONSENT AGENDA

### Approval of Minutes

Packet Meeting August 07, 2023

Regular Meeting August 10, 2023

## NEW BUSINESS

- 1. Annexation - Thomas** **AX-2023-014**  
Request: Recommendation to City Council for annexation of approximately 1.00 acre  
General Location: 5945 Lee Road 0137 (Wire Road)  
Zoning District: Outside of City Limits  
Applicant: Jacob Thomas
- 2. Annexation - May** **AX-2023-013**  
Request: Recommendation to City Council for annexation of approximately 3.00 acres  
General Location: 5967 Lee Road 0137 (Wire Road)  
Zoning District: Outside of City Limits  
Applicant: Tommy Derek May
- 3. Zoning Ordinance Text Amendment - Brewpub & Swimming Pools - PUBLIC HEARING** **ZT-2023-002**  
Request: Recommendation to City Council to amend the Zoning Ordinance  
Applicant: City of Auburn
- 4. Rezoning - District at Richland PDD - PUBLIC HEARING** **RZ-2023-012**  
Request: Recommendation to City Council to place the Planned Development District (PDD) designation on approximately 30 acres  
General Location: Northwest corner of Shug Jordan Parkway and Richland Road  
Zoning District: Comprehensive Development District (CDD)  
Applicant: Barrett-Simpson, Inc

**5. Conditional Use - District at Richland - PUBLIC HEARING**

**CU-2023-018**

Request: Recommendation to City Council for conditional use approval of an outdoor recreation use (private park), institutional uses (day care center, private libraries & museums), indoor recreational uses (billiards, bowling alleys, gymnasium, indoor athletic facilities), office use, commercial and entertainment uses (banks, barbershop/beauty shop, book/hobby/music & sporting goods stores, grocery stores, hardware stores, health & personal care stores, lounge, office supplies, stationary, gift stores, package store, pet/pet supply store, professional studios, restaurant, specialty food stores, theatres/indoor auditoriums, veterinary office/kennel), road service uses (bank w/ drive thru, convenience stores/small grocery (less than 3,000 sf – no fuel), fast food restaurant w/ drive thru), public service use (municipal office/facility), and neighborhood shopping center

General Location: Northwest corner of Shug Jordan Parkway and Richland Road

Zoning District: Comprehensive Development District (CDD) with an overlay of the Planned Development District (PDD) designation (pending rezoning, Case RZ-2023-012)

Applicant: Barrett-Simpson, Inc

**6. Rezoning - Miracle Road/Sarah Lane - PUBLIC HEARING**

**RZ-2023-013**

Request: Recommendation to City Council to rezone approximately 1.0 acre to Development District Housing (DDH)

General Location: 1758 Miracle Road

Zoning District: Rural (R)

Applicant: Foresite Group, LLC

**7. Conditional Use - Miracle Road/Sarah Lane Townhomes - PUBLIC HEARING**

**CU-2023-032**

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

General Location: Miracle Road

Zoning District: Development District Housing (DDH) (pending rezoning, Case RZ-2023-013)

Applicant: Foresite Group, LLC

**8. Conditional Use - Alexander Scott Homes Office - PUBLIC HEARING**

**CU-2023-028**

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

General Location: 326 North College Street

Zoning District: Redevelopment District (RDD)

Applicant: TPG Homes, LLC

**9. Conditional Use - Bent Creek Office - PUBLIC HEARING**

**CU-2023-029**

Request: Recommendation to City Council for conditional use approval of a commercial and entertainment use (restaurant), office use, and commercial support use (warehouse and contractor storage yard)

General Location: 2272 Bent Creek Road

Zoning District: Industrial (I)

Applicant: Foresite Group, LLC

**10. Conditional Use – Store Ease - PUBLIC HEARING**

**CU-2023-031**

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

General Location: 2811 East University Drive

Zoning District: Comprehensive Development District (CDD)

Applicant: Pinnacle Design Group, Inc.

**11. Preliminary Plat - Gardens at Gatewood, Redivision of Parcel A - PUBLIC HEARING**

**PP-2023-015**

Request: Preliminary Plat approval for a 15-lot performance subdivision (townhouse), also includes a request to subdivide off a private street

General Location: Reynolds Drive

Zoning District: Comprehensive Development District (CDD)

Applicant: Samford Group, LLC

**12. Preliminary Plat - Asbury Hills, Redivision of Lot 3 - PUBLIC HEARING**

**PP-2023-016**

Request: Preliminary Plat approval for a 29-lot performance subdivision (townhouse), also includes a request to subdivide off a private street

General Location: Shelton Mill Road

Zoning District: Comprehensive Development District (CDD)

Applicant: Samford Group, LLC

**13. Preliminary Plat - Woodward Oaks, Phase 6 - PUBLIC HEARING**

**PP-2023-018**

Request: Preliminary Plat approval for an 80-lot performance subdivision (single-family detached)

General Location: West of James Burt Parkway

Zoning District: Planned Development District (PDD) with Development District Housing (DDH) underlying

Applicant: Foresite Group, LLC

**14. Waiver to Zoning Ordinance Section 422.02, Street Frontage Landscaping Requirements** **WZ-2023-005**

Request: Waiver request to allow existing vegetation to serve as the required landscaping and forego the installation of new plantings within the street buffer

General Location: 406 West Veterans Boulevard

Zoning District: Comprehensive Development District (CDD)

Applicant: LBYD, LLC

**OTHER BUSINESS**

**15. Extension of Conditional Use Approval - ArchCo North Dean Road** **CU-2022-005**

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

General Location: 1397 North Dean Road

Zoning District: Planned Development District (PDD) with Development District Housing (DDH) underlying

Applicant: ArchCo Residential, LLC

**16. Extension of Conditional Use Approval - Auburn Distribution Facility** **CU-2022-008**

Request: Recommendation to City Council for a six-month extension of a conditional use approval for a commercial support use (distribution facility)

General Location: 511 West Veterans Boulevard

Zoning District: Comprehensive Development District (CDD)

Applicant: LBYD, LLC

**17. Extension of Conditional Use Approval - Auburn Hotel** **CU-2022-012**

Request: Recommendation to City Council for a six-month extension of a conditional use approval for a commercial and entertainment use (hotel)

General Location: 100 North Gay Street

Zoning District: Urban Core (UC)

Applicant: RAM CRE, LLC

**CHAIRMAN'S COMMUNICATION**

**STAFF COMMUNICATION**

**ADJOURNMENT**