



PLANNING COMMISSION REGULAR MEETING AGENDA

December 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 November 06, 2023

Regular Meeting November 09, 2023

NEW BUSINESS

1. Waiver - Mill Creek Data Center

WZ-2023-009

Request: Appeal to the denial of an Engineering Design & Construction Manual waiver request related to the requirements for deceleration lanes along arterial and collector roadways

General Location: 406 West Veterans Boulevard

Zoning District: Comprehensive Development District (CDD)

Applicant: Lee Tharp, LBYD, Inc.

2. Preliminary Plat - Dawson Villas Phase 1 - PUBLIC HEARING

PP-2023-029

Request: Preliminary plat approval for a 36-lot performance residential development (town houses)

General Location: 2004 Dawson Corner Loop

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

Applicant: Foresite Group, LLC

3. Final Plat - Dawson Villas Phase 1

FP-2023-024

Request: Final plat approval for a 36-lot performance residential development (town houses)

General Location: 2004 Dawson Corner Loop

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

Applicant: Foresite Group, LLC

- 4. Preliminary Plat - Mimms Trail Subdivision 12th Addition – PUBLIC HEARING** **PP-2023-031**
- Request: Preliminary plat approval for a 54-lot single-family performance subdivision
- General Location: Mimms Trail Road and Rutland Road
- Zoning District: Planned Development District (PDD) with Limited Development District (LDD) underlying
- Applicant: Foresite Group LLC
- 5. Final Plat - Mimms Trail Subdivision 12th Addition** **FP-2023-023**
- Request: Final plat approval for a 54-lot single-family performance subdivision
- General Location: Mimms Trail Road and Rutland Road
- Zoning District: Planned Development District (PDD) with Limited Development District (LDD) underlying
- Applicant: Foresite Group LLC
- 6. Conditional Use - 539 Airport Road Warehouse - PUBLIC HEARING** **CU-2023-044**
- Request: Recommendation to City Council for conditional use approval for a commercial support use (warehouse)
- General Location: 539 Airport Road
- Zoning District: Comprehensive Development District (CDD)
- Applicant: Foresite Group, LLC
- 7. Conditional Use - Beehive Park Lots 6 & 7 - PUBLIC HEARING** **CU-2023-045**
- Request: Recommendation to City Council for conditional use approval for a commercial support use (warehouse)
- General Location: 3151 & 3201 Hive Commerce Parkway
- Zoning District: Industrial District (I)
- Applicant: Armentrout Matheny Thurmond PC
- 8. Preliminary Plat - Asheton Glenn Subdivision - PUBLIC HEARING** **PP-2023-026**
- Request: Preliminary plat approval for a 21-lot single-family performance subdivision
- General Location: Watercrest Boulevard and US Highway 280
- Zoning District: Comprehensive Development District (CDD)
- Applicant: Ab Conner
- 9. Preliminary Plat - Talmage Subdivision - PUBLIC HEARING** **PP-2023-027**
- Request: Preliminary plat approval for a 7-lot conventional subdivision
- General Location: 2042 Bonny Glen Road
- Zoning District: Rural (R)
- Applicant: Baseline, LLC

10. Preliminary Plat - Bridgewater Phase 1B Redivision of Lots 37-46 - PUBLIC HEARING **PP-2023-028**

Request: Preliminary plat approval to change 10 twin home lots to 8 single-family detached lots
General Location: 100-109 Benz Court
Zoning District: Planned Development District (PDD) w/ Comprehensive Development District (CDD) underlying
Applicant: Charles Pick

11. Final Plat - Bridgewater Phase 2 Redivision of Lots 37-46 **FP-2023-025**

Request: Final plat approval to change 10 twin home lots to 8 single-family detached lots
General Location: 100-109 Benz Court
Zoning District: Planned Development District (PDD) w/ Comprehensive Development District (CDD) underlying
Applicant: Charles Pick

12. Preliminary Plat - Northgate Subdivision, Phase 1 - PUBLIC HEARING **PP-2023-030**

Request: Preliminary plat approval for a 51-lot single-family and townhouse performance subdivision
General Location: West side of North College Street, south US Hwy 280
Zoning District: Planned Development District (PDD) w/ Comprehensive Development District (CDD) and Development District Housing (DDH) underlying
Applicant: TJ Johnson

13. Final Plat - Northgate Subdivision, Phase 1 **FP-2023-026**

Request: Final plat approval for a 51-lot single-family and townhouse performance subdivision
General Location: West side of North College Street, south US Hwy 280
Zoning District: Planned Development District (PDD) w/ Comprehensive Development District (CDD) and Development District Housing (DDH) underlying
Applicant: TJ Johnson

OTHER

CHAIRMAN'S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT