



PLANNING COMMISSION REGULAR MEETING AGENDA

January 11, 2024 – 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 December 09, 2023

Regular Meeting December 12, 2023

1. Final Plat - Farmville Lakes Phase 8

FP-2023-028

Request: Final plat approval for a 30-lot performance residential development (single-family)

General Location: Terminus of Farmville Lakes Drive

Zoning District: Comprehensive Development District (CDD) with Planned Development District (PDD) overlay

Applicant: Pinnacle Design Group, Inc.

NEW BUSINESS

2. Waiver - Preserve, Phase 6

WZ-2024-001

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: The Preserve, Phase 6

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

Applicant: Flowers & White Engineering, LLC

3. Preliminary Plat - Links Crossing Phase 4 - PUBLIC HEARING

PP-2023-032

Request: Preliminary Plat approval for a 38-lot conventional subdivision

General Location: Mill Creek Road

Zoning District: Development District Housing (DDH)

Applicant: Baseline, LLC

4. Final Plat - Link Crossing Phase 4

FP-2023-027

Request: Final Plat approval for a 38-lot conventional subdivision

General Location: Mill Creek Road

Zoning District: Development District Housing (DDH)

Applicant: Baseline, LLC

- 5. Annexation - Lowry Property** **AX-2023-018**
- Request: Recommendation to City Council for annexation of approximately 160 acres
- General Location: 94 Lee Road 0009
- Zoning District: Outside of City Limits
- Applicant: Foresite Group, LLC
- 6. Rezoning - Lowry Property - PUBLIC HEARING** **RZ-2023-017**
- Request: Recommendation to City Council for rezoning approximately 160 acres to Industrial (I)
- General Location: 94 Lee Road 0009
- Zoning District: Rural (R), pending annexation (AX-2023-018)
- Applicant: Foresite Group, LLC
- 7. Annexation - Chewacla Ridge Subdivision** **AX-2023-019**
- Request: Recommendation to City Council for annexation of approximately 134 acres
- General Location: Sandhill Road
- Zoning District: Outside of City Limits
- Applicant: Baseline, LLC
- 8. Preliminary Plat - Chewacla Ridge Subdivision - PUBLIC HEARING** **PP-2023-034**
- Request: Preliminary Plat approval for a 42-lot conventional subdivision
- General Location: Sandhill Road
- Zoning District: Rural (R), pending annexation (AX-2023-019)
- Applicant: Baseline, LLC
- 9. Conditional Use - One Auburn - PUBLIC HEARING** **CU-2023-048**
- Request: Recommendation to City Council for conditional use approval for a performance residential development (townhomes and multiple-unit development)
- General Location: 1764 & 1758 Miracle Road
- Zoning District: Development District Housing (DDH)
- Applicant: Foresite Group, LLC

10. Preliminary Plat - One Auburn - PUBLIC HEARING

PP-2023-035

Request: Preliminary plat approval for a 27-lot performance residential development (townhomes and multiple-unit development)

General Location: 1764 & 1758 Miracle Road

Zoning District: Development District Housing (DDH)

Applicant: Foresite Group, LLC

11. Preliminary Plat - Dawson Villas - PUBLIC HEARING

PP-2023-033

Request: Preliminary plat approval for a 162-lot performance residential development

General Location: Southwest intersection of Cox and Wire Roads

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

Applicant: Foresite Group, LLC

12. Rezoning - Fountain Gate Church - PUBLIC HEARING

RZ-2023-018

Request: Recommendation to City Council for rezoning approximately 11 acres to Limited Development District (LDD)

General Location: 1415 Moores Mill Road

Zoning District: Rural (R)

Applicant: Matt Cobb

13. Conditional Use - R.E. Michel Company - PUBLIC HEARING

CU-2023-046

Request: Recommendation to City Council for conditional use approval for a commercial support use (wholesale distribution facility)

General Location: 1948 Mall Blvd

Zoning District: Comprehensive Development District (CDD)

Applicant: R.E. Michel Company

14. Conditional Use - East Glenn Bank - PUBLIC HEARING

CU-2023-047

Request: Recommendation to City Council for conditional use approval for a road service use (bank with drive-thru)

General Location: 1901 East Glenn Avenue

Zoning District: Comprehensive Development District (CDD)

Applicant: Foresite Group, LLC

OTHER BUSINESS

15. Annual Meeting of the Commission to Elect Officers

CHAIRMAN'S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT