



PLANNING COMMISSION REGULAR MEETING AGENDA

February 08, 2024 – 5:00 p.m.
City Council Chambers, 141 N. Ross Street, Auburn, AL

Nonet Reese, Chairman
Warren McCord, 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 January 08, 2024

Regular Meeting January 11, 2024

1. City of Auburn Lift Station AX-2024-001

Request: Recommendation to City Council for annexation of approximately 2.07 acres

General Location: Lee Road 0009 (Biltmore Lane)

Zoning District: Outside of City Limits

Applicant: City of Auburn

2. Annexation - Barrett AX-2024-003

Request: Recommendation to City Council for annexation of approximately 2.9 acres

General Location: 2220 Estate Drive

Zoning District: Outside of City Limits

Applicant: Kathryn Barrett

3. Final Plat - Talmage Subdivision FP-2024-001

Request: Final plat approval for a 7-lot residential subdivision

General Location: 2032 Bonny Glen Road

Zoning District: Rural (R)

Applicant: Baseline Surveying, LLC

New Business

4. Annexation - Biltmore Commerce Park AX-2024-002

Request: Recommendation to City Council for annexation of approximately 92 acres

General Location: 94 Lee Road 0009 (Biltmore Lane)

Zoning District: Outside of City Limits

Applicant: HarrCo Development, Inc.

- 5. Rezoning - Biltmore Commerce Park - PUBLIC HEARING** **RZ-2024-001**
- Request: Recommendation to City Council for rezoning approximately 92 acres to Industrial (I)
- General Location: 94 Lee Road 0009 (Biltmore Lane)
- Zoning District: Rural (R), pending annexation (AX-2024-002)
- Applicant: HarrCo Development, Inc.
- 6. Rezoning - Arborwoods - PUBLIC HEARING** **RZ-2024-002**
- Request: Recommendation to City Council to apply the Conservation Overlay District (COD) on 59 acres
- General Location: Sandhill Road, east of Bridle Creek Circle
- Zoning District: Rural (R)
- Applicant: Hayes Eiford, Samford Group, LLC
- 7. Preliminary Plat - Arborwoods- PUBLIC HEARING** **PP-2024-001**
- Request: Preliminary plat approval for a 20- lot conservation subdivision
- General Location: Sandhill Road, east of Bridle Creek Circle
- Zoning District: Rural (R) with COD, (pending rezoning RZ-2024-002)
- Applicant: Hayes Eiford, Samford Group, LLC
- 8. Preliminary Plat - Asbury Hills Redivision of Lots 3A & 3B - PUBLIC HEARING** **PP-2024-002**
- Request: Revised preliminary Plat approval for a 38-lot performance residential development
- General Location: Shelton Mill Road
- Zoning District: Comprehensive Development District (CDD)
- Applicant: Hayes Eiford, Samford Group, LLC
- 9. Conditional Use - West Veterans Storage - PUBLIC HEARING** **CU-2024-001**
- Request: Recommendation to City Council for conditional use approval of a commercial support use (climate-controlled storage and warehouse)
- General Location: 600 Block of West Veterans Blvd
- Zoning District: Comprehensive Development District (CDD)
- Applicant: Brett Basquin, Foresite Group, LLC
- 10. Waiver - West Veterans Storage** **WZ-2024-002**
- Request: Waiver to special development standards for climate-controlled storage uses and to the corridor overlay regulations to allow metal building material along a corridor street
- General Location: 600 Block of West Veterans Blvd
- Zoning District: Comprehensive Development District (CDD)
- Applicant: Brett Basquin, Foresite Group, LLC

11. Conditional Use - Ridgecrest Bedell - PUBLIC HEARING

CU-2024-005

Request: Recommendation to City Council for conditional use approval of an institutional use (community housing services) and office use

General Location: 945 N Donahue

Zoning District: Redevelopment District (RDD)

Applicant: Wes Thrash, Foresite Group, LLC

OTHER BUSINESS

12. Café Racer

CU-2024-004

Request: Request for a rehearing for a recommendation to City Council for conditional use approval for a road service use (fast food restaurant with drive-thru)

General Location: 204 and 220 Opelika Road

Zoning District: Corridor Redevelopment District – Urban (CRD-U)

Applicant: Brad Galland, Café Racer

CHAIRMAN’S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT