



# PLANNING COMMISSION REGULAR MEETING AGENDA

March 14, 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 February 05, 2024

Regular Meeting February 08, 2024

### 1. Annexation - Evans Annexation

AX-2024-004

Request: Recommendation to City Council for annexation of approximately 3.40 acres

General Location: 178 Lee Road 72 (East Farmville)

Zoning District: Outside of City Limits

Applicant: Joshua Evans

## New Business

### 2. Conditional Use - Shug Jordan ACDI Complex Expansion - PUBLIC HEARING

CU-2024-006

Request: Recommendation to City Council for conditional use approval for an industrial use (complex expansion)

General Location: Off Shug Jordan Pkwy, south of Martin Luther King Drive and north of Pumphrey Avenue.

Zoning District: Industrial (I)

Applicant: Foresite Group, LLC

### 3. Conditional Use - Arch Co North Dean Road - PUBLIC HEARING

CU-2024-007

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

General Location: 1397 North Dean Road

Zoning District: Comprehensive Development District (CDD) w/Planned Development District (PDD)

Applicant: Foresite Group, LLC

### 4. Conditional Use - The Children's House - PUBLIC HEARING

CU-2024-008

Request: Recommendation to City Council for conditional use approval for an institutional use (daycare)

General Location: 231 East Drake Avenue

Zoning District: Redevelopment District (RDD)

Applicant: Charlene Kam, CYK Properties

- 5. Conditional Use - 1120 South College - PUBLIC HEARING** **CU-2024-009**
- Request: Recommendation to City Council for conditional use approval for a road service use (restaurant with drive-thru)
- General Location: 1120 South College
- Zoning District: Comprehensive Development District (CDD) w/ Planned Development District (PDD)
- Applicant: Toby Rumbarger
- 6. Conditional Use - RaceTrac Fuel Center - PUBLIC HEARING** **CU-2024-010**
- Request: Recommendation to City Council for conditional use approval of a road service use (gasoline station)
- General Location: Southwest corner of Shelton Mill Road and US Highway 280
- Zoning District: Comprehensive Development District (CDD)
- Applicant: Victor Sutapaha, RaceTrac, Inc.
- 7. Conditional Use - Glenn Triplex - PUBLIC HEARING** **CU-2024-011**
- Request: Recommendation to City Council for conditional use approval for a performance residential development (multiple-unit development)
- General Location: 620 East Glenn Avenue
- Zoning District: Corridor Redevelopment District – East (CRD-E)
- Applicant: Pinnacle Design Group, Inc.
- 8. Conditional Use - US Security Systems - PUBLIC HEARING** **CU-2024-012**
- Request: Recommendation to City Council for conditional use approval of a commercial support use (warehouse)
- General Location: 267 West Veterans Blvd
- Zoning District: Comprehensive Development District (CDD)
- Applicant: Pinnacle Design Group, Inc.
- 9. Conditional Use - Café Racer - PUBLIC HEARING** **CU-2024-004**
- Request: Recommendation to City Council for conditional use approval of 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

**10. Preliminary Plat - Old Samford Pod I - PUBLIC HEARING**

**PP-2024-003**

Request: Preliminary Plat approval for a 91-lot a single-family residential performance subdivision

General Location: Mrs. James Road (Lee Road 81)

Zoning District: Development District Housing (DDH) w/ Planned Development District (PDD)

Applicant: Black Rice, Barrett-Simpson, Inc

**OTHER BUSINESS**

**CHAIRMAN'S COMMUNICATION**

**STAFF COMMUNICATION**

**ADJOURNMENT**