

**Auburn Planning Commission
May 9, 2013 – Regular Meeting
MINUTES**

The Auburn Planning Commission (PC) met on Thursday, May 9, 2013 at 5:00 p.m. in the City Council Chambers at 141 North Ross Street.

PRESENT Wayne Bledsoe, Sarah Brown, Phil Chansler, Marcus Marshall, Charles Pick, Matt Rice, Emily Sparrow, Mark Yohn

ABSENT Warren McCord

STAFF PRESENT Forrest Cotten, Justin Steinmann, Cathy Cooper, Matt Mosley, Amber English, Jeff Ramsey, Alison Frazier, Dan Crowdus, Eric Carson

CITIZENS COMMUNICATION

OLD BUSINESS

CONSENT AGENDA

Cobb Annexation

PL-2013-00236

Mr. Cotten stated the request was for a recommendation to City Council for annexation of approximately 5.4 acres located at the southeast corner of the intersection of South College Street and Lee Road 20. Two manufactured homes were located on the property. The request met requirements for annexation, and staff recommended approval.

Parkerson's Mill Subdivision

PL-2013-00292

Mr. Cotten stated the request was for final plat approval for a conventional subdivision (67 lot single family residential subdivision with one outlot) located at the northwest corner of the intersection of Sandhill Road and Mill Creek Road in the Neighborhood Conservation (NC-9) zoning district. The subject property was prepared for a residential development in the same configuration originally in 2005 and again in 2007. During this time, streets and infrastructure were constructed, and some of the site preparation work was performed. Some updating would be needed. Staff recommended approval.

Mr. Chansler made a motion to approve the consent agenda, including approval of the minutes from the April 8, 2013 Planning Commission regular meeting and the April 11, 2013 Planning Commission packet meeting.

Ms. Brown seconded the motion.

The motion passed with a vote of 8-0.

NEW BUSINESS

Zoning Ordinance Amendments

MS-2013-00018

Mr. Cotten stated the request was for a recommendation to City Council for amendments to Appendix B: Street Classification System of the *City of Auburn Zoning Ordinance*. The amendments were designed to reflect adjustments to street classifications due to recent developments, traffic studies, and long range transportation updates. The changes were consistent with the recent changes to the Major Street Plan. The amendment added the Residential Collector classification. A Residential Collector differs from a Collector by the uses they service. Though both can be a facility that collect traffic from an area and

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Cobb Annexation (Case PL-2013-00236)

Subject: Recommendation to City Council for annexation of approximately 5.4 acres

Location: Southeast corner of the intersection of South College Street and Lee Road 20 (80 Lee Road 20)

Applicant: Catherine Cobb

Property Zoned: Outside of the City limits

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for annexation of approximately 5.4 acres, marked "Received" April 2, 2013, Auburn Planning Commission Case PL-2013-00236, is hereby **APPROVED**.

STATE OF ALABAMA
LEE COUNTY

I, Forrest Cotten, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held May 9, 2013 and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 10th day of May, 2013.



Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Parkerson's Mill Subdivision (Case PL-2013-00292)

Subject: Final plat approval for a conventional subdivision (67 lot single family residential subdivision with one outlot)

Location: Northwest corner of the intersection of Sandhill Road and Mill Creek Road

Applicant: The Exchange Bank of Alabama

Property Zoned: Neighborhood Conservation (NC-9)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for final plat approval for a conventional subdivision (67 lot single family residential subdivision with one outlot), marked "Received" April 15, 2013, Auburn Planning Commission Case PL-2013-00292, is **APPROVED, subject to:**

Engineering:

- The minimum FFE for lot 16 will be changed to 400 ft. prior final signatures on the plat.
- Engineering plans have been approved. Existing infrastructure is currently being tested and repaired as needed.
- A subdivision completion bond will be required prior to signing the plat at a value equal to 125% of the outstanding improvements. The bond must be issued from a financial institution that meets acceptable ratings as required by the City's Finance Department.

Water Resource Management:

- The existing sanitary sewer infrastructure shall be tested in accordance with the City of Auburn Standard Specifications and all deficiencies corrected prior to acceptance by the City of Auburn.
- The existing sanitary sewer pump station shall be upgraded to comply with Section 3.5 of the WRM Design and Construction Manual prior to acceptance by the City of Auburn. The following major correction items were noted in a preliminary inspection of the station but may not be all inclusive.
 - Replace all mechanical and electrical components of the pump station with new components and provide required spare parts listed in the manual.
 - Provide standby diesel pump per Manual requirements.
 - All components of the pump station including the power pole, telemetry and standby diesel pump shall be located inside the perimeter fence.
 - The perimeter fence shall be moved to the boundary of the pump station site.
 - The pump station shall be tested and inspected in accordance with the Manual requirements.
 - A completion bond shall be required for items not completed at the time the final plat is requested. Contact the WRM Department for further information and a bond form.
 - A warranty bond will be required for final acceptance of the pump station.

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Forrest E. Cotten, AICP, Director of Planning

move it to the Arterial street system, a Residential Collector's primary function is to provide direct access to residential properties and residential subdivisions. Staff recommended approval.

Ms. Sparrow opened the public hearing. After no comments were received, the public hearing was closed.

Mr. Rice made a motion to approve Case MS-2013-00018, Zoning Ordinance Amendments, a request for a recommendation to City Council for amendments to Appendix B: Street Classification System of the *City of Auburn Zoning Ordinance*.

Mr. Pick seconded the motion.

A vote was taken, and the motion passed with a vote of 8-0.

Subdivision Regulations Amendments

MS-2013-00023

Mr. Cotten stated the request was for approval of amendments to Article IV, Section E(3), Minimum Lot Area, of the *City of Auburn Subdivision Regulations* for purposes of increasing the minimum lot size for properties within the City's Planning Jurisdiction that are also within the City's Optimal Boundary as delineated in *CompPlan 2030*. For the past several years, there has been an acknowledged disparity in the minimum lot size in the City's planning jurisdiction compared to the minimum lot size requirement in the City that abuts unincorporated Lee County; and hence, the planning jurisdiction as well. The minimum lot size in Rural is three acres, which differs from the County's minimum lot size of one acre. The comprehensive plan has a clear emphasis on infill and redevelopment, and it is a recurring theme throughout the various chapters. This emphasis combined with a future land use plan that purposely reflects rural land use along the city periphery and throughout the "optimal boundary" (this area is reflective of the city's potential boundary at the year 2030 which is the planning horizon) led staff to recommend that the minimum lot size for properties within the planning jurisdiction and optimal boundary be three acres. The minimum lot size for properties outside of the Optimal Boundary seeking annexation would remain one acre.

Ms. Sparrow opened the public hearing.

Ledge Nettles, 366 Belmonte Drive, was a professional surveyor and thought the amendment would penalize landowners. He suggested taking more time to review the proposed changes.

After no further comments were received, the public hearing was closed.

Mr. Chansler said the amendments were proposed with *CompPlan 2030* in mind. He thought the change would push infill and redevelopment towards the middle of the city.

Mr. Chansler made a motion to approve Case MS-2013-00023, Subdivision Regulations Amendments, a request for approval of amendments to Article IV, Section E(3), Minimum Lot Area, of the *City of Auburn Subdivision Regulations*.

Mr. Bledsoe seconded the motion.

A vote was taken, and the motion passed with a vote of 8-0.

Laurel Grove Rezoning

PL-2013-00290

Ms. Cooper stated the request was for a recommendation to City Council for rezoning of approximately 2.8 acres from Rural (R) to Development District Housing (DDH). The property was located north of Laurel Grove Subdivision, First Addition, and southeast of Moores Mill Golf Club, Phase 4. The applicant wished to develop this property in the same manner as the adjacent property (DDH with up to 4 units per acre in a conventional subdivision) and add this to the Laurel Grove Subdivision. The applicant would tie

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Zoning Ordinance Text Amendment – Appendix B: Street Classification System (MS-2013-00018)

Subject: Recommendation to City Council for amendments to Appendix B: Street Classification System of the *City of Auburn Zoning Ordinance*

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for amendments to Appendix B: Street Classification System of the *City of Auburn Zoning Ordinance*, Auburn Planning Commission Case MS-2013-00018, is hereby **APPROVED**.

STATE OF ALABAMA
LEE COUNTY

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Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Subdivision Regulations Text Amendment – Minimum Lot Size (MS-2013-00023)

Subject: Recommendation to City Council for amendments to Article IV, Section E(3), Minimum Lot Area of the *City of Auburn Subdivision Regulations*

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for amendments to Article IV, Section E(3), Minimum Lot Area, of the *City of Auburn Subdivision Regulations*, Auburn Planning Commission Case MS-2013-00023, is hereby **APPROVED**.

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this property into the Laurel Grove Subdivision, First Addition (preliminary plat approved in January 2012) via Moyle Lane off of the extension of Morgan Drive. Staff recommended approval.

Ms. Sparrow opened the public hearing.

Margaret Murphy, 1824 Altamont Court, was concerned about the proximity of the cul-de-sac to her personal property.

Ms. Sparrow explained that issue was appropriately addressed at the time preliminary plat approval was sought.

After no further comments were received, the public hearing was closed.

Mr. Pick made a motion to approve Case PL-2013-00290, Laurel Grove Rezoning, a request for a recommendation to City Council for rezoning of approximately 2.8 acres from Rural (R) to Development District Housing (DDH).

Ms. Brown seconded the motion.

A vote was taken, and the motion passed with a vote of 7-0. Mr. Rice recused himself from voting.

Cotswolds Subdivision, Phase 2

PL-2013-00280

Ms. Cooper stated the request was for a recommendation to City Council for rezoning of approximately 4.13 acres from Rural (R) to Development District Housing (DDH) and approximately 30.94 acres from Comprehensive Development District (CDD) to Development District Housing (DDH). The property was located at the western termini of Salford and Banbury Streets. Municipal water and sewer are available to the property. The property was annexed in to the city limits in 2004 with the intention of developing the property in a mixed-use fashion. Only a small portion of the Cotswolds property was developed at that time. Richland Road is proposed to tie onto the western portion of the proposed outer loop. No correspondence was received. Staff recommended approval.

Ms. Sparrow opened the public hearing. After no comments were received, the public hearing was closed.

Mr. Pick made a motion to approve Case PL-2013-00280, Cotswolds Subdivision, Phase 2, a request for a recommendation to City Council for rezoning of approximately 4.13 acres from Rural (R) to Development District Housing (DDH) and approximately 30.94 acres from Comprehensive Development District (CDD) to Development District Housing (DDH).

Mr. Bledsoe seconded the motion.

A vote was taken, and the motion passed with a vote of 7-0. Mr. Rice recused himself from voting.

Cotswolds Subdivision, Phase 2

PL-2013-00275

Ms. Cooper stated the request was for preliminary plat approval for a conventional subdivision (64 conventional residential subdivision with one detention/greenspace lot and one parcel set aside for future right-of-way) located at the western termini of Salford and Banbury Streets in the Development District Housing (DDH) zoning district (pending approval of PL-2013-00280). Staff recommended approval.

Blake Rice with Barrett-Simpson, Inc. represented the applicant. he discussed changes the applicant wished to make to the plat, which included modifications to both the northern and southern cul-de-sacs.

Ms. Sparrow opened the public hearing. After no comments were received, the public hearing was closed.

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Laurel Grove Rezoning (Case PL-2013-00290)

Subject: Recommendation to City Council for rezoning of approximately 2.8 acres from Rural (R) to Development District Housing (DDH)

Location: North of Laurel Grove, First Addition, southeast of Moores Mill Golf Club Phase 4

Applicant: Edgar Hughston

Property Zoned: Rural (R)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for rezoning of approximately 2.8 acres from Rural (R) to Development District Housing (DDH), marked "Received" April 15, 2013, Auburn Planning Commission Case PL-2013-00290 is hereby **APPROVED**.

STATE OF ALABAMA
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Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Cotswolds Subdivision, Phase 2 Rezoning (Case PL-2013-00280)

Subject: Recommendation to City Council for rezoning of approximately 4.13 acres from Rural (R) to Development District Housing (DDH) and approximately 30.94 acres from Comprehensive Development District (CDD) to Development District Housing (DDH)

Location: The western termini of Salford and Banbury Streets

Applicant: Community Bank & Trust of West Georgia

Property Zoned: Rural (R) and Comprehensive Development District (CDD)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for rezoning of approximately 4.13 acres from Rural (R) to Development District Housing (DDH) and approximately 30.94 acres from Comprehensive Development District (CDD) to Development District Housing (DDH), marked "Received" April 12, 2013, Auburn Planning Commission Case PL-2013-00280 is hereby **APPROVED**.

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Mr. Pick asked if the modifications were okay with staff.

Mr. Ramsey thought they would work well, but they would definitely be reviewed.

Mr. Bledsoe made a motion to approve Case PL-2013-00275, Cotswolds Subdivision, Phase 2, a request for preliminary plat approval for a conventional subdivision (64 lot conventional residential subdivision with one detention/greenspace lot and one parcel set aside for future right-of-way), with staff comments.

Ms. Brown seconded the motion.

A vote was taken, and the motion passed with a vote of 7-0. Mr. Rice recused himself from voting.

Wire Road Commercial Park

PL-2013-00293

Mr. Mosley stated the request was for preliminary plat approval for a four lot commercial subdivision with dedicated right-of-way located on the southeast side of Wire Road in the proximity of 1967 Wire Road. The plat met the basic requirements of the subdivision regulations, but minor changes were needed. Widening of Wire Road, to accommodate a left turn lane, will be required with this phase of the development. No new curb cut will be allowed on Wire Road without a waiver. Lots 1 and 2 shall take access from the new public street. A right turn lane on Wire Road is required as part of this development. Staff recommended approval.

Ms. Sparrow opened the public hearing.

Blake Hatley, 1100 Stonegate Drive, was concerned about construction noise, traffic, and the economic impact on his property.

Pat Starr, 1960 Lee Road 137, asked what the difference was between collector and arterial streets.

Mr. Ramsey explained that collector roads accommodate higher levels of traffic than local roads and are feeders into arterials.

Mr. Starr asked if a traffic study had been completed.

Mr. Ramsey said yes. A middle turn lane would be installed on Wire Road.

Mr. Starr was concerned about curb cut spacing. He thought more studies should be done.

Parker Lewis with Hydro-Engineering Solutions, LLC represented the applicant. He explained there was a new owner of the property, but that commercial support uses had been approved for the development. Two traffic studies had been performed for the project, and he discussed the findings. He noted the facility would meet corridor overlay requirements.

After no further comments were received, the public hearing was closed.

Mr. Pick asked what assumptions were made for the traffic study in terms of the traffic generated from the 44 acre parcel.

Mr. Lewis said commercial support uses, retail, and office uses were taken into account.

Mr. Pick made a motion to approve Case PL-2013-00293, Wire Road Commercial Park, a request for preliminary plat approval for a 4 lot commercial subdivision with dedicated right-of-way.

Ms. Brown seconded the motion.

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Cotswolds Subdivision, Phase 2 (Case PL-2013-00275)

Subject: Preliminary plat approval for a sixty-four (64) lot conventional residential subdivision with a detention/greenspace lot and one parcel set aside for the outer loop right-of-way

Location: The western termini of Salford and Banbury Streets

Applicant: Community Bank & Trust of West Georgia

Property Zoned: Development District Housing (DDH)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for preliminary plat approval for a sixty-four (64) lot conventional residential subdivision with a detention/greenspace lot and one parcel set aside for the outer loop right-of-way, marked "Received" April 12, 2013, Auburn Planning Commission Case PL-2013-00275, is hereby **APPROVED, subject to:**

Planning:

- Street names for Street A and Street B will need to be submitted prior to the final plat approval.

Water Resource Management:

- The required 10-foot drainage and utility easement along the rights-of-way is not shown.
- Note 5 – The lots having potential backflow issues shall be shown, along with the minimum FFEs on the final plat.

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A vote was taken, and the motion passed with a vote of 8-0.

Wire Road Transit System Storage

PL-2013-00294

Mr. Mosley stated the request was for a recommendation to City Council for conditional use approval for a commercial support use (transit system storage facility) located on lot 3 of the Wire Road Commercial Park in the Comprehensive Development District (CDD) zoning district. The use would include the storage of buses when not in use, employee parking, fuelling and some minor repair of vehicles. The subject property comprised five acres located on the south side of a right-of-way that has not yet been constructed. The conceptual plan of the proposed commercial park shows the property accessed by the new city street crossing the existing stream and culminating in a cul-de-sac. The property to the south is currently a mobile home park located in the county. While areas abutting property in Lee County do not typically require a bufferyard, this area is in the Optimal Boundary and is assumed to be annexed into the City of Auburn at some point in the future. It would make some sense to have the applicant install a buffer now as commercial support uses may be somewhat more intense than future redevelopment. Staff recommends that a 10 foot bufferyard be planted with one canopy tree per 100 feet. The Public Works Department noted some improvements will be required as part of the subdivision of the property and the addition of this use. This will include the widening of Wire Road, and left and right turn lanes. Staff also recommended that any fuel tanks should be buried and at least 20 feet from any property line. Staff recommended approval.

Parker Lewis with Hydro-Engineering Solutions, LLC represented the applicant. He discussed staff's recommendations for conditions of approval. He had been working with Fletcher Little to address the property owner's concerns and had resolved to build a berm and install a wooden stockade fence at the top. A chain link security fence would go at the bottom of the berm. The fuel tanks were currently shown 40 feet from the property line, but it did need to be above ground. This made malfunctions easier to notice.

Ms. Sparrow opened the public hearing.

Fletcher Little, 2105 Tamplin Drive, owned College Mobile Home Park and submitted a list of requests that addressed the concerns he had with the proposed request (attached). He felt most of his concerns had been addressed, but asked for increased screening in order to shield vehicle lights. He also asked that late-night parking activities be confined to the front parking area.

Mr. Lewis was fine with accommodating both of Mr. Little's requests.

Pat Starr, 1960 Lee Road 137, asked about the three proposed turn lanes.

Mr. Lewis said it would be one, long continuous suicide lane.

Mr. Starr asked if the transit use was the same as a trucking company.

Mr. Cotten said no.

Ms. Brown asked if the berm would cause any water issues.

Mr. Lewis said there would be openings in the berm to allow water to drain if any issues occurred.

After no further comments were received, the public hearing was closed.

Ms. Brown asked why staff recommended an underground tank.

Mr. Cotten said primarily for aesthetic reasons.

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Wire Road Commercial Park Preliminary Plat (Case PL-2013-00293)

Subject: Preliminary plat approval for a four lot commercial subdivision with public right-of-way

Location: 1967 Wire Road

Applicant: SDF, LLC

Property Zoned: Comprehensive Development District (CDD) and Planned Development District (PDD) with Comprehensive Development District (CDD) underlying

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for preliminary plat approval for a four lot commercial subdivision with public right-of-way, marked "Received" April 16, 2013, Auburn Planning Commission Case PL-2013-00293, is hereby **APPROVED, subject to:**

Planning:

- The street name, Commercial Lane, needs to be changed due to existing conflicts with similar street names already in use.
- Show gross site area
- Add a zoning line to designate where the PDD ends

Engineering:

- Indicate a minimum Finished Floor Elevation for Lot 4 if no future subdivision of that lot is planned.
- Widening of Wire Road, to accommodate a left turn lane, will be required with this phase of the development.
- No new curb cut will be allowed on Wire Road without a waiver. Lots 1 and 2 shall take access from the new public street.
- A right turn lane on Wire Road is required as part of this development.

Water Resource Management:

- A portion of the Sanitary Sewer Easement shown on this plat as a Private easement should be a public easement. If the easement document has not been executed and recorded, it should be prior to Final Plat and the changes shown on the Final Plat.

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Mr. Pick made a motion to approve Case PL-2013-00294, Wire Road Transit System Storage, a request for a recommendation to City Council for conditional use approval for a commercial support use (transit system storage facility), with staff comments and the following conditions:

- **Any fuel tanks shall be allowed to be placed above ground.**
- **A five foot (5') high landscaped berm shall be placed along the property line between Lots 2 and 3.**
- **A five foot (5') high landscaped berm shall be placed along the southwest property line of Lot 3 where it abuts the property that is currently in unincorporated Lee County. In addition, a six foot (6') high solid wooden fence shall be placed on top of this berm along the same property line.**
- **All late-night parking activities shall only be conducted within the front parking area. No refueling activities shall be allowed during this time.**

Ms. Brown seconded the motion.

A vote was taken, and the motion passed with a vote of 8-0.

Balcony Bar Expansion

PL-2013-00304

Ms. Cooper stated the request was for a recommendation to City Council for amended conditional use approval for the expansion of an existing commercial and entertainment use (lounge) located at 114 West Magnolia Avenue, Suite B, in the Urban Core (UC) zoning district with an overlay of the College Edge Overlay District (CEOD) designation. The amended conditional use request is to be allowed to expand the bar into the adjacent suite (Suite B) once housed by a beauty shop. Suite B is approximately 1,408 square feet. The entire outside front patio (approximately 1,717 square feet including the stairwell) is used for the Balcony Bar. No correspondence was received. Staff recommended approval.

Ms. Sparrow opened the public hearing. After no comments were received, the public hearing was closed.

Mr. Rice made a motion to approve Case PL-2013-00304, Balcony Bar Expansion, a request for a recommendation to City Council for amended conditional use approval for the expansion of an existing commercial and entertainment use (lounge).

Ms. Brown seconded the motion.

A vote was taken, and the motion passed with a vote of 8-0.

1716 Deck Renovation

PL-2013-00305

Mr. Mosley stated the request was for a recommendation to City Council for amended conditional use approval for an existing commercial and entertainment use (lounge) located at 150 East Magnolia Avenue in the Urban Core (UC) zoning district with an overlay of the College Edge Overlay District (CEOD) designation. In 2012, the applicant was granted approval to build a new slightly bigger deck, add a roof and additional restrooms, and create a cobblestone patio (beer garden). As part of the conditional use process, the Planning Commission required that the fence height be raised from eight feet to 11 feet, a pervious paver system be installed under the cobblestone area and drainage pipes transfer water from the west side of the new structure to the pervious paver system. Since this time the applicant redesigned the area to begin construction of the outdoor deck. This included the higher walls as required. In this submission, the applicant proposed to use a retractable awning system instead of the proposed solid roof. The subject request was only to amend the previous conditional use approval in order to allow an awning system instead of a solid pitched roof as previously approved. Staff recommended approval.

Ms. Sparrow opened the public hearing.

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Wire Road Transit System Storage (Case PL-2013-00294)
Subject: Recommendation to City Council for conditional use approval for a commercial support use (transit system storage)
Location: Lot 3 of Wire Road Commercial Park
Applicant: SDF, LLC
Property Zoned: Comprehensive Development District (CDD)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for conditional use approval for a commercial support use (transit system storage), marked "Received" April 16, 2013, Auburn Planning Commission Case PL-2013-00294, is hereby **APPROVED, subject to:**

Planning:

- Any fuel tanks should be at least 20 feet from any property line.
- Any fuel tanks shall be allowed to be placed above ground.
- A five foot (5') high landscaped berm shall be placed along the property line between Lots 2 and 3.
- A five foot (5') high landscaped berm shall be placed along the southwest property line of Lot 3 where it abuts the property that is currently in unincorporated Lee County. In addition, a six foot (6') high solid wooden fence shall be placed on top of this berm along the same property line.
- All late-night parking activities shall only be conducted within the front parking area. No refueling activities shall be allowed during this time.
- Show how refuse will be handled.
- The building shall either be clad in natural materials or alternatively shielded from view from Wire Road.

Engineering:

- Widening of Wire Road, to accommodate a left turn lane, will be required with this phase of the development.
- No new curb cut will be allowed on Wire Road without a waiver. Lots 1 and 2 shall take access from the new public street.
- A right turn lane on Wire Road is required as part of this development.

STATE OF ALABAMA
LEE COUNTY

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Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Balcony Bar Expansion (Case PL-2013-00304)

Subject: Recommendation to City Council for amended conditional use approval for the expansion of an existing commercial and entertainment use (lounge)

Location: 114 West Magnolia Avenue, Suite B

Applicant: Oaktree Investments, LLC

Property Zoned: Urban Core (UC) with an overlay of the College Edge Overlay District (CEOD)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for amended conditional use approval for the expansion of an existing commercial and entertainment use (lounge), marked "Received" April 17, 2013, Auburn Planning Commission Case PL-2013-00304, is hereby **APPROVED**.

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Forrest E. Cotten, AICP, Director of Planning

Martha Thomas, 118 South Gay Street, requested the current foliage present between her property and the subject property remain. She felt this would help with noise pollution. She also requested patrons stop vandalizing, urinating, and depositing trash on her property. Ms. Thomas also requested that water is properly diverted away from her property.

Buck Morris represented St. Dunstan's Episcopal Church. He expressed concern regarding trash, crime, and noise. He discussed the drainage issues on the church property and requested that water be diverted away from the institution.

After no further comments were received, the public hearing was closed.

Mr. Yohn asked if there was a building code concern with the new roof.

Sean Foote with SR&F Architects represented the applicant. There were no code issues. He said the change to a retractable roof was the only modification to the original plan. This would allow people to use the deck more often. The retractable roof was considered a canopy and was not considered an addition to the building.

Ms. Brown asked where water would come off the awning.

Mr. Foote said it would fall onto the pervious deck and be captured in tree wells. That had not changed from the previous plan.

Ms. Brown asked where lighting would come from at night.

Mr. Foote said a lighting system would be installed in the trellis.

Mr. Rice made a motion to approve CasePL-2013-00305, 1716 Deck Renovation, a request for a recommendation to City Council for amended conditional use approval for an existing commercial and entertainment use (lounge).

Ms. Brown seconded the motion.

A vote was taken, and the motion passed with a vote of 8-0.

Mitcham Hair Salon

PL-2013-00307

Mr. Mosley stated the request was for a recommendation to City Council for conditional use approval for a commercial and entertainment use (barbershop/beauty shop) located at 113 Mitcham Avenue in the Redevelopment District (RDD) zoning district. the proposed use was consistent with the reuse of the structure as proposed in *CompPlan 2030*. The use would be relatively low in intensity due to the size limitations of the site. The applicant has stated that they do not intend to make any exterior changes, thus the historic and urban character of the site would be maintained. However, any exterior changes would require approval through the North College Historic Design Guidelines. Staff recommended approval.

Mr. Chansler made a motion to approve Case PL-2013-00307, Mitcham Hair Salon, a request for a recommendation to City Council for conditional use approval for a commercial and entertainment use (barbershop/beauty shop).

Mr. Pick seconded the motion.

A vote was taken, and the motion passed with a vote of 8-0.

OTHER BUSINESS

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: 1716 Deck Renovations (Case PL-2013-00305)

Subject: Recommendation to City Council for amended conditional use approval for a commercial and entertainment use (lounge)

Location: 150 East Magnolia Avenue

Applicant: 150 Magnolia Investments, LLC

Property Zoned: Urban Core (UC) with an overlay of the College Edge Overlay District (CEOD)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for amended conditional use approval for a commercial and entertainment use (lounge), marked "Received" April 17, 2013, Auburn Planning Commission Case PL-2013-00305, is hereby **APPROVED, subject to:**

- All water from the new structure must be accommodated on site in accordance with the previous approval.

STATE OF ALABAMA
LEE COUNTY

I, Forrest Cotten, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held May 9, 2013 and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 10th day of May, 2013.



Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Mitcham Hair Salon (Case PL-2013-00307)

Subject: Recommendation to City Council for conditional use approval for a commercial and entertainment use (barbershop/beauty shop)

Location: 113 Mitcham Avenue

Applicant: Tanya Swenson

Property Zoned: Redevelopment District (RDD)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for conditional use approval for a commercial and entertainment use (barbershop/beauty shop), marked "Received" April 18, 2013, Auburn Planning Commission Case PL-2013-00307, is hereby **APPROVED, subject to:**

Planning:

- Any exterior changes will require approval through the North College Historic Design Guidelines.

STATE OF ALABAMA
LEE COUNTY

I, Forrest Cotten, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held May 9, 2013 and as same appears of record in the Official Minutes of said Commission.

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Forrest E. Cotten, AICP, Director of Planning

CHAIRMAN'S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT- With no further business, the meeting was adjourned at 7:00 p.m.

Mark Yohn, Secretary

Emily Sparrow, Chair