

**Auburn Planning Commission
May 8, 2014 – Regular Meeting
MINUTES**

The Auburn Planning Commission (PC) met on Thursday, May 8, 2014 at 5:00 p.m. in the City Council Chambers at 141 North Ross Street.

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

ABSENT Sarah Brown

STAFF PRESENT Forrest Cotten, Matt Mosley, Katie Robison, Tyler Caldwell, Amber English, Jeff Ramsey, Alison Frazier, Dan Crowdus, Megan McGowen, Matt Dunn

Mr. Chansler would serve as Commission Chair.

CITIZENS COMMUNICATION

OLD BUSINESS

CONSENT AGENDA

Robertson Annexation

PL-2014-00196

Mr. Cotten stated the request was for a recommendation to City Council for annexation of approximately 1.6 acres located on Alabama Highway 147 North, north of Ensminger Road. There were two distinct areas proposed for annexation. The first was a 60 foot strip approximately 600 linear feet long that comprised 0.99 acres with no homes or structures. This strip connected to the second area proposed for annexation, which was approximately 1.5 acres with one home located on it. The subject properties were located outside of the area defined as the optimal boundary as articulated in Comp Plan 2030. As such, staff recommended denial.

Mr. McCord made a motion to approve the consent agenda (including the recommended denial of Case PL-2014-00196), including approval of the minutes from the April 7, 2014 Planning Commission regular meeting and the April 10, 2014 Planning Commission packet meeting.

Mr. Pick seconded the motion.

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

NEW BUSINESS

Renew Opelika Road Zoning Implementation

MS-2014-00006

Mr. Mosley stated the request was for a recommendation to City Council for approval of amendments to Article III (Establishment of Zoning Districts), Article IV (General Regulations), Article V (Detailed Use Regulations), Article IX (Administration and Enforcement) of the *City of Auburn Zoning Ordinance* for the purpose of establishing the Corridor Redevelopment District (CRD) zoning district and accompanying regulations.

The proposed changes were intended to create the new zones required for the implementation of the recommendations from the Renew Opelika Road plan. The existing zoning on the Opelika Road Corridor suffered from limited permitted uses, restrictive building setbacks and other development standards. The

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Robertson Annexation (Case PL-2014-00196)

Subject: Recommendation to City Council for annexation of approximately 2.5 acres

Location: Alabama Highway 147 North, north of Ensminger Road

Applicant: Joe R. Robertson, Sr. and Joe R. Robertson, Jr.

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 2.5 acres, marked "Received" April 17, 2014, Auburn Planning Commission Case PL-2014-00196, is hereby **DENIED**.

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 8, 2014 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 12th day of May, 2014.



Forrest E. Cotten, AICP, Director of Planning

Renew Opelika Road plan identified multiple implementation measures that could be enacted either partially or wholly by changes to the existing zoning.

To this end, new zones were designed for the corridor, replacing the existing Redevelopment District (RDD), Comprehensive Development District (CDD) and Commercial Conservation (CC) along the corridor only. The new proposed zones were the Corridor Redevelopment District-Urban (CRD-U) and Corridor Redevelopment District-Suburban (CRD-S). These zones were intended to promote the redevelopment of older commercial corridors. The CRD-U zone was designed to help transition from the more urban areas downtown to the more suburban portions of the corridor. The CRD-S promoted redevelopment of the newer portion of the corridor and focuses on aesthetic qualities. These zones may eventually be used, partially or wholly, in other commercial corridors through-out the city.

The new zones would also allow more uses to be permitted by right on the Opelika Road corridor. The zones would have similar allowances to the CDD zone from a commercial standpoint, except that they would have some restrictions on the use of residential directly on the corridor. Many of these uses were currently not allowed by right or not allowed at all on most of the corridor. The uses proposed in the CRD-U zone which would be allowed by right were typically those commercial uses that were not road-service in nature and do not occupy extremely large lots like a community or regional shopping center. In the CRD-S zone, these large lot uses were proposed to be permitted by right, as were fast food and banks in the road service use categories.

Additionally, new standards were proposed to have the buildings move closer to and better address the street. This included reduced setbacks and bufferyards. It also allowed for more flexibility in the location and use of bufferyards. The new requirements would require access from adjoining sidewalks and for the building to have a façade fronting the street. The proposed regulations also required cross-access to be provided where possible.

The standards for mixed-use developments were also being modified to remove what was known as the mixed-use penalty. This requirement reduced the amount of residential density down to 80 percent of the allowable density for mixed use projects. Since the City wished to promote mixed use developments, the regulations were being removed from the Zoning Ordinance. Staff also recommended that the standards for when a master development plan is required for a mixed-use development be relaxed from any mixed use project to only those with 10 or more dwelling units or ones 5 acres in size or larger.

Finally, the special development standards for veterinary offices were being modified to allow more flexibility. The current standard required 200 feet separation between the outdoor run of a veterinary office and any residential property. After doing research on comparable communities, this seemed to be excessive. Instead, staff proposed that the distance be reduced to 50 feet, but also suggested increasing other requirements that would reduce any potential nuisances.

Mr. Chansler opened the public hearing. After no comments were received, the public hearing was closed.

Mr. Pick asked if removal of the mixed-use penalty would be retroactive.

Mr. Cotten said it was possible depending on the context.

Mr. McCord thought the modifications were wise and reasonable. Some of the uses, though, had unique nuances, and he asked staff to look at those uses and consider special development standards that would give property owners certainty as well as assurance that potential impacts would be addressed.

Mr. Cotten agreed that the creation of special development standards would make some of the uses proposed more palatable.

Mr. Pick commended staff for its thorough analysis and creation of two flexible commercial zoning districts and for soliciting public input throughout the process.

Mr. Pick made a motion to approve Case MS-2014-00006, Renew Opelika Road Zoning Implementation, a request for a recommendation to City Council for approval of amendments to Article III (Establishment of Zoning Districts), Article IV (General Regulations), Article V (Detailed Use Regulations), Article IX (Administration and Enforcement) of the *City of Auburn Zoning Ordinance* for the purpose of establishing the Corridor Redevelopment District (CRD) zoning district and accompanying regulations.

Mr. Bledsoe seconded the motion.

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

Renew Opelika Road Zoning Map

MS-2014-00007

Mr. Mosley stated the request was for a recommendation to City Council for rezoning of properties along Opelika Road and at the East Glenn Avenue and North Dean intersections from Redevelopment District (RDD), Comprehensive Development District (CDD), and Commercial Conservation (CC) to Corridor Redevelopment District-Urban (CRD-U) and Corridor Redevelopment District-Suburban (CRD-S).

Mr. Chansler opened the public hearing.

Brett Basquin, Foresite Group, Inc., represented the property owner of 1915 Mall Parkway. He requested that the parcel be removed from the rezoning. He understood some flexibility would be lost, but the owner preferred to remain in CDD zoning.

Mr. Cotten thought the request was reasonable.

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

Mr. Pick thought the requested removal was worthy of consideration.

Mr. McCord also thought it was appropriate.

Mr. McCord made a motion to approve Case MS-2014-00007, Renew Opelika Road Zoning Map, a request for a recommendation to City Council for rezoning of properties along Opelika Road and at the East Glenn Avenue and North Dean intersections from Redevelopment District (RDD), Comprehensive Development District (CDD), and Commercial Conservation (CC) to Corridor Redevelopment District-Urban (CRD-U) and Corridor Redevelopment District-Suburban (CRD-S). Mr. McCord conditioned the motion upon removing the subject property at 1915 Mall Parkway from the rezoning.

Mr. Yohn seconded the motion.

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

Lincoln Heights

PL-2014-00198

Mr. Cotten stated the request was for preliminary plat approval for a lot consolidation (25 lots into one) located in the 900 and 1000 blocks of West Glenn Avenue in the University Service (US) zoning district. A 29-unit multiple family development was proposed for the consolidated lot, which would have frontage on both West Glenn Avenue and Railroad Avenue. Staff recommended approval.

Mr. Chansler opened the public hearing. After no comments were received, the public hearing was closed.

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Renew Opelika Road Zoning Implementation (MS-2014-00006)

Subject: Recommendation to City Council to amend Article III, Article IV (including, Table 4-1, Table of Permitted Uses, Section 402.02 Special Development Standards, Table 4-2 Performance Standards for Residential Uses by District, Table 4-3 Standards for Nonresidential Uses by District, and Table 4-6 Buffer Width Requirements for Adjacent Vacant Land by Zoning District); Article V [including, Section 503 Planned Developments, Section 504 Master Development Plan, Section 505 Regulations for Commercial Conservation and Industrial Districts, Section 506 Mixed-Used Developments, Section 508 Temporary Uses, and to add Section 517 Corridor Redevelopment District (CRD)]; and Article IX of the *City of Auburn Zoning Ordinance*, as adopted

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council to amend Article III, Article IV (including, Table 4-1, Table of Permitted Uses, Section 402.02 Special Development Standards, Table 4-2 Performance Standards for Residential Uses by District, Table 4-3 Standards for Nonresidential Uses by District, and Table 4-6 Buffer Width Requirements for Adjacent Vacant Land by Zoning District); Article V [including, Section 503 Planned Developments, Section 504 Master Development Plan, Section 505 Regulations for Commercial Conservation and Industrial Districts, Section 506 Mixed-Used Developments, Section 508 Temporary Uses, and to add Section 517 Corridor Redevelopment District (CRD)]; and Article IX of the *City of Auburn Zoning Ordinance*, as adopted, Auburn Planning Commission Case MS-2014-00006, is hereby **APPROVED**.

STATE OF ALABAMA
LEE COUNTY

I, Forrest E. 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 8, 2014 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 6th day of June, 2014.



Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Renew Opelika Road Zoning Map Amendment (MS-2014-00007)

Subject: Recommendation to City Council to rezone properties along Opelika Road and at the East Glenn Avenue and North Dean Road intersections from Redevelopment District (RDD), Comprehensive Development District (CDD), and Commercial Conservation (CC) to Corridor Redevelopment District–Urban (CRD-U) and Corridor Redevelopment District-Suburban (CRD-S)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council to rezone properties along Opelika Road and at the East Glenn Avenue and North Dean Road intersections from Redevelopment District (RDD), Comprehensive Development District (CDD), and Commercial Conservation (CC) to Corridor Redevelopment District–Urban (CRD-U) and Corridor Redevelopment District-Suburban (CRD-S), Auburn Planning Commission Case MS-2014-00007, is hereby **APPROVED**.

STATE OF ALABAMA
LEE COUNTY

I, Forrest E. 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 8, 2014 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 6th day of June, 2014.



Forrest E. Cotten, AICP, Director of Planning

Mr. Marshall made a motion to approve Case PL-2014-00198, Lincoln Heights, a request for preliminary plat approval for a lot consolidation (25 lots into one), subject to City Council approval of right-of-way vacation.

Mr. Rice seconded the motion.

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

Lincoln Heights

PL-2014-00199

Mr. Cotten stated the request was for final plat approval for a lot consolidation (25 lots into one) located in the 900 and 1000 blocks of West Glenn Avenue in the University Service (US) zoning district. A 29-unit multiple family development was proposed for the consolidated lot, which would have frontage on both West Glenn and Railroad Avenue. Staff recommended approval.

Mr. Pick made a motion to approve Case PL-2014-00199, Lincoln Heights, a request for final plat approval for a lot consolidation (25 lots into one), subject to City Council approval of right-of-way vacation.

Mr. Bledsoe seconded the motion.

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

The Grove at Auburn II

PL-2014-00280

Mr. Cotten stated the request was for a waiver in order to encroach 2.26 feet into the five foot minimum bufferyard when averaging buffer width. The subject property was located at 1017-1045 Railroad Avenue in the University Service (US) zoning district and included the parcels that comprised the Lincoln Heights preliminary and final lot consolidation requests. The applicant proposed encroachment into the fifteen (15) foot landscape buffer in three places along the northern property line, resulting in 592 square feet of total encroachment. In order to encroach into the uniform fifteen (15) foot buffer, the applicant averaged the bufferyard and included additional buffer in three places, totaling 860 square feet of additional bufferyard. One caveat of averaging the bufferyard is the maintenance of a minimum of five (5) feet of buffer against a property line. Staff concluded there would be no discernable impact to adjacent properties by granting the waiver and recommended approval.

Mr. Rice made a motion to approve Case PL-2014-00280, The Grove at Auburn II, a request for a waiver of five (5) foot minimum bufferyard requirement, when averaging buffer width, in order to allow an encroachment of 2.26 feet into a portion of the bufferyard along the northern boundary of the property (railroad side).

Mr. McCord seconded the motion.

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

Southern States Bank

PL-2014-00278

Ms. Robison stated the request was for a recommendation to City Council for conditional use approval for a road service use (bank with drive-thru) and to fill in a portion of the floodplain. The subject property was located at 815 Opelika Road in the Commercial Conservation (CC) zoning district. Banks with a drive-thru are found on various parcels along the Opelika Road corridor. The proposed location should not have a negative impact on traffic because of its location at the intersection of an arterial street and collector street. The site plan showed a right-in/right-out access to the property utilizing the existing curb cut on Opelika Road. A new curb cut was proposed on North Dean Road. The applicant wished to fill in the floodplain in order to install additional parking spaces. Staff recommended approval of the road service use. However, staff recommended denial of the request to fill in the floodplain because the

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Lincoln Heights (Case PL-2014-00198)
Subject: Preliminary plat approval for a lot consolidation (25 lots into one)
Location: 900-1000 blocks of West Glenn Avenue
Applicant: Campus Crest Development
Property Zoned: University Service (US)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for preliminary plat approval for a lot consolidation (25 lots into one), marked "Received" March 19, 2014, Auburn Planning Commission Case PL-2014-00198, is hereby **APPROVED, subject to:**

Engineering:

- The surveyor should verify the right of way along West Glenn Avenue is 25' from the centerline of the roadway.
- The easement along West Glenn Avenue should be labeled.

STATE OF ALABAMA
LEE COUNTY

I, Forrest E. 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 8, 2014 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 6th day of June, 2014.



Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Lincoln Heights (Case PL-2014-00199)
Subject: Final plat approval for a lot consolidation (25 lots into one)
Location: 900-1000 blocks of West Glenn Avenue
Applicant: Campus Crest Development
Property Zoned: University Service (US)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for final plat approval for a lot consolidation (25 lots into one), marked "Received" March 19, 2014, Auburn Planning Commission Case PL-2014-00199, is hereby **APPROVED, subject to:**

Engineering:

- The surveyor should verify the right of way along West Glenn Avenue is 25' from the centerline of the roadway.
- The easement along West Glenn Avenue should be labeled.
- The vacation of Vickerstaff/Moton must be completed prior to executing the final plat.

STATE OF ALABAMA
LEE COUNTY

I, Forrest E. 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 8, 2014 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 6th day of June, 2014.



Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: The Grove at Auburn II (Case PL-2014-00280)

Subject: Waiver to Section 421, Determination of Buffer Widths, of the *City of Auburn Zoning Ordinance* in order to encroach 2.26 feet into the five (5) foot minimum bufferyard when averaging buffer width

Location: 1017-1045 Railroad Avenue

Applicant: Campus Crest Development

Property Zoned: University Service (US)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a waiver to Section 421, Determination of Buffer Widths, of the *City of Auburn Zoning Ordinance* in order to encroach 2.26 feet into the five (5) foot minimum bufferyard when averaging buffer width, marked "Received" April 16, 2014, Auburn Planning Commission Case PL-2014-00280, is hereby **APPROVED.**

STATE OF ALABAMA
LEE COUNTY

I, Forrest E. 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 8, 2014 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 6th day of June, 2014.



Forrest E. Cotten, AICP, Director of Planning

parking spaces were not required and the proposed fill was greater than five (5) feet in a portion of the area proposed to be filled. Ms. Robison noted the staff comment regarding the potential need for a setback variance for the drive-thru canopy, but said the reason the distance requirement could not be met was because the intersection was chamfered. Because of this, staff recommended removing the condition. The Future Land Use Map showed this area under a Corridor Redevelopment classification. This classification promoted the redevelopment of the existing area with the help of incentives, reduced setbacks, shared parking and possible City investments in infrastructure. The intersection of North Dean Road and Opelika Road was also shown as a neighborhood center in the Renew Opelika Road plan. Because the adjacent Dyas property, which was vacant for a period of time, had become occupied with the same use as was the previous use of the property (auto dealership), the designation of neighborhood center in the Renew Opelika Road plan would need to be revised. Staff would initiate this change in designation with the Planning Commission in the coming months.

Brandon Bolt with Bolt Engineering represented the applicant. He explained that the area proposed to be filled in had been washed out and eliminating the parking spaces there would not remove the entire need to fill in.

Mr. Chansler opened the public hearing. After no comments were received, the public hearing was closed.

Discussion took place regarding the possibility of filling in only a portion of the proposed fill area that would equal only one parking space. The Commission concluded that it was appropriate to fill the area shown on the site plan and retain the four remaining western parking spaces.

Mr. Rice made a motion to approve Case PL-2014-00278, Southern States Bank, a request for a recommendation to City Council for conditional use approval for a road service use (bank with drive-thru) and to fill in a portion of the flood plain.

Mr. Pick seconded the motion.

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

Greenbelt Fast Food 3

PL-2014-00286

Ms. Robison stated the request was for conditional use approval for a road service use (fast food restaurant with drive thru), including a waiver of 10 feet to a 15 foot bufferyard requirement. The subject property was located at 2031 South College Street in the Comprehensive Development District (CDD) zoning district. The proposed conditional use request was consistent with the intent of the zoning district and the general purpose and goals of the Zoning Ordinance. The proposed use also conformed with the existing Future Land Use Plan. Fast food restaurant uses were found on multiple parcels along the South College Street corridor. The site plan proposed to use cross access with the Dunkin' Donuts parcel to the north as well as the War Eagle Supper Club property to the south of the subject property. The site plan showed a new turn lane off of South College Street leading to a right-in/right-out curb cut to the property just south of the subject property. Staff recommended approval of the conditional use and waiver requests. The vacant property would, in all likelihood, be developed as a road service use and the bufferyard required between like uses on a corridor was five (5) feet.

Brett Basquin with Foresite Group, Inc. represented the applicant. He asked the Commission to consider removing the recommended condition of approval that the dumpster be clad in similar material as the building. He understood the dumpster must be screened, but didn't think the extra cladding requirement was needed.

Mr. Chansler thought the extra requirement should be in the ordinance if it was thought to be needed and should be enforced uniformly.

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Southern States Bank (Case PL-2014-00278)

Subject: Recommendation to City Council for conditional use approval for a road service use (bank with drive-thru) and conditional use approval for filling in a portion of the floodplain

Location: 815 Opelika Road

Applicant: Robert Miller

Property Zoned: Commercial Conservation (CC)

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 road service use (bank with drive-thru) and conditional use approval for filling in a portion of the floodplain marked "Received" April 14, 2014, Auburn Planning Commission Case PL-2014-00278, is hereby **APPROVED, subject to:**

Planning Commission:

- The Developer shall eliminate the parking space on the site plan where the proposed fill-in is denoted, thereby reducing the total number of parking spaces from 18 spaces to 17 spaces.

Planning:

- Note dumpster screening material.

Engineering:

- Detention should be provided.
- Sidewalk is required along Opelika Road.
- The Traffic Engineer should evaluate the internal circulation to ensure congestion is minimized.
- We have reviewed the request to fill in the floodplain against the requirements in the Public Works Manual. The drawings show the fill and the compensatory storage area. The engineer needs to provide an analysis that verifies the 100 year elevation is not increased based on the amount and location of the compensatory volume being excavated.

STATE OF ALABAMA
LEE COUNTY

I, Forrest E. 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 8, 2014 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 12th day of May, 2014.



Forrest E. Cotten, AICP, Director of Planning

Mr. Pick made a motion to approve Case PL-2014-00286, Greenbelt Fast Food 3, a request for a recommendation to City Council for conditional use approval for a road service use (fast food restaurant with drive thru), including a waiver of 10 feet to a 15 foot bufferyard requirement, with all staff comments minus the requirement to clad the dumpster in similar material to the building.

Mr. Rice seconded the motion.

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

Cigar and Fine Spirits

PL-2014-00287

Mr. Mosley 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 (tobacco shop, package store, and lounge) located at 1849 Ogletree Road, Suites 100-200, in the Limited Development District (LDD) zoning district with an overlay of the Planned Development District (PDD) designation. In August 2011, the City Council granted the original conditional use approval. The applicant wished to expand so that the total size of the unit would increase to approximately 3,000 square feet. Staff recommended approval.

Mr. Chansler opened the public hearing. After no comments were received, the public hearing was closed.

Mr. McCord asked if there would be conflicts with the smoking ordinance.

Sean Foote with SR&F Architects represented the applicant. He said there was no intent to smoke inside.

Mr. Bledsoe made a motion to approve Case PL-2014-00287, Cigar and Fine Spirits, a request for a recommendation to City Council for amended conditional use approval for the expansion of an existing commercial and entertainment use (tobacco shop, package store, and lounge).

Mr. Rice seconded the motion.

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

Cotswolds, Phase 1D

PL-2014-00332

Ms. Frazier stated the request was for a waiver to Article III(F), 4d.(6), Final Plat, of the Subdivision Regulations regarding the time a development must be complete. The applicant is requesting to be allowed to extend the bonding period twelve months. The final plat was recorded in May 2012, which allowed the developer to begin selling lots. Currently the subdivision was approximately 78% completed. There was a subdivision completion bond in place that was sufficient to cover the outstanding improvements. Staff recommended as a condition of approval that the bond be reevaluated to ensure compliance with current standards. This was the first bond extension request for this phase of The Cotswolds Subdivision.

Mr. Pick made a motion to approve Case PL-2014-00332, Cotswolds, Phase 1D, a request for a waiver to Article III(F), 4d.(6), of the *City of Subdivision Regulations* in order to extend completion of subdivision bond phase beyond 2-year deadline, subject to the bond being reevaluated to ensure compliance with current standards.

Mr. Marshall 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: Greenbelt Fast Food 3 (Case PL-2014-00286)

Subject: Recommendation to City Council for conditional use approval for a road service use (fast food restaurant with drive-thru), including a landscaping waiver to reduce the 15' buffer on the south property line to 5'

Location: 2031 South College Street

Applicant: Greenbelt Properties, Inc.

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 road service use (fast food restaurant with drive-thru), including a landscaping waiver to reduce the 15' buffer on the south property line to 5', marked "Received" April 17, 2014, Auburn Planning Commission Case PL-2014-00286, is hereby **APPROVED, subject to:**

Planning:

- The building will have to meet all cladding requirements and mechanical screening requirements of the Corridor Overlay section.
- Clarification on building floor area configuration is needed to calculate the required number of parking spaces

Engineering:

- The proposed curb cut is generally consistent with the approved curb cut plan for South College Street; however, it must be approved by ALDOT.

STATE OF ALABAMA
LEE COUNTY

I, Forrest E. 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 8, 2014 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 12th day of May, 2014.



Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Moores Mill Cigar and Fine Spirits (Case PL-2014-00287)

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

Location: 1849 Ogletree Road, Suite 200

Applicant: Goal Post C Store, LLC

Property Zoned: Planned Development District (PDD) with Limited Development District (LDD) underlying

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 (tobacco shop, package store, and lounge) marked "Received" April 17, 2014, Auburn Planning Commission Case PL-2014-00287, is hereby **APPROVED**.

STATE OF ALABAMA
LEE COUNTY

I, Forrest E. 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 8, 2014 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 12th day of May, 2014.



Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Cotswolds Subdivision, Phase 1D (Case PL-2014-00332)

Subject: Waiver to Article III(F) 4d.(6), Final Plat, of the *City of Auburn Subdivision Regulations*, regarding the time in which a development must be completed in order to extend the bonding period twelve months

Location: South of Richland Road and west of Cotswolds Way

Applicant: Stone Martin Builders, LLC

Property Zoned: Development District Housing (DDH)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a waiver to Article III(F) 4d.(6), Final Plat, of the *City of Auburn Subdivision Regulations*, regarding the time in which a development must be completed in order to extend the bonding period twelve months, marked "Received" May 1, 2014, Auburn Planning Commission Case PL-2014-00332, is hereby **APPROVED, subject to:**

- **The bond shall be reevaluated to ensure compliance with current standards.**

STATE OF ALABAMA
LEE COUNTY

I, Forrest E. 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 8, 2014 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 6th day of June, 2014.



Forrest E. Cotten, AICP, Director of Planning

CHAIRMAN'S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT- With no further business, the meeting was adjourned at 6:09 p.m.

Mark Yohn, Secretary

Sarah Brown, Chair