AUBURN PLANNING COMMISSION AGENDA
Auburn Public Library, 749 East Thach Avenue
Monday, November 12, 2013 at 12:00 P.M., Packet Meeting

ROLL CALL

OLD BUSINESS

1. Spring Lake PDD **PL-2013-00698**

Applicant: Lee Alice Johnson, Delta Development Group, on behalf of Fred & Catherine Adams, Sarah Adams and William & Marilyn Blanton

General Location: 2560, 2568 and 2600 East Glenn Avenue and 309 Comanche Drive

Zoning District: Comprehensive Development District (CDD) (pending approval of rezoning 12.53 acres from Development District Housing (DDH) to CDD and pending approval of rezoning 0.89 acres from Neighborhood Conservation (NC-15) to CDD)

Action Requested: Recommendation to City Council to apply the Planned Development District (PDD) designation to approximately 29.66 acres

2. Spring Lake **PL-2013-00703**

Applicant: Lee Alice Johnson, Delta Development Group on behalf of Fred & Catherine Adams and Sarah Adams

General Location: 2560 and 2600 East Glenn Avenue

Zoning District: Planned Development District [pending approval of PL-2013-00698] Comprehensive Development District (CDD) [pending approval of PL-2013-00696 and PL-2013-00697]

Action Requested: Recommendation to City Council for conditional use approval for commercial and entertainment uses, specifically for auto accessory store, bank, barbershop/beauty shop, brewpub, clothing stores, commercial or trade school, copy shop, day care center, dry cleaner, electronics repair, florist, garden supply, general merchandise store, grocery store, health and personal care store, lounge, office supplies/stationary/gift store, pet/pet supply store, professional studio, restaurant, specialty food store, sporting goods/hobby/book/music store, and veterinary office, road service uses, specifically bank with drive-thru and fast food restaurant, neighborhood shopping center and office use

CONSENT AGENDA

3. Brookhaven Farms Subdivision, Twelfth Revision **PL-2013-00873**

Applicant: Kevin Flannagan

General Location: Lee Road 56 near Willis Turk Road

Zoning District: Rural (R)

Action Requested: Revised final plat approval for a conventional subdivision (four lot single family residential subdivision)

4. Solamere Subdivision, Phase 3 Revision of Lots 158A-164A **PL-2013-00894**

Applicant: Ward Culpepper on behalf of Peach State Land Development, Inc.

General Location: East side of Solamere Lane (Phase 3)

Zoning District: Development District Housing (DDH)

Action Requested: Revised final plat approval to remove the prohibition on access from Solamere Lane on seven lots

NEW BUSINESS

5. Donahue Ridge Subdivision, Phase II **PL-2013-00872**

Applicant: Tom Hayley on behalf of Donahue Ridge, LLC

General Location: Camden Drive

Zoning District: Development District Housing (DDH)

Action Requested: Preliminary plat approval for a conventional subdivision (15 lot single family residential subdivision)

6. 160 North Ross **PL-2013-00878**

Applicant: Miles Hill, Charter Development, on behalf of ACC/CDC One-Sixty Ross, LLC

General Location: 160 North Ross Street

Zoning District: University Service (US)

Action Requested: Preliminary plat approval for a lot consolidation (eleven lots into one)

7. 160 North Ross **PL-2013-00879**

Applicant: Miles Hill, Charter Development, on behalf of ACC/CDC One-Sixty Ross, LLC

General Location: 160 North Ross Street

Zoning District: University Service (US)

Action Requested: Final plat approval for a lot consolidation (eleven lots into one)

8. Initial Outfitters **PL-2013-00875**

Applicant: Sean Foote, SR&F Architects, on behalf of New Life Properties, LLC

General Location: 3325 Skyway Drive

Zoning District: Industrial (I)

Action Requested: Recommendation to City Council for conditional use approval for an industrial use (manufacturing use); includes a waiver request for the cladding requirement on the front of the building and a waiver request for the residential bufferyard on the east property line

9. Cotswolds, Phase 2A **PL-2013-00880**

Applicant: Tim Simpson, Barrett-Simpson, Inc., on behalf of Community Bank & Trust

General Location: South of Richland Road, West of Banbury Street

Zoning District: Development District Housing (DDH)

Action Requested: Recommendation to City Council for conditional use to fill in a portion of the flood plain

10. Asheton Lakes, Phase 3 **PL-2013-00881**

Applicant: Tim Simpson, Barrett-Simpson, Inc. on behalf of Farmville Lakes, LLC

General Location: At the terminus of Merimont Boulevard (Asheton Lakes, Phase 3A)

Zoning District: Development District Housing (DDH)

Action Requested: Recommendation to City Council for conditional use approval to fill in a portion of the flood plain

11. Project Special K **PL-2013-00883**

Applicant: Industrial Development Board of the City of Auburn

General Location: 2440 Innovation Drive

Zoning District: Industrial (I)

Action Requested: Recommendation to City Council for conditional use approval for an industrial use (manufacturing use)

12. Vapor Craft of Auburn **PL-2013-00882**

Applicant: Buck Starr

General Location: 221 North College Street

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

Action Requested: Recommendation to City Council for conditional use approval for a commercial and entertainment use (e-cigarette sales)

13. Auburn University Club **PUBLIC HEARING** **PL-2013-00900**

Applicant: Michael Thompson on behalf of P and T Properties, LLC

General Location: 1650 Yarbrough Farms Boulevard

Zoning District: Comprehensive Development District (CDD) with an overlay of the Planned Development District (PDD) designation

Action Requested: Recommendation to City Council for conditional use approval for an indoor recreational use (fitness center)

14. Parkview Townhomes **PL-2013-00897**

Applicant:	Joel Funderburke on behalf of Plainsview, LLC
General Location:	353 North Donahue Drive
Zoning District:	Redevelopment District (RDD)
Action Requested:	Two waivers to Section 421, Determination of Buffer Widths, of the City of Auburn Zoning Ordinance, in order to reduce the width of the south bufferyard from 15 feet to 5 feet, and to reduce the width of the west bufferyard from 10 feet to 5 feet and remove the requirement for a Type 2 structure

15. Village Corner Waivers **PL-2013-00922**

Applicant:	Parker Lewis, Hydro Engineering Solutions, on behalf of Vicky, LLC
General Location:	300 North Dean Road
Zoning District:	Commercial Conservation (CC)
Action Requested:	Wavier from Section 429.06 A., Corridor Overlay Bufferyard Requirements, of the *City of Auburn Zoning Ordinance* in order to reduce the required bufferyard from 15 feet to three (3) feet and reduce required landscaping from 10 canopy tree inches, 10 understory tree inches and 25 shrubs to six canopy tree inches, six (6) understory tree inches and 37 shrubs

OTHER BUSINESS

CHAIRMAN'S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT