

**Auburn Planning Commission
April 11, 2013 – Regular Meeting
MINUTES**

The Auburn Planning Commission (PC) met on Thursday, April 11, 2013 at 5:00 p.m. in the City Council Chambers at 141 North Ross Street.

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

ABSENT Marcus Marshall

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

CITIZENS COMMUNICATION

OLD BUSINESS

Major Street Plan Update

MS-2013-00016

Ms. Frazier stated the request was for a recommendation to City Council for adoption of updates to the Major Street Plan. Notable updates to the Major Street Plan included the following:

- Reclassified South Yarbrough Farms Boulevard south of Richland Road from a local street to a residential collector.
- Updated configuration of the connection of Watercrest Drive through The Shoppes at Cary Creek development
- Reclassified Sandstone Lane (from North Dean Road to Bedrock Lane) and Bedrock Lane from local streets to residential collectors.
- Reclassified Woodfield Drive from a local street to a residential collector.
- Classified Riley Street as a local commercial and deleted the proposed cul-de-sac.
- Removal of Bridlewood Court from the plan since it is not a major roadway

The Commission tabled the case at its March 14, 2013 meeting in order to discuss the proposed updates in greater detail.

Mr. Chansler noted that the plan was reviewed and revised by staff on an annual basis and thought it behooved the public to review the plan.

Ms. Brown made a motion to approve Case MS-2013-00016, Major Street Plan Update, a request for a recommendation to City Council for adoption of updates to the Major Street Plan.

Mr. Bledsoe seconded the motion.

A vote was taken, and the motion passed with a vote of 7-0. Mr. Pick was absent from the vote.

CONSENT AGENDA

The Dakota

PL-2013-00192

Mr. Cotten stated the request was for final plat approval for a 14 lot residential conventional subdivision (with two unbuildable lots and one amenity lot) located north of Richland Road and the Lundy Chase development in the Comprehensive Development District (CDD) zoning district. The current development proposal kept the property in a rural setting with very low density. Public sanitary sewer is available and accessible to the property, and the proposed lots would be required to connect to sanitary sewer. The

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Major Street Plan (MS-2013-00016)

Subject: Recommendation to City Council for adoption of updates to the Major Street Plan

Commission Action

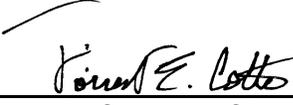
BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for adoption of updates to the Major Street Plan is hereby **APPROVED, and includes:**

- Reclassification of South Yarbrough Farms Boulevard south of Richland Road from a local street to a residential collector.
- Updated configuration of the connection of Watercrest Drive through The Shoppes at Cary Creek development
- Reclassification of Sandstone Lane (from North Dean Road to Bedrock Lane) and Bedrock Lane from local streets to residential collectors.
- Reclassification of Woodfield Drive from a local street to a residential collector.
- Classification of Riley Street as a local commercial and deleted the proposed cul-de-sac.
- Removal of Bridlewood Court from the plan since it is not a major roadway

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 April 11, 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 2nd day of May, 2013.



Forrest E. Cotten, AICP, Director of Planning

City could waive this requirement and allow septic tanks for lots assuming certain requirements were met. Staff recommended approval.

Mr. Pick entered the meeting.

Mr. Chansler made a motion to approve the consent agenda, including approval of the minutes from the March 11, 2013 Planning Commission regular meeting and the March 14, 2013 Planning Commission packet meeting.

Ms. Brown seconded the motion.

The motion passed with a vote of 7-0. Mr. Rice recused himself from voting.

NEW BUSINESS

Frizzell Subdivision

PL-2013-00202

Mr. Mosley stated the request was for a waiver to the requirement that every lot abut a dedicated public street in order to allow a subdivision which would create one lot that does not abut a dedicated public street. The property was located outside of the City limits. If this property were not in the Planning Jurisdiction it would be able to be divided through the county as a family subdivision. This process allows one family member to give another family member property although it may not be sold. However, since the City of Auburn subdivision regulations apply here, this option was not available. The property has access to Lee Road 17 on the front of the eastern side through a small county road named Lee Road 17A. The portion of the property that the applicant wished to divide touches a corner of the end of the dedicated right-of-way. Examination of the aerial photos and county parcels showed the actual road does not strictly follow the platted right-of-way, which meant that prescriptive right-of-way actually provides access to the proposed lot although City GIS records and county property lines do not reflect this. The process to have this accurately reflected would require agreement between property owners and Lee County or legal proceedings to determine the actual location of the right-of-way. A waiver to the subdivision regulations would resolve the issue in a more expedient and practical manner without generating any undesirable results. 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-2013-00202, Frizzell Subdivision, a request for a variance to Article IV (E)(4) of the *City of Auburn Subdivision Regulations* that requires that every lot abut a dedicated public street in order to allow a subdivision which would create one (1) lot that does not abut a dedicated public street.

Mr. Rice seconded the motion.

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

OTHER BUSINESS

CHAIRMAN'S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT- With no further business, the meeting was adjourned at 5:09 p.m.

Mark Yohn, Secretary

Emily Sparrow, Chair

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: The Dakota (Case PL-2013-00192)

Subject: Final plat approval for a 14 residential lot conventional subdivision (with two unbuildable lots and one amenity lot)

Location: North of Richland Road and the Lundy Chase development

Applicant: Dakota V Properties, 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 final plat approval for a 14 residential lot conventional subdivision (with two unbuildable lots and one amenity lot), marked "Received" March 14, 2013, Auburn Planning Commission Case PL-2013-00192, is hereby **APPROVED**, **subject to:**

Planning:

- Note #9 should read in "lieu", not "leui".

Engineering:

- 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.

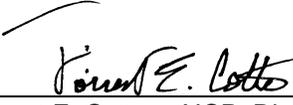
Water Resource Management:

- The subject property is within the City limits of Auburn and public sanitary sewer is available and accessible to the property, therefore the proposed lots are required to connect to sanitary sewer. The City may waive this requirement and allow septic tanks for lots meeting the following conditions:
 - It can be demonstrated to the WRM Department that sewer connection is impractical for the lot.
 - The lot size is 2 acres or more.
 - The owner shall demonstrate to the City that adequate percolation can be achieved for septic tanks to be viable and that the septic system has been permitted by the Lee County Health Department.
 - Future subdivisions to lots not connected to sanitary sewer will not be permitted.

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LEE COUNTY

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Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Frizzell Subdivision (Case PL-2013-00202)

Subject: Request for a waiver to Article IV (E)(4) of the *City of Auburn Subdivision Regulations* that requires that every lot abut a dedicated public street in order to allow a subdivision which would create one (1) lot that does not abut a dedicated public street

Location: 331 Lee Road 17

Applicant: Alex Frizzell

Property Zoned: Outside of the City limits – Planning Jurisdiction

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a waiver to Article IV (E)(4) of the *City of Auburn Subdivision Regulations* that requires that every lot abut a dedicated public street in order to allow a subdivision which would create one (1) lot that does not abut a dedicated public street, marked "Received" March 19, 2013, Auburn Planning Commission Case PL-2013-00202, is hereby **APPROVED**.

STATE OF ALABAMA
LEE COUNTY

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Forrest E. Cotten, AICP, Director of Planning