

**Auburn Planning Commission
May 6, 2013 – Packet Meeting
MINUTES**

The Auburn Planning Commission (PC) met on Monday, May 6, 2013 at 12:00 p.m. in the Development Services Building at 171 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, 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.

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 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.

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.

Mr. Chansler initiated discussion regarding the reason for creating a planning jurisdiction for properties outside of the city limits.

Mr. Cotten explained that it gave the city some control over land outside of the city limits.

Mr. McCord wanted the City's regulations to remain flexible due to the differing circumstances between requests.

Laurel Grove Rezoning

PL-2013-00290

Mr. Cotten 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 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.

Cotswolds Subdivision, Phase 2

PL-2013-00280

Mr. Cotten 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.

Discussion took place regarding construction of the outer loop and the need for differing uses in the vicinity.

Cotswolds Subdivision, Phase 2

PL-2013-00275

Mr. Cotten 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.

Wire Road Commercial Park

PL-2013-00293

Mr. Cotten 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.

Wire Road Transit System Storage

PL-2013-00294

Mr. Cotten 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.

Balcony Bar Expansion

PL-2013-00304

Mr. Cotten 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.

1716 Deck Renovation

PL-2013-00305

Mr. Cotten 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.

Discussion took place regarding the difference in the previously and currently approved roof systems. A retractable roof was not considered part of the structure.

Mitcham Hair Salon

PL-2013-00307

Mr. Cotten 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.

OTHER BUSINESS

CHAIRMAN'S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT- With no further business, the meeting was adjourned at 12:58 p.m.

Mark Yohn, Secretary

Emily Sparrow, Chair