

**Auburn Planning Commission  
November 14, 2013 – Regular Meeting  
MINUTES**

The Auburn Planning Commission (PC) met on Thursday, November 14, 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, Warren McCord, Charles Pick, Matt Rice, Emily Sparrow, Mark Yohn

**ABSENT** None

**STAFF PRESENT** Forrest Cotten, Justin Steinmann, Matt Mosley, Katie Robison, Tyler Caldwell, Amber English, Jeff Ramsey, Alison Frazier, Dan Crowdus, Eric Carson, Megan McGowen

**CITIZENS COMMUNICATION**

Beth Witten, 2280 Arlington Court, spoke on behalf of the Asheton Lakes Property Owners Association and expressed satisfaction with the withdrawal of the request to fill in a portion of the flood plain on property part of the proposed Asheton Lakes Subdivision, Phase 3A. She requested the Commission consider working with the developer on an alternate construction route when the subject property is developed.

Ms. Sparrow asked about the feasibility of an alternate route.

Mr. Cotten did not anticipate much could be done to develop an alternate route, but he was glad to convey the residents' desire for one.

**OLD BUSINESS**

**Spring Lake PDD**

**PL-2013-00698**

Mr. Cotten stated the request was for a recommendation to City Council to apply the Planned Development District (PDD) designation to approximately 29.66 acres zoned Comprehensive Development District (pending approval of Cases PL-2013-00696 and PL-2013-00697). The subject property was located at 2560, 2568, 2600 East Glenn Avenue and 309 Comanche Drive. The future land use plan designation for this parcel is a mix of Low-Density Residential, Indian Hill Focus Area and Gateway Commercial. The applicant is seeking additional density for the project. The project is proposed on 29.66 acres. The maximum density in the Comprehensive Development District (CDD) is 9.5 units per acre with 25% open space. The maximum density allowed is 281 units for the underlying zone. The incentive/exchange with a Planned Development District (PDD) designation allows up to a 10% increase in the base zone density, which would allow an additional 28 units (309 units total). In exchange, the applicant would be providing would be open space improvements. The applicant is providing walking trails, in the form of sidewalks, paths and all-weather surfaces, within the development. However, the walking paths are private to the development. The applicant is providing a concrete multi-use path along Glenn Avenue.

**Mr. Pick made a motion to table until December 12, 2013 Case PL-2013-00698, Spring Lake PDD, a request for a recommendation to City Council to apply the Planned Development District (PDD) designation to approximately 29.66 acres zoned Comprehensive Development District (CDD).**

**Mr. Chansler seconded the motion.**

**A vote was taken, and the motion passed with a vote of 9-0.**

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: Spring Lake PDD (Case PL-2013-00698)

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

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

Applicant: Fred and Catherine Adams

Property Zoned: Comprehensive Development District (CDD) (pending Cases PL-2013-00696 and PL-2013-00697)

**Commission Action**

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council to apply the Planned Development District (PDD) designation to approximately 29.66 acres marked "Received" August 16, 2013, Auburn Planning Commission Case PL-2013-00698 is hereby **TABLED UNTIL DECEMBER 12, 2013.**

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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 November 14, 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 6<sup>th</sup> day of December, 2013.



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Forrest E. Cotten, AICP, Director of Planning

## **Spring Lake**

**PL-2013-00703**

Mr. Cotten stated the request was for a recommendation to City Council for conditional use approval for *commercial and entertainment uses* (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 good/hobby/book/music store, and veterinary office), *road service uses* (bank with drive-thru and fast food restaurant), *neighborhood shopping center*, and an *office use*. The subject property was located at 2560 and 2600 East Glenn Avenue.

**Ms. Brown made a motion to table until December 12, 2013 Case PL-2013-00703, Spring Lake, a request for a recommendation to City Council for conditional use approval for commercial and entertainment uses (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 good/hobby/book/music store, and veterinary office), road service uses (bank with drive-thru and fast food restaurant), neighborhood shopping center, and an office use.**

**Mr. Bledsoe seconded the motion.**

**A vote was taken, and the motion passed with a vote of 9-0.**

## **CONSENT AGENDA**

### **Brookhaven Farms Subdivision, Twelfth Revision**

**PL-2013-00873**

Mr. Cotten stated the request was for revised final plat approval for a conventional subdivision (four lot single family residential subdivision) located on Lee Road 56 near Willis Turk Road in the Rural (R) zoning district. A note on Brookhaven Farms Subdivision, Eighth Revision – Redivision of Lot 3 states that the lots cannot be further subdivided unless a dedicated public road is created for access. The applicant is requesting to create one additional lot. Because of the note, this request requires approval from the Planning Commission. Lot 3-C is proposed to be divided and the stem of the lot would traverse Lots 1-A and 2-A causing them to be modified slightly. All of the lots would meet the minimum lot width requirement at the street. Staff recommended approval.

### **Solamere Subdivision, Phase 3, Revision of Lots 158A-164A**

**PL-2013-00894**

Mr. Cotten stated the request was for revised final plat approval for seven lots in a performance subdivision located in the Development District Housing (DDH) zoning district. The purpose of the revision was to remove the plat requirement that lots take access from the rear alleyway on Solamere Lane. This requirement was added after the initial platting in a previous revised final. The developer stated that the rear alleyways were not as desirous from a sales standpoint with most buyers preferring front loading houses. The alleyway had been constructed behind Lots 158-161 and was being used by the houses fronting on Frontier Circle. As such, the alleyway would have to remain in place and be continued through the remainder of the lots. The applicant was aware of this requirement. Additionally, since Solamere Lane is a residential collector, the houses would have to meet the curb cut spacing requirement of an average of 125 feet. This would allow seven curb cuts on this segment of the street. One curb cut was reserved for Lot 165 since it did not have access to the rear alley. Additionally, Lots 156-157 would either have to take access from the rear alley or a curb cut would need to be removed from the current plan and two lots would need to utilize joint curb cuts. Staff recommended approval.

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: Spring Lake (Case PL-2013-00703)

Subject: Recommendation to City Council for conditional use approval for *commercial and entertainment uses* (auto accessory store, bank, barbershop/beauty shop, 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* (bank with drive-thru and fast food restaurant, *neighborhood shopping center* and *office use*)

Location: 2560 East Glenn Avenue and 2600 East Glenn Avenue

Applicant: Fred & Catherine Adams and Sarah Adams

Property Zoned: Comprehensive Development District with an overlay of the Planned Development District (PDD) designation (pending Case PL-2013-00698)

**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 *commercial and entertainment uses* (auto accessory store, bank, barbershop/beauty shop, 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* (bank with drive-thru and fast food restaurant, *neighborhood shopping center* and *office use*), marked "Received" August 20, 2013, Auburn Planning Commission Case PL-2013-00703, is hereby **TABLED UNTIL DECEMBER 12, 2013.**

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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 November 14, 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 6<sup>th</sup> day of December, 2013.

  
\_\_\_\_\_  
Forrest E. Cotten, AICP, Director of Planning

**Mr. Chansler made a motion to approve the consent agenda, including approval of the minutes from the October 7, 2013 Planning Commission packet meeting and the October 10, 2013 Planning Commission regular meeting.**

**Mr. Yohn seconded the motion.**

**The motion passed with a vote of 9-0.**

## **NEW BUSINESS**

### **Donahue Ridge Subdivision, Phase II**

**PL-2013-00872**

Mr. Caldwell stated the request was for preliminary plat approval for a conventional subdivision (15 lot single family residential subdivision) located off of North Donahue Drive, east of Camden Ridge Subdivision and south of Donahue Ridge, Phase I in the Development District Housing (DDH) zoning district. This subdivision was granted preliminary plat approval in May 2010. That approval subsequently expired in November 2011 due to lack of an extension. Preliminary plat approval was again granted in November 2013. Staff recommended approval.

Tom Hayley, the applicant, indicated his displeasure with having to bring the expired plat back through the approval process. He thought there should be a better way to facilitate plat extensions.

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

Ms. Sparrow indicated there should be a plan for communicating to an applicant when expiration is pending.

**Mr. Pick made a motion to approve Case PL-2013-00872, Donahue Ridge Subdivision, Phase II, a request for preliminary plat approval for a conventional subdivision (15 lot single family residential subdivision).**

**Mr. Marshall seconded the motion.**

**A vote was taken, and the motion passed with a vote of 9-0.**

### **160 North Ross**

**PL-2013-00878**

Mr. Caldwell stated the request was for preliminary plat approval for a lot consolidation (eleven lots into one) located at 160 North Ross Street in the University Service (US) zoning district. The proposed lot would be home to a multiple family development of 182 residential units with 642 beds and leasing office space. There would be a multiple story parking garage located on the property. A Master Development Plan was in place for the project. Staff recommended approval.

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

**Mr. Marshall made a motion to approve Case PL-2013-00878, 160 North Ross, a request for preliminary plat approval for a lot consolidation (eleven lots into one).**

**Ms. Brown seconded the motion.**

**A vote was taken, and the motion passed with a vote of 9-0.**

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: Brookhaven Farms, Twelfth Revision (Case PL-2013-00873)

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

Location: Lee Road 56, near Willis Turk Road

Applicant: Kevin & Dawn Flannagan and Kevin & Heather Jones

Property Zoned: Rural (R)

**Commission Action**

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for revised final plat approval for a conventional subdivision (four lot single family residential subdivision), marked "Received" October 22, 2013, Auburn Planning Commission Case PL-2013-00873, is **APPROVED, subject to:**

**Planning:**

- Note that the access easement is private.
- Note 7 will need to be modified or removed, as the dimensions of the lots did change.

**Engineering:**

- Show the minimum finished floor elevations for lots along the watercourse.
- The Planning Commission should consider restricting further division of the property without Lee Road 56 being paved.

**Water Resource Management:**

- Correct Note 4 to read "no canopy trees..."
- Subdivision does not meet current City of Auburn fire flow requirements
- Municipal sewer is not currently available to the property
- Property is not served municipal water by AWWB.

**Public Safety Fire Division:**

- Water issues (low flow and lack of hydrants on the driveway) and paving will need to be addressed if there is a significant increase in lots in the future.

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GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 6<sup>th</sup> day of December, 2013.



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Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: Solamere Subdivision, Phase 3, Lots 158A-146A (Case PL-2013-00894)

Subject: Revised final plat approval for a performance residential development (7 lot single family detached subdivision) in order to remove the plat requirement that lots take access from the rear alleyway

Location: Solamere Subdivision, Phase 3, on the east side of Solamere Lane

Applicant: Peach State Land Development, Inc.

Property Zoned: Development District Housing (DDH)

**Commission Action**

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for revised final plat approval for a performance residential development (7 single family detached subdivision) in order to remove the plat requirement that lots take access from the rear alleyway, marked "Received" October 24, 2013, Auburn Planning Commission Case PL-2013-00894, is **APPROVED, subject to:**

**Planning:**

- Update the proximity map, gross area and number of lots in the notes
- Change the affected lots to B

**Engineering:**

- Based on the distance along this section of Solamere Lane, seven curb cuts are allowed. This plat will need to reflect some joint cuts along these lots to comply with this requirement.
- Only lots with joint curb cuts need to show their location. This is typically done more abstractly with a small private easement box
- Remove the "by signing this plat..." portion of the note. The reason for the plat is established in the note above.

**Water Resource Management:**

- Relocation of any existing water meters shall be coordinated with AWWB through Kyle Hildreth, Water Distribution Manager, and relocation of any sewer cleanouts should be coordinated Mikel Thompson, Sewer Maintenance Manager.

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GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 6<sup>th</sup> day of December, 2013.



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Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: Donahue Ridge Subdivision, Phase II (Case PL-2013-00872)

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

Location: Off of North Donahue Drive, east of Camden Ridge Subdivision, 1<sup>st</sup> Addition, and south of Donahue Ridge Subdivision, Phase 1

Applicant: Donahue Ridge, 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 preliminary plat approval for a conventional subdivision (15 lot single family residential subdivision), marked "Received" October 22, 2013, Auburn Planning Commission Case PL-2013-00872, is **APPROVED, subject to:**

**Engineering:**

- In accordance with the Public Works Design and Construction Manual, all new subdivision shall have street lighting installed. Lamp sources and spacing must follow the guidelines outlined in the Manual and the cost of street lighting should be included in the engineering estimate as part of the bonding process, if they are not installed at the time of bonding.
- The existing retention pond easement on Lots 48 through 52 should be shown.
- Detention for this phase of the development will need to be provided. If the property is not included with this phase, the location will need to be shown and platted.
- A deceleration lane and three lane segment at the tie with North Donahue Drive is required and should be installed with the next phase of development.

**Water Resource Management:**

- The 20 and 30 foot Sanitary Sewer Easements are not Temporary Easements as indicated. These easements were established by plat, A Redivision of Parcel 1 of Donahue Ridge Subdivision, LCPB 31, Page 186 and will need to be vacated by document prior to Final Plat.
- There is also a Private Wet Retention Easement on the property and should be indicated on the plat. They appear to be referenced in the fifth note on the plat.
- Some of the lots on this plat have potential sewer backflow issues. Prior to Final Plat these lots should be indicated on the plat and the following note added to the plat: "The indicated lots have potential sewer backflow issues due to the finished grade elevation being less than 12-inches above the nearest upstream sanitary sewer manhole rim elevation. These lots are required to have backflow prevention devices installed on the customer's sewer service line if the finished floor elevation is less than 12-inches above the nearest upstream sanitary sewer manhole rim elevation. The property owner, successors, and assigns for each lot of record as indicated shall be fully responsible for the maintenance and repair of this backflow prevention device and shall indemnify, hold harmless, and defend the City of Auburn for any backflows that occur due to improper maintenance, use, or omittance of this device."

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STATE OF ALABAMA  
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Donahue Ridge Subdivision, Phase II  
PL-2013-00872

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 6<sup>th</sup> day  
of December, 2013.

A handwritten signature in black ink, appearing to read "Forrest E. Cotten". The signature is written in a cursive style with a prominent flourish at the end.

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Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: One-Sixty Ross Subdivision (Case PL-2013-00878)  
Subject: Preliminary plat approval for a lot consolidation (eleven lots into one)  
Location: 160 North Ross Street  
Applicant: ACC CDC One-Sixty Ross, LLC  
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 (eleven lots into one), marked "Received" October 22, 2013, Auburn Planning Commission Case PL-2013-00878, is **APPROVED, subject to:**

**Engineering:**

- Additional easements may be required upon completion of engineering plans.

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STATE OF ALABAMA  
LEE COUNTY

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Forrest E. Cotten, AICP, Director of Planning

**160 North Ross**

**PL-2013-00879**

Mr. Caldwell stated the request was for final plat approval for a lot consolidation (eleven lots into one) located at 160 North Ross Street in the University Service (US) zoning district. The proposed lot would be home to a multiple family development of 182 residential units with 642 beds and leasing office space. There would be a multiple story parking garage located on the property. A Master Development Plan was in place for the project. Staff recommended approval.

**Mr. Bledsoe made a motion to approve Case PL-2013-00879, 160 North Ross, a request for final plat approval for a lot consolidation (eleven lots into one).**

**Mr. Yohn seconded the motion.**

**A vote was taken, and the motion passed with a vote of 9-0.**

**Initial Outfitters**

**PL-2013-00875**

Ms. Robison stated the request was for a recommendation to City Council for conditional use approval for an industrial use (manufacturing use) located at 3325 Skyway Drive in the Industrial (I) zoning district. The application included requests for two waivers. A cladding waiver was requested for a portion of the front of the building visible from East Glenn Avenue (east elevation). The main frontage would be clad in brick and stone. The portion for which the waiver was requested was set back from the front of the building 50 feet and was only 10 feet wide. The applicant requested to install insulated metal panels to this portion of the front of the building. Also, the applicant requested a waiver for the residential buffer landscaping requirements. The residential property was currently zoned Commercial Development District (CDD) and had been marketed in the past as such. Currently, the property was not on the market. There was also a 90-foot wide natural gas easement between the subject property and the residence. The applicant indicated that the gas company was opposed to any large caliper trees and the required structure because of the easement. Ms. Robison explained that staff recommended striking the proposed condition of approval that stated upon building expansion, the portion of the front elevation subject to the cladding waiver must be clad, as well as the front façade of the building expansion.

Mr. Pick asked about the traffic impact study.

Mr. Ramsey said it had not yet been started.

Sean Foote with SR&F Architects represented the applicant. He explained that plantings within the gas easement were under the purview of Alagasco, and there was no way to expect the required plantings would be approved by the gas company. Mr. Foote spoke regarding the cladding waiver and stated that only a small portion of the property touched East Glenn, but was barely visible from the corridor.

Mr. Chansler asked if there were cladding requirements for properties on Skyway Drive.

Mr. Cotten said no.

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-2013-00875, Initial Outfitters, a request for conditional use approval for an industrial use (manufacturing use), including amended staff comments and waivers to the cladding requirements on the front of the building and to the residential bufferyard requirements on the east property line.**

**Mr. Chansler seconded the motion.**

**A vote was taken, and the motion passed with a vote of 9-0.**

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: One-Sixty Ross Subdivision (Case PL-2013-00879)  
Subject: Final plat approval for a lot consolidation (eleven lots into one)  
Location: 160 North Ross Street  
Applicant: ACC CDC One-Sixty Ross, LLC  
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 (eleven lots into one), marked "Received" October 22, 2013, Auburn Planning Commission Case PL-2013-00878, is **APPROVED, subject to:**

**Engineering:**

- Additional easements may be required upon completion of engineering plans.

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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 November 14, 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 6<sup>th</sup> day of December, 2013.



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Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: Initial Outfitters (Case PL-2013-00875)

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

Location: 3325 Skyway Drive

Applicant: New Life Properties, LLC

Property Zoned: Industrial (I)

**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 an industrial use (manufacturing use) marked "Received" October 22, 2013, Auburn Planning Commission Case PL-2013-00875, is hereby **APPROVED, including a waiver to cladding requirements and a waiver to residential bufferyard requirements, and subject to:**

- Insulated metal panels are allowed to be installed on a 10 foot wide portion of the front of the building visible from East Glenn Avenue.
- The requirement for a 20 foot buffer with a Type 3 structure on the eastern property line is waived.

**Planning:**

- Note the bufferyards on the site plan.
- Additional written information including building height, ISR, FAR, parking and lot size will be required prior to site plan approval.

**Engineering:**

- Change the street name of Frederick Road to East Glenn Avenue.
- A traffic impact study should be submitted for the development.

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STATE OF ALABAMA  
LEE COUNTY

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GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this 15<sup>th</sup> day of November, 2013.



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Forrest E. Cotten, AICP, Director of Planning

**Cotswolds, Phase 2A**

**PL-2013-00880**

Mr. Cotten stated the request for a recommendation to City Council for conditional use approval to fill in a portion of the flood plain had been withdrawn by the applicant.

**Asheton Lakes, Phase 3**

**PL-2013-00881**

Mr. Cotten stated the request for a recommendation to City Council for conditional use approval to fill in a portion of the flood plain had been withdrawn by the applicant.

**Project Special K**

**PL-2013-00883**

Ms. McGowen stated the request was for a recommendation to City Council for conditional use approval for an industrial use (manufacturing use) located at 2440 Innovation Drive in the Industrial (I) zoning district. The business would manufacture parts for the automotive industry. The project would be constructed in four phases. Staff recommended approval.

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

**Mr. Chansler made a motion to approve Case PL-2013-00883, Project Special K, a request for a recommendation to City Council for conditional use approval for an industrial use (manufacturing use).**

**Ms. Brown seconded the motion.**

**A vote was taken, and the motion passed with a vote of 9-0.**

**Vapor Craft of Auburn**

**PL-2013-00882**

Mr. Cotten stated the request was for a recommendation to City Council for conditional use approval for a commercial and entertainment use (e-cigarette sales) located in the 221 North College Street in the Urban Core (UC) zoning district with an overlay of the College Edge Overlay District (CEOD) designation. The proposed use would not be considered a tobacco specialty retail shop. Therefore, the use was not exempted from the restrictions set forth in the City Code. The establishment would not contain a lounge component for on-site consumption. It was designed for retail sales only. As with all business license applications, the Fire Inspector would schedule a life safety check with the proprietor. Staff recommended approval with conditions.

Buck Starr, the applicant, reiterated that the use would be strictly retail sales.

Erik Anderson would be in charge of managing the store. He explained the positive benefits of e-cigarettes and said he was excited to operate a store in Auburn.

Ms. Brown asked about signage.

Mr. Anderson said it would be black with the business logo.

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

**Mr. McCord made a motion to approve Case PL-2013-00882, Vapor Craft of Auburn, a request for a recommendation to City Council for a commercial and entertainment use (e-cigarette sales), with staff comments.**

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: Project Special K (Case PL-2013-00883)

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

Location: 2440 Innovation Drive

Applicant: Industrial Development Board of the City of Auburn

Property Zoned: Industrial (I)

**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 an industrial use (manufacturing use) marked "Received" October 22, 2013, Auburn Planning Commission Case PL-2013-00883, is hereby **APPROVED**.

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STATE OF ALABAMA  
LEE COUNTY

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Forrest E. Cotten, AICP, Director of Planning

**Mr. Pick seconded the motion.**

**A vote was taken, and the motion passed with a vote of 9-0.**

**Auburn University Club**

**PL-2013-00900**

Mr. Mosley stated the request was for a recommendation to City Council for conditional use approval for an indoor recreational use (fitness center) located at 1650 Yarbrough Farms Boulevard in the Comprehensive Development District (CDD) zoning district with an overlay of the Planned Development District (PDD) designation. The property currently has a 9,135 square foot clubhouse serving the 18-hole golf course. The proposed location for the fitness club is in the parking lot for the clubhouse and golf course. The approved PDD shows the clubhouse configured in the present manner. The fitness center would be a minor modification to the existing use and would be compliant with the approved plan. Public Works recommended the traffic impact report for Auburn University Club be updated to include the fitness center and an evaluation of the internal circulation. Staff recommended approval.

Mr. Pick noted that the internal streets were private and questioned the City's purview over the traffic flow.

Mr. Ramsey explained that staff had an obligation to evaluate all roadways in the City to ensure the most efficient and safe travel for all.

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

**Ms. Brown made a motion to approve Case PL-2013-00900, Auburn University Club, a request for a recommendation to City Council for conditional use approval for an indoor recreational use (fitness center), with staff comments.**

**Mr. Bledsoe seconded the motion.**

**A vote was taken, and the motion passed with a vote of 9-0.**

**Parkview Townhomes**

**PL-2013-00897**

Mr. Steinmann stated the request was for 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. The subject property was located at 353 North Donahue Drive in the Redevelopment District (RDD) zoning district. Staff recommended approval of the bufferyard reduction requests, but denial of the Type 2 structure waiver. The west bufferyard is adjacent to the City's Public Works and Environmental Services facilities, so, while there will be auditory and other impacts to the residential use at this location regardless of the buffer width, it is recommended that the requirement for a Type 2 structure remain.

**Mr. Chansler made a motion to approve Case PL-2013-00897, Parkview Townhomes, a request for 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. The requirement for a Type 2 structure adjoining the Public Works parcel shall remain.**

**Mr. Rice seconded the motion.**

**A vote was taken, and the motion passed with a vote of 9-0.**

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: Vapor Craft (Case PL-2013-00882)

Subject: Recommendation to City Council for conditional use approval for a commercial and entertainment use (electronic cigarette retail shop)

Location: 221 North College Street

Applicant: William C. Starr, Jr.

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

**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 (electronic cigarette retail shop) marked "Received" October 22, 2013, Auburn Planning Commission Case PL-2013-00882, is hereby **APPROVED, subject to:**

**Planning:**

- No person under the age of 18 shall be allowed in the establishment.
- Necessary visibility shall be provided for the in-store business activities.

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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 November 14, 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 15<sup>th</sup> day of November, 2013.



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Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: AU Fitness Club (Case PL-2013-00900)

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

Location: 1650 Yarbrough Farms Boulevard

Applicant: P and T Properties, LLC

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

**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 an indoor recreational use (fitness center) marked "Received" October 28, 2013, Auburn Planning Commission Case PL-2013-00900, is hereby **APPROVED, subject to:**

**Engineering:**

- The traffic impact report for Auburn University Club should be updated to include the Fitness Center and an evaluation of the internal circulation.

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STATE OF ALABAMA  
LEE COUNTY

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GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this 15<sup>th</sup> day of November, 2013.



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Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: Parkview Condos Landscape Waivers (Case PL-2013-00897)

Subject: Request for 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

Location: 353 North Donahue Drive

Applicant: Plainsview, LLC

Property Zoned: Redevelopment District (RDD)

**Commission Action**

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for 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), marked "Received" October 28, 2013, Auburn Planning Commission Case PL-2013-00897, is hereby **APPROVED, subject to:**

- The requirement for a Type 2 structure adjoining the Public Works parcel shall remain in place.

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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 November 14, 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 6<sup>th</sup> day of December, 2013.

  
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Forrest E. Cotten, AICP, Director of Planning

**Village Corner Waivers**

**PL-2013-00922**

Mr. Rice recused himself from discussing and voting on the case.

Mr. Mosley stated the request was for a waiver from Section 429.06 A., Corridor Overlay Bufferyard Requirements, 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. The subject property was located at 300 North Dean Road in the Commercial Conservation (CC) zoning district. A proposed renovation and expansion of the shopping complex included an addition to the existing Kroger grocery and an additional out-building near East Glenn Avenue. The neighborhood center was one of the most centralized commercial nodes outside of the Urban Core. CompPlan 2030 places heavy emphasis on the redevelopment of infill properties. It specifically promotes "redevelopment, densification, and infill development in an effort to better utilize existing infrastructure and limit sprawl." This location would greatly benefit from densification and redevelopment. One of the methods of promoting densification in CompPlan 2030 is to reduce regulatory barriers. This specifically includes providing intensity bonuses to redevelopment projects.

Reduction of the corridor bufferyard from 15 feet to 3 feet would not normally be considered to be in keeping with the intent of the zoning ordinance, but this section of East Glenn poses some unique characteristics. The proposed plantings would mimic the existing hedge in front of the small outbuilding already on East Glenn Avenue. This area already has two large oak trees in the right-of-way that provide similar buffering as intended by the zoning ordinance. Staff recommended approval.

Ms. Brown asked if there would be different landscaping on Dean Road.

Mr. Mosley said there would not likely be much change to that area.

**Mr. McCord made a motion to approve Case PL-2013-00922, Village Corner Waivers, a request for a waiver 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.**

**Mr. Pick seconded the motion.**

**A vote was taken, and the motion passed with a vote of 8-0. Mr. Rice recused himself from voting.**

**OTHER BUSINESS**

**CHAIRMAN'S COMMUNICATION**

**STAFF COMMUNICATION**

**ADJOURNMENT-** With no further business, the meeting was adjourned at 5:55 p.m.

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Mark Yohn, Secretary

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Emily Sparrow, Chair

**RESOLUTION  
OF THE  
AUBURN PLANNING COMMISSION**

Case: Village Corner Landscape Waivers (Case PL-2013-00922)

Subject: Request for waivers to 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

Location: 300 North Dean Road

Applicant: Vicky, LLC

Property Zoned: Commercial Conservation (CC)

**Commission Action**

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for waivers to 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, marked "Received" October 28, 2013, Auburn Planning Commission Case PL-2013-00922, is hereby **APPROVED**.

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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 November 14, 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 6<sup>th</sup> day of December, 2013.

  
\_\_\_\_\_  
Forrest E. Cotten, AICP, Director of Planning