

2021
PLANNING
COMMISSION
ANNUAL REPORT



September 1, 2022

Planning Commission
City of Auburn, Alabama

Dear Planning Commission Members:

It is my pleasure to present you with the FY 2021 Annual Report to the Planning Commission. Our fifteenth publication of this report represents work performed October 2020 through September 2021, which was a period of opportunities and ongoing operational adjustments for the department. Staffing changes and challenges from the ongoing COVID-19 pandemic contributed to both delayed and postponed planning initiatives including CompPlan 2030 5-year update, AIGM (Auburn Interactive Growth Model) update, and the Highway 14 Focus Area Study. The Census Bureau released 2020 Census data in September 2021, which was analyzed by staff, revealing the need for redistricting.

In spite of the above-mentioned challenges, the Planning Staff and Commissioners successfully completed several planning initiatives. Completed projects and highlights from FY 2021 include: the Downtown Development and Design Standards update; U.S. Hwy. 280 Focus Area Study; adoption of the Short-Term Rental Ordinance. This report summarizes the various applications which were processed through the PC in FY 2021. It includes all annexations, rezonings, conditional use requests, subdivisions, and waivers. You provided recommendations to the Auburn City Council on proposed annexations, rezonings, and conditional uses; and directly acted on all subdivision and waiver applications.

The past year also saw the submittal of several new high-profile projects within the Urban Core, indicating that redevelopment within the Urban Core is highly attractive to property owners and the development community. One project, a mixed-use building at 129 N. College Street, containing residential units above a Target store is working its way through the review process.

In addition to processing the traditional applications submitted to the department, we also experienced several staff departures and hired three new staff members. We are thankful to be back to a normal staffing level. As we enter FY 2022, we look forward to continuing our partnership with the Planning Commission in addressing the future needs of the City of Auburn, and to provide exceptional service to the City of Auburn and its citizens. Thank you for volunteering to make Auburn a better place.

Sincerely,

A handwritten signature in black ink that reads "Steve Foote". The signature is written in a cursive, slightly slanted style.

Steve Foote, AICP
Planning Services Director

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Planning Commission Members

Phil Chansler, Chair

Nonet Reese, Vice Chair

Mack LaZenby, Secretary

Jana Jager, Mayor's Designee

Wendy Birmingham

Robyn Bridges

Marcus Marshall

Warren McCord

Robert Ritenbaugh

Duties of the Planning Commission

1. The Planning Commission, in cooperation with the Planning Director and staff, shall study land use and development trends, collect data and analyze such information with regard to future development of the City of Auburn.
2. The Planning Commission shall study and report on all proposed amendments to the text of this Ordinance referred to it by the City Council. When reviewing any such proposed amendments, the Planning Commission shall, within 45 days of receipt of same from the Planning Director, submit its recommendations and findings to the City Council.
3. The Planning Commission shall study and report on all proposed amendments to the Official Zoning Map, the procedure for which is contained in Section 906 of this Article.
4. The Planning Commission shall review and approve, or approve with conditions, all site plans submitted to it by the Planning Director in accordance with Section 802.
5. The Planning Commission shall hear all applications for conditional use permits and shall make a report and recommendation to the City Council in accordance with Section 803.
6. The Planning Commission shall cause the posting of notice in the form of a sign on property that is subject to a public hearing for conditional use permit or rezoning.

7. The Planning Commission shall review the character, location, and extent of any street, square, park or other public way, ground or open space or public building or structure or major utility project whether publicly or privately owned, in accordance with Section 11-52-11 of the Code of Alabama of 1975, as amended.
8. The Planning Commission shall analyze the extent to which development has occurred in Auburn as compared to the projected growth and make recommendations for change to the future land use plan and the zoning map of the City of Auburn, as needed, to accommodate the expected 20 year growth of Auburn for residential, industrial, commercial, and other land uses.
9. The Planning Commission shall analyze the continued validity of any other regulations imposed by this Ordinance in terms of changing conditions.

Planning Department Staff

Steve Foote, AICP, Planning Director

Katie Robison, AICP, Principal Planner

Logan Kipp, AICP, Principal Planner

Amber English, Planner/Former Administrative Assistant

Jay Howell, AICP, Former Planner

Stephanie Canady, GISP, Former Planner

Megan McGowen, AICP, City Manager

Scott Cummings, P.E., Executive Director of Development Services

The mission of the Planning Department is to promote planned and managed change as a means of creating and maintaining an attractive, “built environment” and conserving and protecting the City’s “natural environment.”

The Planning Department staff is primarily responsible for the administration of the City’s Comprehensive Plan, Zoning Ordinance, and Subdivision Regulations. This requires that the Department review any new development plans or any proposed change in use throughout the City of Auburn. Specifically, the Department reviews annexation petitions, subdivision proposals (administrative, preliminary, and final plats), zoning requests, conditional use approval requests, site plan approval requests, requests for variances or waivers to the Zoning Ordinance, and requests for any waiver to the Subdivision Regulations.

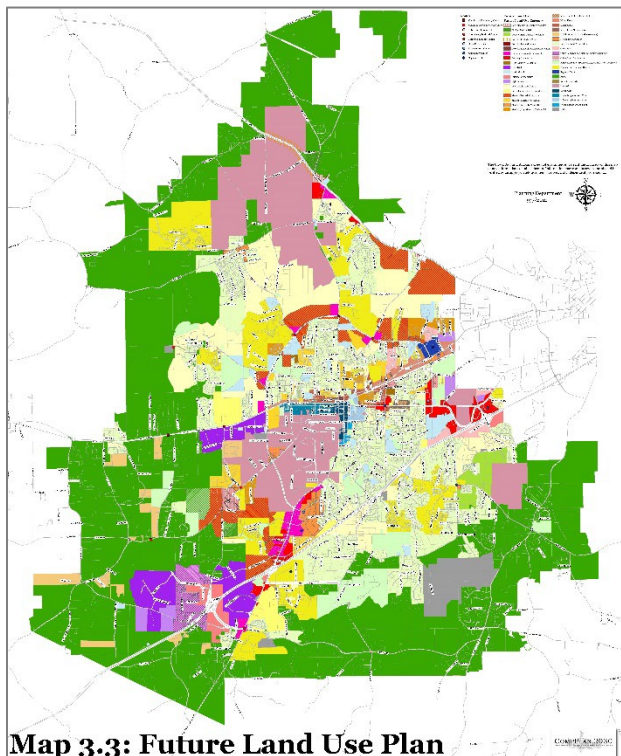
In addition, the Planning Department provides primary staff support to a number of boards and commissions throughout the City including the Planning Commission, the Board of Zoning Adjustment, the Downtown Design Review Committee, and the Historic Preservation Commission. Much of the business transacted by the Planning Commission requires ultimate approval from the City Council; therefore, a considerable amount of effort is also expended in preparing planning-related information for the City Manager’s Office to place before the City Council during

their bi-monthly meetings.

The Planning Department is also responsible for administering the Zoning Ordinance in relation to new construction and business activities. This includes the regulation and review of site design requirements, allowable signage, banners, home occupations, occupancy requirements, primary and accessory uses, and other zoning-related issues that present themselves daily.

In an effort to ensure that the City's Zoning Ordinance is kept up to date and reflects the current needs and desires of the community, the Planning Department staff holds frequent "work sessions" throughout the year with the Planning Commission on various topical issues. The Department also supports special committees or task forces that may be commissioned by the City Council to examine special issue areas and make appropriate recommendations for change.

During FY 2021, Planning Services finalized the short-term rental regulations; an endeavor that commenced in November 2018 with the creation of the Short-Term Rental Task Force. After numerous public input meetings, work sessions, and public hearings, the final STR ordinance was adopted by City Council in March 2021. Planning staff also crafted significant revisions to the downtown design standards, an effort undertaken with the Downtown Design Review Committee. Additionally, Planning Services completed and adopted one focus area study (U.S. Highway 280 Corridor Focus Area Study), which focused on development potential for the area along the southern portion of U.S Highway 280 in the Shelton Mill Road and North College Street areas.



FY 2021 Meeting Dates

Packet Meetings

October 5, 2020
November 9, 2020
December 7, 2020
January 11, 2021
February 8, 2021
March 8, 2021
April 5, 2021
May 10, 2021
June 7, 2021
July 6, 2021
August 9, 2021
September 7, 2021

Regular Meetings

October 8, 2020
November 12, 2020
December 10, 2020
January 14, 2021
February 11, 2021
March 11, 2021
April 8, 2021
May 13, 2021
June 10, 2021
July 8, 2021
August 12, 2021
September 9, 2021

Work Sessions

October 5, 2020	Short-Term Rentals
November 10, 2020	Joint Work session with the DDRC on the Downtown Development and Design Standards
December 8, 2020	Joint Work session with the DDRC on the Downtown Development and Design Standards
March 1, 2021	Downtown Development and Design Standards
April 27, 2021	U.S. Highway 280 Focus Area Study

FY 2021 Planning Commission and Planning Department Work Efforts

Short-Term Rentals

After more than two years since the Short-Term Rental Task Force was created by Mayor Ron Anders, the zoning ordinance text amendment regulating short-term rentals within the Auburn city limits was adopted in March 2021. As a carry-over item from the previous fiscal year, much of this effort's vetting with the Planning Commission, City staff, the Task Force, and the public occurred during FY 2020. At the Planning Commission's final work session on October 5, 2020, the Commission determined that the draft regulations, as presented, were ready to be considered at a public hearing in January 2021. Short-term rentals in Auburn are regulated in Auburn either as a Short-Term Non-Primary Rental (STNPR) or as a Homestay. Both types are allowed in all zoning districts except for the traditional single-family zoning districts (NC, DDH, LDD, LLRD) and zoning districts that prohibit residential uses (SCCD, I) or has the PDD overlay. A STNPR is classified as a special residential use and is allowed for residences in which the homeowner does not necessarily reside. Homestays are only allowed in conjunction with a home occupation. Just as other types of businesses that operate from one's residence, homestays must comply with the typical provisions for home occupations.

Downtown Development and Design Standards

The Downtown Design Review Committee (DDRC) was created in 2018 for the purposes of conducting architectural reviews of proposed development downtown, and to review the City's design standard requirements in the Urban Core. Following an initial period of reviews to build a base of contextual familiarity, the committee focused on the second of these two purposes in late 2019. Beginning in January 2020, Planning staff held five work sessions with the Downtown Design Review Committee to address revisions to the current design regulations in the downtown area (UC, CEOD, UN-W, UN-E, UN-S). The process involved internal and external stakeholders, including local engineers and architects, familiar with the City of Auburn and our development regulations. The City Council adopted the revisions in May 2021. The revised regulations provide Planning staff with the tools and language to review new construction in the downtown area and provide baseline design standards that have been vetted by design professionals with a vested interest in Auburn's urban fabric and character. These regulations provide minimum design standards which, in conjunction with a pending update of the Downtown Design Guidelines will create a more comprehensive design document.

Highway 280 Focus Area Study

The U.S. Highway 280 Focus Area Study was completed in Spring of 2021 after delays caused by the COVID-19 pandemic and focusing staff resources toward Short-Term Rental regulations and revisions to the Downtown Design Standards. This study focused on reviewing development potential for the area in accordance with existing and proposed infrastructure as the majority of the property in the study area is undeveloped and outside of the city limits. Staff identified several clusters of property along the southern portion of U.S. 280 in the Shelton Mill Road area and a potential commercial node at the U.S. 280 & North College Street intersection that may be ripe for development/redevelopment. Other recommended changes focus on cleaning up inconsistencies with the Future Land Use plan and existing uses such as university property that has been newly acquired, institutional uses like churches and cemeteries, and applying the Limited Residential designation on existing single-family lots that are non-conforming to the Rural designation.

FY 2021 Year in Review

1. Annexations

Total Number of Applications Considered: 18

Total Number Recommended for Approval: 17

Total Acreage Recommended for Annexation: 535.07

Total Acreage Annexed by City Council: 535.07

2. Rezoning and Amendments to Planned Development Districts (PDD)

Total Number of Rezoning Applications: 18

Total Number Applications Recommended for Approval: 16

Total Acreage Recommended for Rezoning: 377.41

Total Acreage Rezoned by City Council: 336.11

Total Number of PDD Amendment Applications: 2

3. Subdivisions:

Total Number of Preliminary Plat Requests: 38

Total Number of Preliminary Plat Requests Approved: 38

Total Number of Lots Approved by Preliminary Plat:

Performance Lots: 799

Conventional Lots: 549

Total Number of Final Plat Requests Approved: 31

Total Number of Lots Approved by Final Plat:

Performance Lots: 593

Conventional Lots: 146

4. Conditional Uses

Total Number of Applications Considered: 41

Total Number of Uses Recommended for Approval: 38

Agricultural Support: 1

Commercial and Entertainment: 3

Commercial Support: 5

Community Shopping Center: 1

Industrial: 5

Institutional: 4

Office: 3
Outdoor Recreational: 1
Performance Residential: 8
Public Service: 1
Road Service: 5
Special Residential: 1

5. Waivers

Total Number of Requests Approved for Waivers to Zoning Regulations: 1

Total Number of Requests Approved for Waivers to Subdivision Regulations: 17

Base Zoning Designations

Comprehensive Development District (CDD)	Medium Density Residential District (MDRD)
Corridor Redevelopment District	Neighborhood Conservation (NC)
<ul style="list-style-type: none">• Suburban (CRD-S)• Urban (CRD-U)• West (CRD-W)• East (CRD-E)	Neighborhood Redevelopment District (NRD)
Development District Housing (DDH)	Redevelopment District (RDD)
Holding District (HD)	Rural (R)
Industrial (I)	South College Corridor District (SCCD)
Limited Development District (LDD)	Urban Core (UC)
Large Lot Residential District (LLRD)	Urban Neighborhood – East (UN-E)
	Urban Neighborhood – South (UN-S)
	Urban Neighborhood – West (UN-W)

Overlay Zoning Designations

College Edge Overlay District (CEOD)
Conservation Overlay District (COD)
Planned Development District (PDD)

108 public hearings were held for cases considered during FY 2021.

Comparison of Previous Years' Numbers

(Current and Five Previous Fiscal Years)

	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Annexations						
Recommended for Approval	8	12	9	17	16	17
Acres Annexed	326.55	373.08	296.59	169.73	268.27	535.07
Rezoning						
Recommended for Approval	2	5	14	15	16	16
Acres Rezoned	100.88	293.25	489.98	86	1755.01	336.11
Final Plats						
Lots Approved	245	401	420	709	754	747
Conditional Uses						
Applications	29	30	36	45	35	41
Uses Recommended for Approval	57	42	35	40	34	38
Uses Recommended for Denial	3	1	1	2	1	3
Waivers						
Requests	28	30	35	23	21	18
Approved	28	24	32	21	20	14

Annexation Petitions October 2020 - September 2021

Case Number	Case	Property Owner	Acreage	Planning Commission Date	Planning Commission Recommendation	City Council Ordinance Number
PL-2020-00586	Weber Farms South Extension	Donahue Land, LLC	1.90	11/12/2020	Approval	3265
PL-2020-00592	Bedell-Weber Farms	The Mary W. Vinton Trust for the benefit of Mary C. Vinton	93.96	11/12/2020	Denial	Withdrawn
PL-2020-00653	Gibson	James and Mary Gibson	18.31	12/10/2020	Approval	3264
PL-2020-00712	Waller	John and Judith Waller	4.73	1/14/2021	Approval	3268
PL-2021-00101	Freeman	Jamie Freeman	0.88	3/11/2021	Approval	3287
PL-2021-00109	Landings at Academy	Perryman Hill, LLC	33.89	3/11/2021	Approval	3297
PL-2021-00112	Marsh	Malcolm and Wanda Marsh	2.81	3/11/2021	Approval	3286
PL-2021-00168	Painter	Henry and Alison Painter	33.47	4/8/2021	Approval	3303
PL-2021-00169	Boatwright	Hubert Boatwright	1.76	4/8/2021	Approval	3302
PL-2021-00243	Rowell-Smith	Michael Allen Homes, Inc.	13.27	5/13/2021	Approval	3304
PL-2021-00271	Foster	Richard Foster	5.00	6/10/2021	Approval	3311
PL-2021-00297	Donahue Ridge Phase 8	EFACO III, Inc.	9.99	6/10/2021	Approval	3318
PL-2021-00314	Quail Chase	Quail Chase Group, LLC	271.00	6/10/2021	Approval	3312

Annexation Petitions October 2020 - September 2021

Case Number	Case	Property Owner	Acreage	Planning Commission Date	Planning Commission Recommendation	City Council Ordinance Number
PL-2021-00344	Thompson	James Thompson, Jr.	3.60	7/8/2021	Approval	3317
PL-2021-00385	Chandler	Cory and Karen Chandler	1.03	7/8/2021	Approval	3316
PL-2021-00367	Earnest	Joseph Earnest	64.20	9/9/2021	Approval	3336
PL-2021-00532	Goertzen	Leslie and Heidi Goertzen	3.30	9/9/2021	Approval	3330
PL-2021-00550	Environmental Services and Public Works Relocation	City of Auburn	65.93	9/9/2021	Approval	3329

Subdivision Applications October 2020 - September 2021

Case	Approval Requested	Property Owner	Zoning	Number of Lots (Subdivision Type)	Planning Commission Date	Planning Commission Decision
Owens Crossing (PL-2020-00536)	Final	Owens Crossing, LLC	DDH	Performance residential development (21 townhouse lots, 41 single-family detached lots, and one open space lot)	10/8/2020	Approved
Tuscany Hills, Phase 7 (PL-2020-00593)	Preliminary	Cotswolds II, LLC	DDH	Performance residential development (11 single-family detached lots and one open space lot)	11/12/2020	Approved
Weber Farms South Extension 2 (PL-2020-00594)	Preliminary	Donahue Land, LLC	DDH	Conventional (11 single-family residential lots)	11/12/2020	Approved
Koullas-Young Subdivision, Redivision of Lot 1 (PL-2020-00595)	Preliminary	Koul Properties, Inc.	CDD	Performance residential development (22 townhouse lots, one open space lot, and one lot for a mixed-use development)	11/12/2020	Approved
Piper Glen Subdivision, Phase 1 (PL-2020-00698)	Final	Gulf South Development Group, LLC	RDD	Performance residential development (18 single-family detached lots, 2 future development lots, and one open space lot)	1/14/2021	Approved
Chapel Heights (PL-2020-00699)	Preliminary	H & S Development, LLC	R/COD	Conservation subdivision (27 single-family residential lots and 3 open space lots)	1/14/2021	Approved
Bridle Creek Estates (PL-2020-00702)	Final	TD Development, LLC	R	Conventional (7 single-family residential lots and one open space lot)	1/14/2021	Approved
Donahue Ridge, Phase 7 (PL-2020-00703)	Final	EFACO II, Inc.	DDH	Conventional (51 single-family residential lots, one remnant lot and one future development lot)	1/14/2021	Approved

Subdivision Applications October 2020 - September 2021

Case	Approval Requested	Property Owner	Zoning	Number of Lots (Subdivision Type)	Planning Commission Date	Planning Commission Decision
Camden West, Phase 2 (PL-2020-00704)	Final	SMB Land, LLC	DDH	Performance residential development (57 single-family detached lots and 2 open space lots)	1/14/2021	Approved
Farmville Lakes Amenities Lot (PL-2020-00706)	Final	Dilworth Development, Inc.	CDD/PDD	One amenity lot and additional right-of-way	1/14/2021	Approved
Mimms Trail, 11th Addition (PL-2020-00711)	Preliminary	Clayton Properties Group, Inc.		Performance residential development (53 single-family detached lots and 2 open space lots)	1/14/2021	Approved
Piper Glen Subdivision (PL-2021-00005)	Preliminary	Gulf South Development Group, LLC	RDD	Performance residential development (62 single-family detached lots and 3 open space lots)	1/14/2021	Approved
Yarbrough Farms, Section J (PL-2021-00038)	Preliminary	Dilworth Development, Inc.	CDD/PDD	Performance residential development (68 single-family detached lots and 2 open space lots)	2/11/2021	Approved
Farmville Lakes, Phases 7 and 8 (PL-2021-00039)	Preliminary	Dilworth Development, Inc.	CDD/PDD	Performance residential development (67 single-family detached lots and one open space lot)	2/11/2021	Approved
Farmville Lakes, Phase 5B (PL-2021-00040 & PL-2021-00041)	Preliminary	Dilworth Development, Inc.	CDD/PDD	Performance residential development (22 townhome lots and 2 open space lots)	2/11/2021	Approved
	Final					Approved
Yarbrough Farms – Oakmont, Phase 1 (PL-2021-00042)	Final	Dilworth Development, Inc.	CDD/PDD	Performance residential development (28 single-family detached lots, one open space lot, and one lot for future development)	2/11/2021	Approved
East Longleaf Townhomes (PL-2021-00045)	Preliminary	Jim Parker Residential, LLC	CDD	Performance residential development (14 townhome lots and 2 open space lots)	2/11/2021	Approved

Subdivision Applications October 2020 - September 2021

Case	Approval Requested	Property Owner	Zoning	Number of Lots (Subdivision Type)	Planning Commission Date	Planning Commission Decision
Swatts 51 (PL-2021-00049 & PL-2021-00050)	Preliminary	Robert K. Cash	Outside of city limits	Conventional (5 single-family residential lots)	2/11/2021	Approved
	Final					Approved
The Oaks of Loblackee Creek, 2nd Addition (PL-2021-00053 & PL-2021-00054)	Preliminary	The Oaks Land Development, LLC	Outside of city limits	Conventional (8 single-family residential lots)	2/11/2021	Approved
	Final					Approved
Longleaf Crossing, Phase 5B (PL-2021-00082 & PL-2021-00083)	Preliminary	Tiger Crossing, GP	CDD/PDD	Performance residential development (11 duplex lots and one open space lot)	2/11/2021	Approved
	Final					Approved
Links Crossing, Phase 3 (PL-2021-00113 & PL-2021-00114)	Preliminary	Links Crossing, LLC	DDH	Conventional (24 single-family residential lots)	3/11/2021	Approved
	Final					Approved
Links Crossing, Phase 3A (PL-2021-00120 & PL-2021-00121)	Preliminary	Links Crossing, LLC	DDH	Conventional (16 single-family residential lots)	3/11/2021	Approved
	Final					Approved
Camden South (PL-2021-00177)	Final	SMB Land, LLC	DDH	Performance residential development (61 single-family detached lots and 3 open space lots)	4/8/2021	Approved
Summerville Subdivision (PL-2021-00178)	Preliminary	Robert Fucci	MDRD	Performance residential development (12 townhome lots, 4 academic detached dwelling units lots, 4 twin home lots, and one open space lot)	4/8/2021	Approved
Links Crossing, Phase 4 (PL-2021-00182)	Preliminary	Links Crossing, LLC	DDH/CDD	Conventional (38 single-family residential lots)	5/13/2021	Approved
The Landings at Academy Drive (PL-2021-00110)	Preliminary	Perryman Hill, LLC	DDH	Conventional (93 single-family residential lots and 4 open space lots)	5/13/2021	Approved

Subdivision Applications October 2020 - September 2021

Case	Approval Requested	Property Owner	Zoning	Number of Lots (Subdivision Type)	Planning Commission Date	Planning Commission Decision
George Bedell Lands (PL-2021-00235 & PL-2021-00236)	Preliminary	Phelps Gambill	UN-W	Lot consolidation (7 lots into one for a performance residential development)	5/13/2021	Approved
	Final					Approved
Camden South, Phase 1 (PL-2021-00246)	Final	SMB Land, LLC	DDH	Performance residential development (38 single-family detached lots, 3 open space lots, and one lot for future development)	5/13/2021	Approved
Tal-Hiem Drive Subdivision (PL-2021-00312)	Preliminary	Starco Group, LLC	LDD	Conventional (22 single-family residential lots)	6/10/2021	Approved
Camden South, Phase 2 (PL-2021-00313)	Final	SMB Land, LLC	DDH	Performance residential development (23 single-family detached lots and one open space lot)	6/10/2021	Approved
Quail Chase Subdivision (PL-2021-00315)	Preliminary	Quail Chase Group, LLC	R	Conventional (51 single-family residential lots)	6/10/2021	Approved
Mimms Trail, 11th Addition, Phase B (PL-2021-00317)	Preliminary	Clayton Properties Group, Inc.	LDD/PDD	Performance residential development (56 single-family detached lots and one open space lot)	6/10/2021	Approved
Donahue Ridge, Phase 8 (PL-2021-00318)	Preliminary	EFACO III, Inc.	DDH	Conventional (31 single-family residential lots)	6/10/2021	Approved
Sutherland Subdivision, Redivision of Lot 1, Weber Farms South (PL-2021-00319)	Final	Donahue Land, LLC	DDH	Conventional (11 single-family residential lots)	6/10/2021	Approved
Heart of Auburn Lot Consolidation (PL-2021-00376 & PL-2021-00377)	Preliminary	Orange-Auburn, LLC	UC	Lot consolidation (8 lots into 2 lots for a performance residential development)	7/8/2021	Approved
	Final					Approved

Subdivision Applications October 2020 - September 2021

Case	Approval Requested	Property Owner	Zoning	Number of Lots (Subdivision Type)	Planning Commission Date	Planning Commission Decision
Woodward Oaks, Phase 5 (PL-2021-00381)	Preliminary	Clayton Properties Group, Inc.	DDH/PDD	Performance residential development (40 townhouse lots, 29 cottage lots, 12 single-family detached lots, 7 open space lots, and one commercial lot)	7/8/2021	Approved
Piper Glen, Phase 2 (PL-2021-00384)	Final	Gulf South Development Group, LLC	RDD	Performance residential development (44 single-family detached lots and 2 open space lots)	7/8/2021	Approved
Bridgewater, Phase 2 (PL-2021-00390)	Preliminary	Bridgewater at Cary Creek, LLC	CDD/PDD	Conventional (24 single-family residential lots)	7/8/2021	Approved
	Final					Approved
The Haven at Plainsman Lake (PL-2021-00463)	Preliminary	Thaddeus T. Webster	DDH	Conventional (66 single-family residential lots and one open space lot)	8/12/2021	Approved
The Haven at Plainsman Lake (PL-2021-00464)	Preliminary	Thaddeus T. Webster	DDH	Conventional (124 single-family residential lots and one detention lot)	8/12/2021	Approved
The Vistas at Plainsman Lake (PL-2021-00465)	Preliminary	Thaddeus T. Webster	DDH	Performance residential development (130 townhouse lots and 3 open space lots)	8/12/2021	Approved
Yarbrough Farms – Oakmont, Phase 1 (PL-2021-00466)	Revised Final	Dilworth Development, Inc.	CDD/PDD	Performance residential development (23 single-family detached lots, 2 open space lots, and 1 lot for future development)	8/12/2021	Approved
Mitchell/Clayton Lands (PL-2021-00477 & PL-2021-00478)	Preliminary	Clayton Properties Group, Inc. and Deborah & John Mitchell	LDD/PDD	Approval to dedicate a new right-of-way	8/12/2021	Approved
	Final					Approved
Buc-ee's (PL-2021-00480)	Preliminary	Buc-ee's Alabama II, LLC	CDD	Conventional (4 lots with new right-of-way)	8/12/2021	Approved
	Final				9/9/2021	Approved

Subdivision Applications October 2020 - September 2021

Case	Approval Requested	Property Owner	Zoning	Number of Lots (Subdivision Type)	Planning Commission Date	Planning Commission Decision
Cotswolds, Phase 3 (PL-2021-00468)	Final	Richard D. Starr and James L. Starr, LLC	DDH	Performance residential development (100 single-family detached lots, one open space lot, one amenity lot, and one lot for future development)	9/9/2021	Approved
Miracle Road Subdivision, Revision of Lot D-1, Dedication of Right-of-Way (PL-2021-00534 & PL-2021-00535)	Preliminary	Tiger Creek Development, Inc.	DDH/PDD	Dedicate right-of-way and drainage and utility easements	9/9/2021	Approved
	Final					Approved
Farmville Lakes, Phase 4 (PL-2021-00538)	Final	Dilworth Development, Inc.	CDD/PDD	Performance residential development (18 single-family detached lots and one open space lot)	9/9/2021	Approved
Yarbrough Farms, Sections B1 & B2 (PL-2021-00540)	Preliminary	Dilworth Development, Inc.	CDD/PDD	Performance residential development (21 single-family detached lots, 18 townhouse lots, and 2 open space lots)	9/9/2021	Approved
Farmville Lakes, Phase 6 (PL-2021-00541)	Preliminary	Dilworth Development, Inc.	CDD/PDD	Mixed-use subdivision (3 future development lots and one open space lot)	9/9/2021	Approved
Walker Carlton Subdivision, Revision of Lot 6A and Dedication of Sarah Lane (PL-2021-00543 & PL-2021-00544)	Preliminary	Tiger Creek Development Inc., Lee Zhang & Liu Nannan, Raymond & Rebecca Dowdell, John & Pamela Brownfield, Arnita Dowdell France, John Otis Jr. Menifee, & Mary Alice Jones	R	Dedicate right-of-way and drainage and utility easements	9/9/2021	Approved
	Final					Approved
Auburn Farms, Phase 1 (PL-2021-00545)	Preliminary	Tiger Creek Development, Inc.	DDH/PDD	Performance residential development (30 single-family detached lots, 22 townhome lots, one open space lot, and one utility lot)	9/9/2021	Approved

Subdivision Applications October 2020 - September 2021

Case	Approval Requested	Property Owner	Zoning	Number of Lots (Subdivision Type)	Planning Commission Date	Planning Commission Decision
Yarbrough Farms, Sawgrass, Redivision of Lots 345 and 346 (PL-2021-00546)	Final	Dilworth Development, Inc.	CDD/PDD	Performance residential development (3 multiple-family development lots and new right-of-way)	9/9/2021	Approved
Mimms Trail, 11th Addition (PL-2021-00548)	Preliminary	Clayton Properties Group, Inc.	LDD/PDD	Performance residential development (53 single-family detached lots and 2 open space lots)	9/9/2021	Approved
Woodward Oaks, Phase 4-B (PL-2021-00549)	Final	Clayton Properties Group, Inc.	DDH/PDD	Performance residential development (49 single-family detached lots and 4 open space lots)	9/9/2021	Approved
Plainsman Subdivision, Connector Road Dedication (PL-2021-00552)	Preliminary	Thaddeus T. Webster	DDH	3 lots for future development and new right-of-way	9/9/2021	Approved

Conditional Use Applications October 2020 - September 2021

Case	Property Owner	Zoning	Use Requested	Planning Commission Date	Planning Commission Recommendation	City Council Resolution Number
129 North College - Mixed-Use (PL-2020-00520)	129 North College Fund, LLC	UC	Commercial and Entertainment (general merchandise store)	10/8/2020	Approval	20-242
620 East Glenn Condos (PL-2020-00569)	WB Construction	CRD-E	Performance Residential Development (multiple-unit development)	11/12/2020	Approval	20-257
SiO2 Expansion (PL-2020-00624)	SiO2 Medical Products, Inc.	I	Industrial (warehouse/distribution center)	12/10/2020	Approval	20-283
Prewett Pest Control (PL-2020-00644)	RWP Properties, LLC	CDD	Commercial and Entertainment (pest control services)	12/10/2020	Approval	20-282
Arkal Expansion 3 (PL-2020-00650)	Auburn Industrial Development Board	I	Industrial (manufacturing use)	12/10/2020	Approval	20-280
Frank's Collision Center Autobody Shop (PL-2020-00654)	RTHoldings, LLC	CRD-U	Road Service (autobody collision center)	12/10/2020	Approval	20-281
Auburn Community Church (PL-2020-00655)	Auburn Community Church	LDD	Institutional (church)	12/10/2020	Approval	20-279
Hamilton Place Office & Community Shopping Center (PL-2020-00695)	PSM Holdings, LLC & TD Development, Inc.	LDD / PDD	Community Shopping Center	1/14/2021	Approval	Denied
		LDD / PDD	Office			
Owens Crossing Commercial (PL-2020-00701)	Owens Family Partnership, LLC	CDD	Road Service (fast food restaurant with drive-thru)	1/14/2021	Approval	21-024
Apollo (PL-2020-00705)	Auburn Industrial Development Board	CDD	Industrial (data center)	1/14/2021	Approval	21-041
Summerville ADDU (PL-2021-00018)	Robert Fucci	MDRD	Performance Residential Development (academic detached dwelling units)	2/11/2021	Approval	21-042
SiO2 Expansion (PL-2021-00036)	SiO2 Medical Products, Inc.	I	Commercial Support (warehouse/distribution center)	2/11/2021	Approval	21-043
Builders First Source Expansion (PL-2021-00046)	E.L. Spencer, Jr.	I	Industrial (building materials manufacturing expansion)	2/11/2021	Approval	21-044
Mimms Trail Amenity Area (PL-2021-00051)	Clayton Properties Group, Inc.	LDD / PDD	Outdoor Recreational (pool and clubhouse)	2/11/2021	Approval	Withdrawn
East Veterans Bungalows (PL-2021-00122)	Savannah & Williamsburg, LLC	CDD	Performance Residential Development (multiple unit development)	3/11/2021	Approval	21-064

Conditional Use Applications October 2020 - September 2021

Case	Property Owner	Zoning	Use Requested	Planning Commission Date	Planning Commission Recommendation	City Council Resolution Number
Martin Avenue Townhomes (PL-2021-00125)	Mike and Frances Thrower	RDD	Performance Residential Development (townhome subdivision)	3/11/2021	Approval	21-070
AHA Ridgecrest Redevelopment Institutional & Office (PL-2021-00148)	Auburn Housing Authority	RDD	Institutional (community housing services and daycare) and office use	3/11/2021	Approval	21-065
Reveille Gas Station & Car Wash (PL-2021-00184)	Harry and Alison Painter	CDD	Road Service (gas station with convenience store and car wash)	4/8/2021	Approval	21-111
Reveille Agricultural Support (PL-2021-00185)	Harry and Alison Painter	CDD	Agricultural Support (tractor supply, sales/repair)	4/8/2021	Approval	21-112
North Dean Townhomes (PL-2021-00244)	Swann Investments, LLC	CDD	Performance Residential Development (multiple unit development)	5/13/2021	Approval	Denial
Woodward Oaks Cottages & Commercial Uses (PL-2021-00320)	Clayton Properties Group, Inc.	DDH / PDD	Institutional (church, day care center, independent living facility, nursing home, gymnasium) Nursery (retail) Road Service (bank with drive-thru, convenience store/small grocery [<3,000 sq. ft. – no fuel], fast food restaurant with drive-thru, mobile vendor food court, gasoline/service station) Commercial and Entertainment (bank, barbershop/beauty shop, book/hobby/music and sporting goods store, brewpub, clothing store, copy shop, dry cleaner, electronics repair, florist, funeral home, garden supply, general merchandise store, grocery store, hardware store, health and person care store, office supplies/stationary/gift store, pet/pet supply store, precious metal purchase/sales, private club, professional studio, restaurant, specialty food store, veterinary office/kennel) Commercial Support (mini-warehouse, veterinary office/kennel with outdoor pens)	6/10/2021	Approval	21-149
Sign World Expansion (PL-2021-00351)	Jackie Lewis	CRD-S	Commercial Support (sign fabrication)	7/8/2021	Approval	21-145

Conditional Use Applications October 2020 - September 2021

Case	Property Owner	Zoning	Use Requested	Planning Commission Date	Planning Commission Recommendation	City Council Resolution Number
The Bottle Mixed-Use (PL-2021-00370)	Joseph Earnest		Outdoor Recreational (private park)	7/8/2021	Postponed	n/a
			Institutional (day care center)			
			Special Residential (bed & breakfast)			
			Office (professional/medical offices)			
			Commercial & Entertainment (banks, barbershop/beauty shop, book hobby music & sporting goods store, clothing store, dry cleaners, florist, general merchandise stores, office supplies stational gift stores, restaurant, veterinary office/kennel)			
Road Service (ATMs, auto dealership, bank with drive thru, building material sales & outdoor display, car wash/detailing shop, convenience stores/small grocery, fast food restaurant, mobile vendor food court, gasoline/service station)						
1027 East Glenn (PL-2021-00375)	David Speake	CRD-E	Performance Residential Development (multiple-unit development)	7/8/2021	Approval	21-172
Project A (PL-2021-00378)	Auburn Industrial Development Board	I	Industrial (manufacturing use)	7/8/2021	Approval	21-146
ACDI Business Center (PL-2021-00379)	Auburn Industrial Development Board	I	Office (business center)	7/8/2021	Approval	21-145
Plainsman Lake Townhomes (PL-2021-00389)	Edgar Hughston Builders, Inc.	DDH	Performance Residential Development (townhouse subdivision)	7/8/2021	Approval	21-148
403 Opelika Road - Mixed-Use Residential (PL-2021-00432)	Jerome Anderson	CRD-U	Performance Residential Development (multiple-unit development)	8/12/2021	Approval	21-168
814 North College Street (PL-2021-00467)	Etherial Jackson	RDD	Performance Residential Development (multiple-unit development)	8/12/2021	Approval	21-170
Southview Townhomes (PL-2021-00469)	Curtis and Pauline Jolly	DDH	Performance Residential Development (townhouse subdivision)	8/12/2021	Approval	Withdrawn
Warehouse Distribution (PL-2021-00474)	Hopo Realty Investments, LLC	I	Commercial Support (warehouse)	8/12/2021	Approval	21-169

Conditional Use Applications October 2020 - September 2021

Case	Property Owner	Zoning	Use Requested	Planning Commission Date	Planning Commission Recommendation	City Council Resolution Number
1426 Saugahatchee Road (PL-2021-00528)	Robert Fucci	CRD-S	Commercial Support (warehouse)	9/9/2021	Approval	21-203
COA PW-ES Complex (PL-2021-00551)	City of Auburn	R	Public Service (municipal office building)	9/9/2021	Approval	21-202

**Rezoning and Planned Development District (PDD) Amendment Applications
October 2020 - September 2021**

Case Number	Case	Property Owner	Acreage	Proposed Rezoning	Planning Commission Date	Planning Commission Recommendation	City Council Ordinance Number
PL-2020-00508	Park	Robert Park	0.46	NC-18 to RDD	10/8/2020	Denial	Denied
PL-2020-00587	Weber Farms South Extension	Donahue Land, LLC	1.9	R to DDH	11/12/2020	Approval	3266
PL-2020-00643	Chapel Heights	H&S Development, LLC	81	R to COD	12/10/2020	Approval	3269
PL-2020-00694	Hamilton Place	PSM Holdings, LLC & TD Development, Inc.	4.2	PDD Amendment	1/14/2021	Denial	Denied
PL-2020-00697	Apollo	Auburn Industrial Development Board	5.61	CDD to I	1/14/2021	Approval	3275
PL-2021-00107	Landings at Academy Drive	Perryman Hill, LLC	33.9	R to DDH	3/11/2021	Approval	3298
PL-2021-00108	Landings at Academy Drive	Perryman Hill, LLC	5.6	CDD to DDH	3/11/2021	Approval	3299
PL-2021-00164	Summer Hill	JTF Properties, Inc.	0.4	DDH to MDRD	4/8/2021	Denial	3300
PL-2021-00170	Painter	Harry and Alison Painter	33.5	R to CDD	4/8/2021	Approval	3306
PL-2021-00171	Boatwright	Hubert Boatwright	1.8	R to CDD	4/8/2021	Approval	3305
PL-2021-00234	Links Crossing, Phase 4	Links Crossing, LLC	8.1	R to DDH	5/13/2021	Approval	3313
PL-2021-00298	Donahue Ridge, Phase 8	EFACO III, LLC	10	R to DDH	6/10/2021	Approval	3319
PL-2021-00300	Woodward Oaks	Clayton Properties Group, Inc.	236.54	PDD Amendment	6/10/2021	Approval	3320
PL-2021-00362	1027 East Glenn	David Speake	3.6	NC-12 to CRD-E	7/8/2021	Approval	3323
PL-2021-00455	Southview	Curtis and Pauline Jolly	20.8	R to DDH	8/12/2021	Approval	3332
PL-2021-00460	Summer Hill, 2nd	City of Auburn	1.7	DDH to MDRD	8/12/2021	Approval	3328
PL-2021-00365	Keel	Brenda and Rayford Keel	41.7	R to LLRD	9/9/2021	Approval	Withdrawn
PL-2021-00369	The Bottle CDD	Joseph Earnest	44.8	R to CDD	9/9/2021	Approval	3344
PL-2021-00372	The Bottle DDH	Joseph Earnest	19.4	R to DDH	9/9/2021	Approval	3343

Requests for Waivers to Zoning Ordinance and Subdivision Regulations October 2020 - September 2021

Case Number	Case	Property Owner	Action Requested	Planning Commission Date	Planning Commission Action
PL-2020-00491	Yarbrough Farms, The Parc	Dilworth Development, Inc.	Bond Extension of 12 months	10/8/2020	Approval
PL-2020-00518	Summerlin Plat No.2	ARLD, LLC	Bond Extension of 12 months	10/8/2020	Approval
PL-2020-00524	Samford Commercial Subdivision	East Glenn Investment Property, LLC	Bond Extension of 24 months	10/8/2020	Approval
PL-2020-00525	Samford Commercial Subdivision, No.3	East Glenn Investment Property, LLC	Bond Extension of 24 months	10/8/2020	Approval
PL-2020-00550	Donahue Ridge, Phase 3	Hayley-Redd Development Co.	Bond Extension of 6 months	10/8/2020	Approval
PL-2020-00552	The Dakota	Dakota V Properties, LLC	Appeal to the denial of Engineering Design & Construction Manual waiver requests	10/8/2020	Approval
PL-2020-00576	Yarbrough Farms, Sawgrass	Dilworth Development, Inc.	Bond Extension of 12 months	11/12/2020	Approval
PL-2020-00615	Woodward Oaks, Phase 1	Clayton Properties Group, Inc.	Bond Extension of 12 months	11/12/2020	Approval
PL-2020-00589	The Preserve, Phase 4C	Preserve Land, LLC	Appeal to the denial of Engineering Design & Construction Manual waiver requests	11/12/2020	Approval
PL-2020-00657	The Dakota	Dakota V Properties, LLC	Bond Extension of 12 months	12/10/2020	Approval
PL-2020-00658	Yarbrough Farms, Pine Valley	Dilworth Development, Inc.	Bond Extension of 12 months	12/10/2020	Approval
PL-2020-00665	Maddox Lake	Hugh A. Johnson	Minimum lot size in the Planning Jurisdiction	1/14/2021	Approval
PL-2021-00146	The Preserve, Phase 5B	Preserve Land, LLC	Waiver to remove a condition for a previously heard final plat approval established by the Planning Commission	3/11/2021	Approval

Requests for Waivers to Zoning Ordinance and Subdivision Regulations October 2020 - September 2021

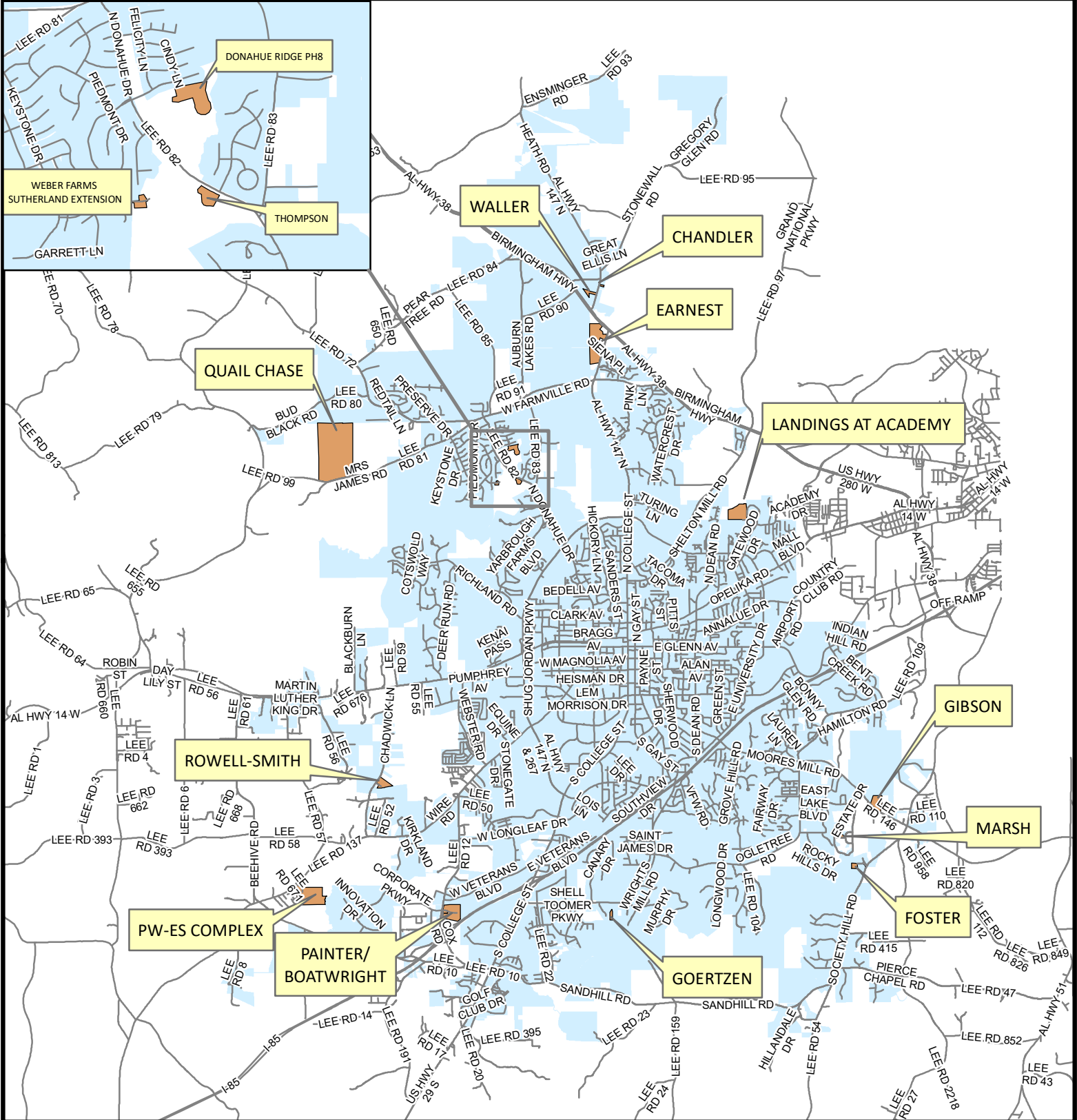
Case Number	Case	Property Owner	Action Requested	Planning Commission Date	Planning Commission Action
PL-2020-00310	Ludlum and King Office	Anna King	Waiver to allow a dumpster in required bufferyard	6/10/2021	Approval
PL-2021-00374	The Tracks	Phelps Gambill	Waivers to minimum height requirements in the UN-W zoning district	7/8/2021	Approval
PL-2020-00708	Corbett, Phase 2	Stephen Corbett	Bond Extension of 6 months	1/14/2021	Approval
PL-2020-00709	Tuscany Hills, Phase 5	SMB Land, LLC	Bond Extension of 6 months	1/14/2021	Approval
PL-2020-00710	Parker Place Townhomes	Jim Parker Company, Inc.	Bond Extension of 12 months	1/14/2021	Approval
PL-2021-00001	Longleaf Crossing, Phase 4	Hayley Enterprises, LLC	Bond Extension of 12 months	1/14/2021	Approval
PL-2021-00077	Ashton Lakes, Phase 3B	Farmville Lakes, LLC	Bond Extension of 12 months	2/11/2021	Approval
PL-2021-00249	Yarbrough Farms, Club Creek	P & T Properties, LLC	Bond Extension of 12 months	5/13/2021	Approval
PL-2021-00321	Donahue Ridge, Phase 4	Donahue Land, LLC	Bond Extension of 12 months	6/10/2021	Approval

**Staff-Initiated Zoning Ordinance, Subdivision Regulations, and
CompPlan 2030 Amendments
October 2020 - September 2021**


Case	Action Requested	Planning Commission Date	Planning Commission Action/ Recommendation	City Council Ordinance / Resolution Number
Short-Term Rentals (PL-2021-001589)	Adoption of new regulations into the Zoning Ordinance to govern short-term rental uses	1/25/2021	Approval	Ord. No. 3288
Bonding (PL-2021-00139)	Amendments to the Subdivision Regulations regarding final plat attendant items for subdivision bonds and the time a bond is in place before expiration from two (2) years to four (4) years	3/11/2021	Approval	n/a
Downtown Design Standards Revision (PL-2021-00174)	Adoption of regulations into the Zoning Ordinance pertaining to developments in the Urban Core and Urban Neighborhoods	4/8/2021	Approval	Ord. No. 3301
STR Clean-up (PL-2021-00238)	Adoption of regulations into the Zoning Ordinance to supplement previously adopted regulations governing short-term rental activities	5/13/2021	Approval	Ord. No. 3314
US HWY 280 Focus Area Study - Text Amendment (PL-2021-00340)	Amendments to CompPlan 2030 with the approved recommendations from this focus area study	7/8/2021	Approval	Res. No. 21-182
US HWY 280 Focus Area Study - Map Amendment (PL-2021-00341)	Amendments to Future Land Use designations for specific properties which were part of this focus area study	7/8/2021	Approval	Res. No. 21-182
Zoning Ordinance Text Clean-up (PL-2021-00457)	Adoption of amendments to the Zoning Ordinance in order to correct various references	9/9/2021	Approval	Ord. No. 3347
Subdivision Regulations Text Clean-up (PL-2021-00555)	Amendments to the Subdivision Regulations in order to correct various references	9/9/2021	Approval	n/a

Appendix A

FY 2021 Annexations



Legend

 Annexations

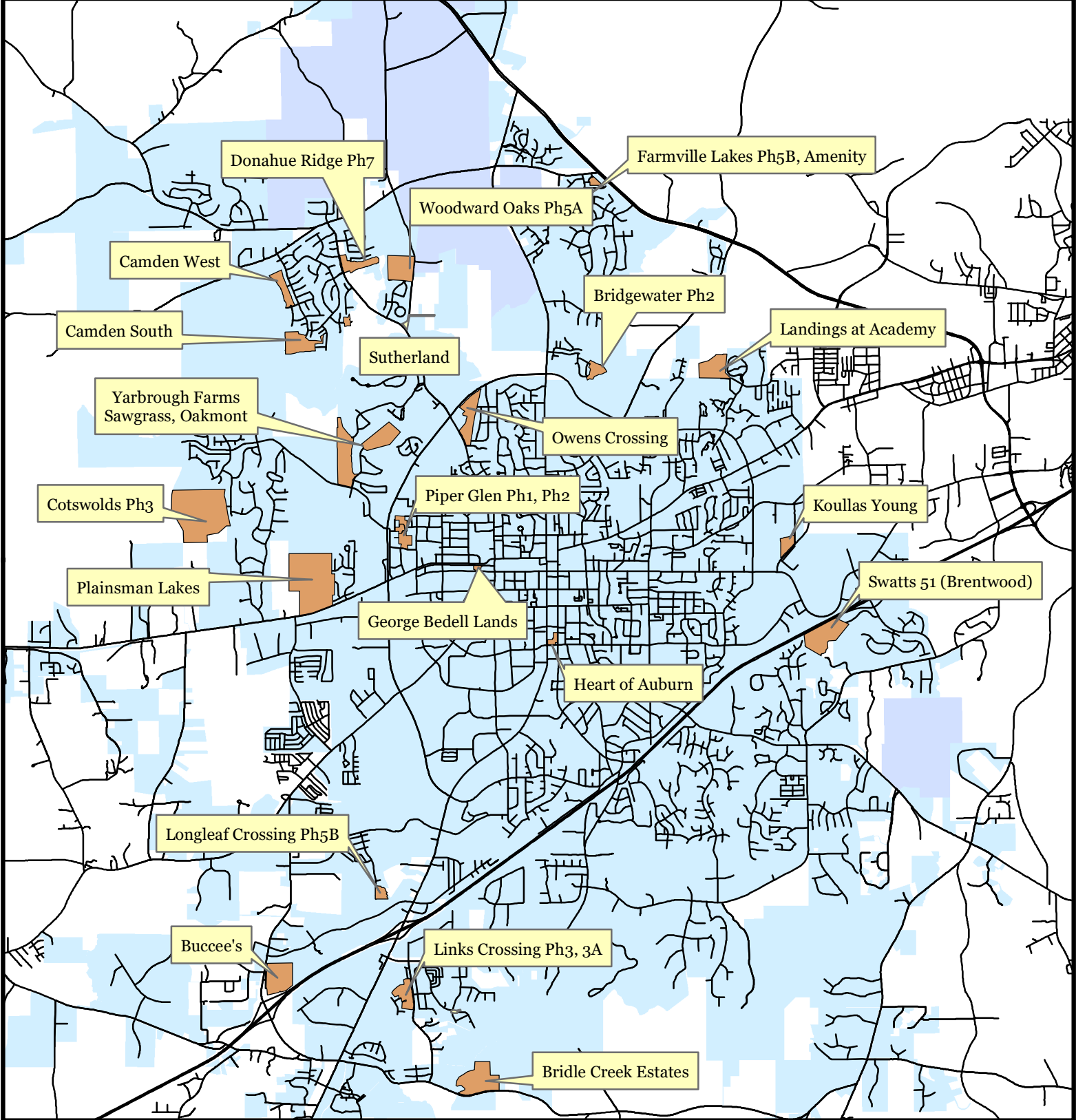


Scale



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Appendix B FY 2021 Subdivisions (Final Plats Approved)



Legend

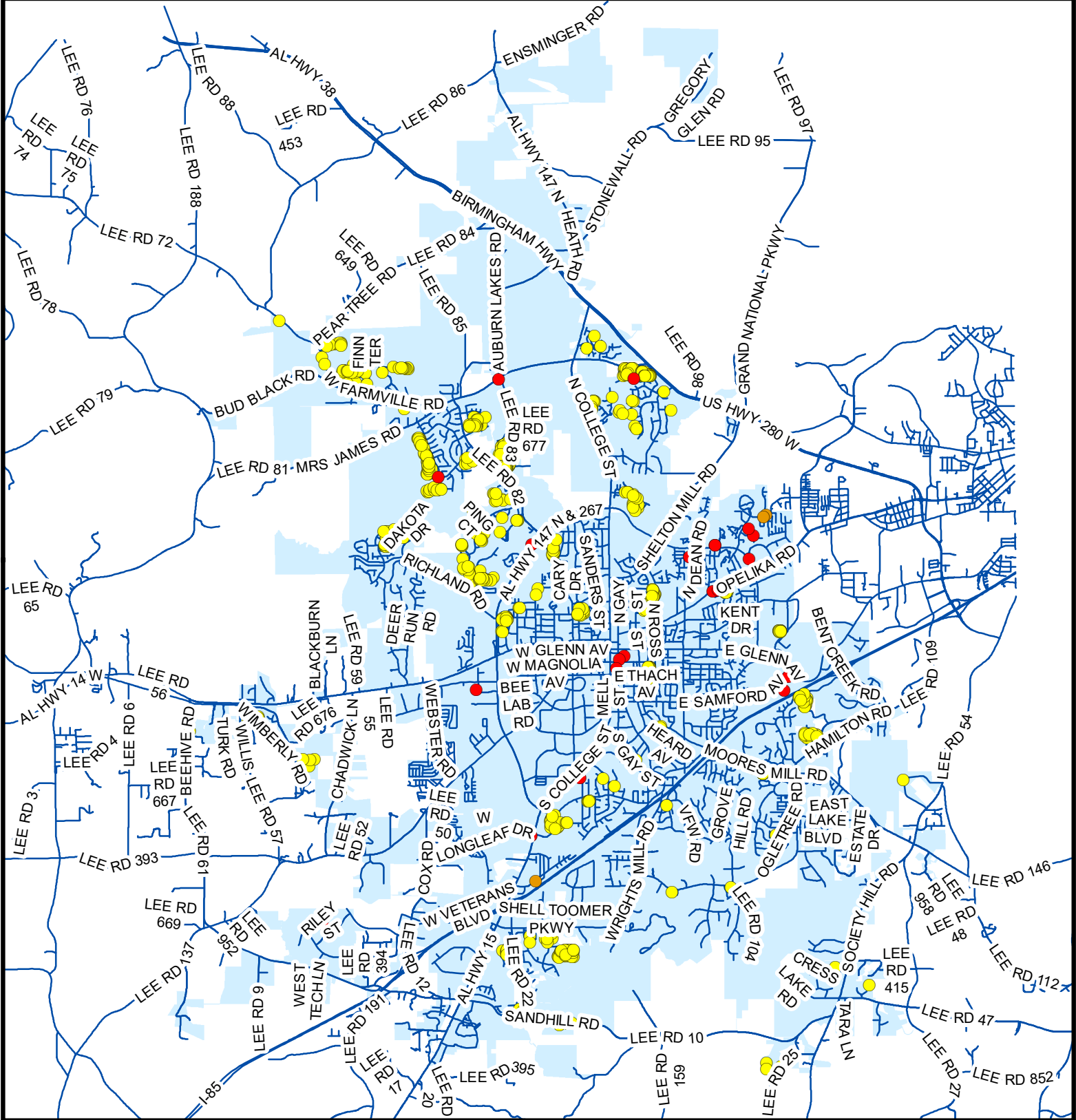
Approved Plats

Subdivisions not shown in map extent:
Vineyard Creek Estates (outside city limits)
Hearn (outside city limits)



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Appendix C FY 2021 New Development



Legend

- Commercial
- Multi-family
- Single Family



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