
**FY 2007
Annual Report
to the
Planning Commission**



City of Auburn



City of Auburn
Home of Auburn University

January 15, 2008
Planning Commission
City of Auburn, Alabama

Dear Planning Commission Members:

It is my pleasure to present the inaugural *Annual Report to the Planning Commission* for your review. This report is intended to serve as a compendium of the Commission's activities and accomplishments for the 2007 fiscal year.

Inside this report you will find a summary of applications that came before you for review and approval, or for review and recommendation to the City Council, as the case may be. These applications include annexations, rezonings, final subdivision plats, conditional uses, and landscaping and subdivision regulation waiver requests.

In addition, a summary has been provided of all the Commission's work products that have emanated from your on-going work session activities including, new regulations for development in the Urban Core and the adoption of the College Edge Overlay District (CEOD), conservation subdivision regulations and the adoption of the Conservation Overlay District (COD), and significant adjustments to the Table of Permitted Uses and Special Development Standards sections of the City of Auburn Zoning Ordinance.

A great deal has been accomplished over the past year, and much more remains to be done. We will begin a shift away from the zoning ordinance and toward the land use plan as we move into the Spring of 2008. This effort presents many challenges, but even greater opportunities for future planning efforts in the City.

I appreciate all of your diligence in working with staff over the past year to help us with our strategic goals and objectives, and I look forward to keeping the momentum going in FY 2008.

Sincerely,

Forrest E. Cotten, AICP
Planning Director

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Auburn Planning Commission Members

Brenda Rawls, Chairman

Warren McCord, Vice Chairman

John Cope, Secretary

Cheryl Cobb

Kimberlee Harrison

Emily Sparrow

Josie Walsh

Jerry Williams

Mark Yohn, Mayor's Designee

Planning Department Staff

Forrest Cotten, AICP, Director of Planning

Carl Morgan, AICP, Assistant Director of Planning

Cathy Cooper, Planner

Albert Frederick, Planner

Katie Ray, Zoning Enforcement Officer

Matt Mosley, Planning Technician

Amber English, Administrative Assistant

Charles M. Duggan, Jr., City Manager

Auburn Planning Commission FY 2007 Meeting Dates

- ** October 12, 2006
- ** November 9, 2006
- ** December 14, 2006
- ** January 11, 2007
- ** February 8, 2007
- × February 22, 2007
- ** March 8, 2007
- × March 13, 2007
- × April 5, 2007
- ** April 12, 2007
- ** May 10, 2007
- × May 24, 2007
- × June 5, 2007
- ** June 14, 2007
- × June 19, 2007
- × June 26, 2007
- ** July 12, 2007
- ◇ July 26, 2007
- ‡ July 26, 2007
- × July 31, 2007
- ** August 9, 2007
- × August 21, 2007
- ◇ August 28, 2007
- ** September 13, 2007

- ** Regular Meeting
- × Work Session
- ◇ Committee Meeting
- ‡ Special Meeting

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, analyze such information, and prepare a set of official policies for the future growth and development of the City. These policies shall collectively be known as the Comprehensive Plan.
2. The Planning Commission shall revise and update the Comprehensive Plan at intervals not exceeding five (5) years, or as justified by changing circumstances.
3. 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.
4. The Planning Commission shall study and report on all proposed amendments to the Official Zoning Map, the procedure for which is contained in Article 9 of the Auburn Zoning Ordinance.
5. The Planning Commission shall review and approve, or approve with conditions, all site plans submitted to it by the Planning Director in accordance with Article 8 of the Auburn Zoning Ordinance.
6. 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 Article 8 of the Auburn Zoning Ordinance.
7. The Planning Commission shall:
 - Analyze the extent to which development has occurred in Auburn as compared to the projected growth at the time of the last previous mapping of the districts created by the Auburn Zoning Ordinance.

Duties of the Planning Commission

Recommend any changes in the mapping of Auburn, particularly in the mapping of the Comprehensive Development District (CDD) and the Limited Development District, (LDD), which would be required in order to accommodate the expected twenty-year growth of Auburn for residential, industrial, commercial, and other land uses.

Analyze the continued validity of any other regulations imposed by this Ordinance in terms of changed conditions since the last review.

8. 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 rezoning, text amendments, a conditional use permit, or other matters which may come before it.

9. 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.

2007 Planning Commission Work Efforts

1. CONSERVATION OVERLAY DISTRICT – ZONING ORDINANCE TEXT AMENDMENT

Under this proposal, staff recommended a new zoning classification be added to Article III, Section 304, Statement of Purpose and Intent of Zoning District, and development standards for the Conservation Overlay District be added to Article V and codified as Section 513.

The purpose of this text amendment was to establish development standards for a new zoning district designed specifically to encourage the conservation and enhancement of the City's source of water supply and natural resource environment. Such a zoning district offers developers and landowners alternatives to conventional residential development of land. Conservation subdivision design permits clustering of buildings and structures on less environmentally sensitive soils in order to reduce the amount of infrastructure, including paved surfaces and utility easements, necessary for residential and commercial development.

The Planning Commission held its public hearing on January 11, 2007 and recommended approval to City Council. City Council held its public hearing and adopted the ordinance on February 20, 2007.

2. CONSERVATION SUBDIVISION REGULATIONS – SUBDIVISION REGULATIONS TEXT ADDITION

Under this proposal, staff recommended adding definitions to Article II; adding additional requirements to Article III, Section B, Lot Layout; changing the current Article VI to Article VII; and making Article VI the standards for conservation subdivision design.

The purpose of this amendment to the Subdivision Regulations was to establish development standards for conservation subdivision design. The purpose of these regulations was to offer developers an alternative to conventional residential development while encouraging the conservation of the City's natural resources in an effort to protect water quality.

Planning Commission held its public hearing and adopted the regulations on February 8, 2007. There was no subsequent action required by the City Council.

3. MAPPING OF THE CONSERVATION OVERLAY DISTRICT

Under this proposal, staff recommended an amendment to the official zoning map of the City of Auburn in order to place an overlay district over properties located in the Lake Ogletree Subwatershed within the corporate limits of

2007 Planning Commission Work Efforts

Auburn, Alabama. The overlay district to be applied was the Conservation Overlay District (COD).

Planning Commission held its public hearing on February 8, 2007 and recommended approval to City Council. City Council held its public hearing and adopted the ordinance on March 20, 2007.

4. URBAN CORE / COLLEGE EDGE OVERLAY DISTRICT REGULATIONS – ZONING ORDINANCE TEXT AMENDMENT

During the Summer of 2006, the Urban Core Task Force (UCTF) was created for the purpose of reviewing the zoning regulations governing the downtown area (Urban Core District) and evaluating, according to the UCTF mission statement, “city ordinances, policies, procedures, and State laws which impact our downtown with the goal of formulating a community vision for the Urban Core which will assure the economic viability, aesthetic integrity, and reflect sensitivity to the historical importance of our downtown by retaining the Auburn Character.”

The Urban Core Task Force met as a group and as part of larger public meetings during the months of August, September, October, and November 2006. In December 2006, the UCTF Chair, Jan Dempsey, presented the group’s findings to the Planning Commission (in a work session format) and the City Council during their December 5, 2006 Committee of the Whole meeting.

Based on UCTF counsel, staff recommended to amend the City of Auburn Zoning Ordinance for purposes of creating the College Edge Overlay District (CEOD) as well as to amend existing standards governing the Urban Core (UC) and University Service (US) Districts. The recommendation further addressed issues such as setbacks, step back, special use provisions, parking requirements, glazing, cladding materials and color palettes for exterior walls and brick materials, signage, balconies, and awnings and canopies.

The purpose of this text amendment was to provide new zoning regulations governing the Urban Core (UC), in addition to the creation of a College Edge Overlay District (CEOD). Finally, in an effort to assure a consistent urban form with the campus edge, there were some minor regulatory changes to certain sections of the University Service (US) District that have a direct interface with Auburn University.

Planning Commission held its public hearing on January 11, 2007 and recommended approval to City Council. City Council held its public hearing on February 20, 2007 and adopted the ordinance at its second reading on March 6, 2007.

2007 Planning Commission Work Efforts

5. MAPPING OF THE COLLEGE EDGE OVERLAY DISTRICT

The placement of the College Edge Overlay District (CEOD) designation over parcels in the Urban Core (UC) was the final component of the zoning regulation revisions for the Urban Core area as recommended by the Urban Core Task Force.

Under this proposal, staff recommended an amendment to the official zoning map of the City of Auburn. The request was to place an overlay district over parcels located in the Urban Core (UC) District that front College Street (between Mitchum and Thach Avenues) and over parcels in the UC District that front Magnolia Avenue (between Wright and Gay Streets). The overlay district to be applied was the College Edge Overlay District (CEOD).

Planning Commission held its public hearing on February 8, 2007 and recommended approval to City Council. City Council held its public hearing and adopted the ordinance on March 20, 2007.

6. TABLE OF PERMITTED USES / SPECIAL DEVELOPMENT STANDARDS – ZONING ORDINANCE TEXT AMENDMENT

Under this proposal, staff recommended an amendment to the City of Auburn Zoning Ordinance for purposes of amending and expanding the Table of Permitted Uses, adding special development standards for various permitted and conditional uses, and updating the City of Auburn's Street Classification System.

The purpose of this text amendment was to provide a revised Table of Permitted Uses that expanded the number of uses identified in the table as well as providing for specific uses to be permitted, rather than conditional uses in certain zoning districts. Special development standards were proposed for a number of uses which set forth foundational development criteria which, in turn, obviated the need for those uses to be subject to conditional use approval in certain cases. Finally, Appendix B, Street Classification System, City of Auburn, was updated as part of the amendment package.

Planning Commission held its public hearing on July 26, 2007 and recommended approval to City Council. City Council held public hearings on September 4, 2007 and September 18, 2007. The Council adopted the ordinance on October 2, 2007.

Other Relevant Activities

1. AUBURN INTERACTIVE GROWTH MODEL

The Planning Department sought and received City Council approval to enter into a professional services agreement with the planning firm of Van Buskirk, Ryffel and Associates, Inc. for the purposes of providing population forecasting services and developing an interactive growth model for the City of Auburn.

The Interactive Growth Model™ consists of data and formulas that simulate and forecast the distribution of growth as well as to describe and explain the relationship of key demographic and economic variables. The IGM™ is interactive, i.e., when one of the key variables is changed, it shows the influence on the other key variables.

The key steps in development of the model include:

- Accurate population forecast (the Population Forecast Model)
- Disaggregate the City into traffic analysis zones (TAZs)
- Current inventory of development and demographics by TAZs
- Build out inventory of development by type and intensity and forecast of demographics by TAZs
- Design and develop sub-models selected herein
- Design and develop criteria and formulas for spatial distribution of development over time
- Data output by TAZs for 5-year increments
- Graphic interpretation of results by City GIS staff under the direction and collaboration with Van Buskirk, Ryffel and Associates, Inc.

3. SIGN ORDINANCE TASK FORCE

The Sign Ordinance Task Force was created for the purpose of reviewing Article VI., Signs, of the *City of Auburn Zoning Ordinance* to clearly understand the issues related to bringing non-conforming signs into compliance.

The Sign Ordinance Task Force included three members of both the City Council and Planning Commission. John Cope, Warren McCord, and Josie Walsh from the Planning Commission served on the committee. Members

Other Relevant Activities

from the City Council were Robin Kelley, Brent Beard, and Tom Worden. The group conducted eight meetings between late July and early November 2007. Once the issues were defined and understood, the task force made suggestions regarding cladding materials, the amortization clause, and freestanding signs in the Urban Core. The recommendations were forwarded to the Planning Commission, and further review was conducted during multiple work sessions. A public hearing is tentatively scheduled for March 2008. Upon Planning Commission approval, the modifications will be forwarded to City Council for consideration.

Review of Year's Activities

1. ANNEXATIONS

Total Number of Applications Considered: 30
Total Number of Applications Recommended for Approval: 29
Total Number of Applications Recommended for Denial: 1
Total Acreage Recommended for Annexation: Approximately 512.79

2. REZONINGS

Total Number of Applications: 21
Total Number of Applications Recommended for Approval: 20
Total Number of Applications Recommended for Denial: 1
Total Acreage Recommended for Rezoning: Approximately 1,300

3. SUBDIVISIONS

Total Number of Final Plat Approval Requests: 27
Total Number of Final Plat Approval Requests Approved: 27
Total Number of Lots Approved: 933
Total Number of Conventional Subdivisions: 9
Total Number of Performance Subdivisions: 14
Total Number of Lot Consolidations: 2
Total Number of Subdivisions located in Planning Jurisdiction: 2

4. CONDITIONAL USES

Total Number of Applications Considered: 68
Total Number of Applications Recommended for Approval: 65
Total Number of Applications Recommended for Denial: 3
Total Number of Uses Recommended for Approval:
 Performance Residential Development: 21
 Road Service Use: 12
 Commercial and Entertainment Use: 13
 Office: 7
 Commercial Support Use: 5
 Industrial Use: 3
 Institutional Use: 3
 Neighborhood Shopping Center: 2
 Commercial Recreational Use: 1
 Indoor Recreational Use: 1
 Outdoor Recreational Use: 1
 Public Service Use: 1
 Recreational Rental Dwelling Use: 1

Review of Year's Activities

5. WAIVERS TO LANDSCAPE REGULATIONS

Total Number of Applications Considered: 7

Total Number of Applications Approved: 7

6. WAIVERS TO SUBDIVISION REGULATIONS

Total Number of Applications Considered: 19

Total Number of Applications Approved: 15

Total Number of Applications Denied: 4

Annexation Cases from October 2006-September 2007

Case Number	Case	Property Owner	Acreage	Date	Recommendation
PL-2006-00517	Lot 6-A of Brookhaven Farms, 3 rd Revision	Kevin Flannagan	9.35	10/12/2006	Approval
PL-2006-00509	Lots 1-C and 1-D and a Portion of Lot 8A-1 of Brookhaven Farms	J. Dell Crosby	12.2	10/12/2006	Approval
PL-2006-00508	Brookhaven Farms, 4 th Revision	Twelve Stones Holding Company, L.L.C.	63.4	10/12/2006	Approval
PL-2006-00566	Bent Brooke Subdivision	Michael Dilworth	9.55	11/9/2006	Approval
PL-2006-00563	Lot 5 of Brookhaven Farms, Second Revision of Lot 1A	William and Tammie Freeman, Jr.	7.5	11/9/2006	Approval
PL-2006-00526	Tommy Pace Subdivision, Parcel A-1	West Pace, L.L.C.	11.78	11/9/2006	Approval
PL-2006-00707	Adams Annexation	William F. Adams	45.12	12/14/2006	Approval
PL-2006-00691	Jackson Property Annexation	Cleveland Real Estate Investments Partnership	28.15	12/14/2006	Approval
PL-2006-00619	Reaves Acres Annexation	David and Tracey Phillips	4	12/14/2006	Approval
PL-2006-00593	McCurry Hills Annexation	Cleveland Brothers, Inc.	93.26	12/14/2006	Approval
PL-2006-00762	Hanrahan Subdivision Annexation	William F. Adams	4.97	1/11/2007	Approval
PL-2007-00114	Mount Vernon Baptist Church Annexation	Mount Vernon Baptist Church	12.5	3/8/2007	Approval
PL-2007-00117	Richardson Annexation	Ed Richardson	4.1	3/8/2007	Approval
PL-2007-00137	Isom Annexation	Sebron and Melvin Isom	40	3/8/2007	Approval
PL-2007-00127	Segars Annexation	Dougran Group, L.L.C.	10.05	3/8/2007	Approval
PL-2007-00197	Kendrick Annexation	Brian and Shirley Kendrick	1.3	4/12/2007	Approval
PL-2007-00299	Radnitz Annexation	Alexander and Dawn Radnitz	7.5	5/10/2007	Approval

Annexation Cases from October 2006-September 2007

Case Number	Case	Property Owner	Acreage	Date	Recommendation
PL-2007-00332	Bengston Annexation	Don and Jane Bengston	14.4	5/10/2007	Approval
PL-2007-00437	Williams Annexation	Chette and Lakeba Williams	9	6/14/2007	Approval
PL-2007-00463	Franklin Annexation	Jeff and Linda Juanita Franklin	4	6/14/2007	Approval
PL-2007-00473	Portion of Lot 8A1 Brookhaven Farms, 4 th Addition Annexation	Dell Crosby	8	6/14/2007	Approval
PL-2007-00579	Portion of Lot 5, Tole Estates, 1 st Addition Annexation	Noel N. Peoples	4.5	7/12/2007	Approval
PL-2007-00646	McLeod Annexation	Fred Anthony McLeod	1	8/9/2007	Approval
PL-2007-00624	Washington Annexation	Calvin and Pamela Washington	0.51	8/9/2007	Approval
PL-2007-00623	Pink Annexation	Michael and Belinda Pink	2.9	8/9/2007	Approval
PL-2007-00575	Tole Estates, First Addition Annexation	Noel N. Peoples	28.12	8/9/2007	Denial
PL-2007-00794	Tommy Pace Subdivision Annexation	West Pace, L.L.C.	40.35	9/13/2007	Approval
PL-2007-00808	Phelps Annexation	Daryl S. and Rosalie A. Phelps	2.3	9/13/2007	Approval
PL-2007-00757	Ward Annexation	Virginia B. Ward	12.67	9/13/2007	Approval
PL-2007-00790	Bayne Annexation	David R. Bayne	20.31	9/13/2007	Approval

Rezoning Applications from October 2006-September 2007

Case	Property Owner	Acres	Existing Zoning	Proposed Zoning	Date	Recommendation
Asheton Lakes, 8 th Addition Rezoning (PL-2006-00525)	North Lake, Inc.	43.65	CDD	DDH	10/12/2006	Approval
The Cotswolds Subdivision, Phase 1A, 1 st Addition and a Revision to Lots 144 and 145 Rezoning (PL-2006-00697)	Jedd Land	0.67	R	DDH	12/14/2006	Approval
The Summit Rezoning (PL-2006-00694)	Cleveland Real Estate Investments Partnership	280	LDD	PDD	12/14/2006	Approval
Jackson Property Rezoning (PL-2006-00693)	Cleveland Real Estate Investments Partnership	45.7	R	LDD	12/14/2006	Approval
Tommy Pace Subdivision, Parcel A-1 Rezoning (PL-2006-00672)	West Pace, L.L.C.	11.67	R	CDD	12/14/2006	Approval
Morgan Hills Subdivision, Phase 4 Rezoning (PL-2006-00777)	Marian Aldridge	2.788	R	DDH	1/11/2007	Approval
Morgan Hills Subdivision, Phase 4 Rezoning (PL-2006-00776)	Morgan Hills, L.L.C.	8.352	R	DDH	1/11/2007	Approval
The Greens at Auburn (PL-2006-00767)	Cecil Yarbrough	250	R	CDD	1/11/2007	Approval
The Greens at Auburn (PL-2006-00783)	Cecil Yarbrough	250	CDD	PDD	1/11/2007	Approval
Old Towne Station (PL-2007-00029)	Old Towne Station, L.L.C.	21.23	CDD	PDD	2/8/2007	Approval
Shelton Cove Rezoning (PL-2007-00031)	SBG, L.L.C.	4.399	R	CDD	2/8/2007	Approval
South College Street Rezoning (PL-2007-00279)	Rita B. Freeman and GAR, L.L.C.	1.89	R	CDD	4/12/2007	Approval
Creekside Centre Rezoning (PL-2007-00274)	Dougran Group, L.L.C.	10.05	R	LDD	4/12/2007	Approval
Stone Lakes Rezoning (PL-2007-00268)	William F. Adams	84.7	R	LDD	4/12/2007	Denial
Moore's Mill Road Rezoning (PL-2007-00262)	Michael Shannon	2	R	DDH	4/12/2007	Approval
Moore and Edwards Rezoning (PL-2007-00496)	John R. Moore and Robert C. Edwards Jr.	3.9	R	DDH	6/14/2007	Approval
Ware Subdivision Rezoning (PL-2007-00581)	Cleveland Brothers, Inc.	30.7	DDH	PDD	7/12/2007	Approval

Rezoning Applications from October 2006-September 2007

Case	Property Owner	Acres	Existing Zoning	Proposed Zoning	Date	Recommendation
Auburn Technology Park West Rezoning (PL-2007-00577)	City of Auburn Industrial Development Board	449.84	R	I	7/12/2007	Approval
St. Michael's Catholic Church (PL-2007-00697)	Lewis A. Pick, III	17.63	CDD/DDH	PDD	8/9/2007	Approval
F.P. Moore Rezoning (PL-2007-00696)	Fred P. Moore, Jr.	28.03	R	LDD	8/9/2007	Approval
Stage Crossing Rezoning (PL-2007-00787)	Tiger Crossing, an Alabama Limited Partnership	3	RDD	CDD	9/13/2007	Approval

Planned Development District Amendment Applications from October 2006-September 2007

Case Number	Case	Applicant	Request	Date	Recommendation
PL-2006-00704	Richland Woods North	Robert C. Barnett	Amendment to Ordinance 2267 that placed the PDD designation on 78.11 acres	12/14/2006	Approval
PL-2007-00277	Lundy Chase	Crosswoods Development, L.L.C. and The Musselwhite Group, Inc.	Amendment to Ordinance 2171 that placed the PDD designation on 97.67 acres	4/12/2007	Denial

Zoning Designations

- Comprehensive Development District (CDD)
- Limited Development District (LDD)
- Rural (R)
- Development District Housing (DDH)
- Planned Development District (PDD)
- Industrial (I)

Subdivision Applications (Final Plat) from October 2006-September 2007

Case	Property Owner	Number of Lots (Subdivision Type)	Property Zoned	Date	Action
Asheton Lakes, 8 th Addition (PL-2006-00515)	North Lake, Inc.	83 (conventional residential)	CDD	10/12/2006	Approval
Lot Consolidation (PL-2006-00523)	Tucker Brown	5 into 1 (multiple family development)	US	10/12/2006	Approval
The Preserve, Phase 2A, 1 st Addition (PL-2006-00519)	The Preserve, L.L.C.	4 (performance residential)	PDD with DDH underlying	10/12/2006	Approval
The Preserve, Phase 4A (PL-2006-00520)	The Preserve, L.L.C.	86 (performance residential)	PDD with DDH underlying	10/12/2006	Approval
Old Towne Station (PL-2006-00513)	Old Towne Station, L.L.C.	27 (performance residential)	CDD and CC	10/12/2006	Approval
Moores Mill Golf Club Subdivision, 4 th Addition, Phase B (PL-2006-00441)	Cleveland Brothers, Inc.	49 (performance residential)	PDD with DDH underlying	10/12/2006	Approval
Old Towne Station (PL-2006-00588)	Old Towne Station, L.L.C.	97 (performance residential)	CDD and CC	11/9/2006	Approval
The Preserve, Phase 1C (PL-2006-00594)	The Preserve, L.L.C.	21 (performance residential)	PDD with DDH underlying	11/9/2006	Approval
Bent Brooke Subdivision, Phase 2 (PL-2006-00568)	Michael Dilworth	3 (conventional residential)	R	12/14/2006	Approval
Autumn Ridge, Phase 1B (PL-2006-00636)	DRI Arbor, L.L.C.	48 (performance residential)	PDD with DDH underlying	12/14/2006	Approval
Blueridge Subdivision (PL-2006-00692)	Cleveland Brothers, L.L.C.	21	Outside City Limits-Planning Jurisdiction	12/14/2006	Approval
The Cotswolds Subdivision, Phase 1-A, 1 st Revision & Revision of Lots 144 & 145 (PL-2006-00699)	Jedd Land	3 (conventional residential)	R, pending DDH	01/11/2007	Approval
East Lake Subdivision, Revision of Lots 1 and 2 (PL-2006-00779)	Harbor Pointe, L.L.C.	91 (conventional residential)	LDD	02/08/2007	Approval
Tuscany Village, Plat 1A (PL-2007-00035)	Tuscany Hills, L.L.C.	18 (performance residential)	PDD with DDH underlying	02/08/2007	Approval
McCurry Hills Subdivision (PL-2007-00038)	Cleveland Brothers, Inc.	26 (conventional residential)	R	02/08/2007	Approval

Subdivision Applications (Final Plat) from October 2006-September 2007

Case	Property Owner	Number of Lots (Subdivision Type)	Property Zoned	Date	Action
Heritage Park Lot Consolidation (PL-2007-00125)	Donald Allen Development, Inc.	12 into 1 (multiple family development)	RDD	03/08/2007	Approval
Tuscany Village Plat 1B (PL-2007-00120)	Tuscany Hills, L.L.C.	46 (performance residential)	PDD with DDH underlying	03/08/2007	Approval
Solamere Subdivision, Phase 2 (PL-2007-00264)	Peach State Land Development, Inc.	43 (performance residential)	DDH	05/10/2007	Approval
Nash Creek Estates (PL-2007-00276)	Eric Hemberg	14 (conventional residential)	R	05/10/2007	Approval
East Lake Townhomes (PL-2007-00361)	Urban Development, L.L.C.	44 (performance residential)	LDD	05/10/2007	Approval
Solamere Subdivision, Phase 3, 1 st Revision (PL-2007-00365)	Peach State Land Development, Inc.	49 (performance residential)	DDH	05/10/2007	Approval
Camden Ridge Subdivision, 11 th Addition, Phase 1 (PL-2007-00594)	North Woods, Inc.	68 (conventional residential)	DDH	07/12/2007	Approval
Camden Ridge Subdivision, 13 th Addition (PL-2007-00587)	North Woods, Inc.	5 (conventional residential)	DDH	07/12/2007	Approval
Solamere Subdivision, Phase 3, Second Revision (PL-2007-00703)	Peach State Land Development, Inc.	19 (performance residential)	DDH	08/09/2007	Approval
Vistas of Saugahatchee, 1 st Addition (PL-2007-00589)	Saugahatchee Lands, L.L.C.	4	Outside City Limits-Planning Jurisdiction	08/09/2007	Approval
Morgan Hills Subdivision, Phase 3 (PL-2007-00815)	Morgan Hills, L.L.C.	18 (performance residential)	LDD / DDH	09/13/2007	Approval
The Landing at Morgan's Place, Phase 1 (PL-2007-00804)	R & B Construction	67 (conventional residential)	NC-9	09/13/2007	Approval

Conditional Use Applications from October 2006-September 2007

Case	Property Owner	Property Zoned	Conditional Use	Date	Recommendation
Mid South Bank (PL-2006-00287)	Robert A. Fucci	RDD	Bank with drive-through	11/9/2006	Approval
Auburn Christian Fellowship (PL-2006-00590)	Auburn Christian Fellowship	US	Mixed-use development (multiple family and office)	11/9/2006	Approval
West Glenn Condo Project (PL-2006-00592)	West Glenn, L.L.C.	US	Multiple family development	11/9/2006	Approval
University View (PL-2006-00595)	Lindbergh Jackson and Kathy Matthews	RDD	Multiple family development	11/9/2006	Approval
Copper Hill Condominiums (PL-2006-00551)	The Musselwhite Group	US	Multiple family development	11/9/2006	Approval
East University Drive Bank (PL-2006-00696)	Hubbard Properties, L.L.C.	CDD	Bank with drive-through	12/14/2006	Approval
Asbury Hills Plaza (PL-2006-00686)	C&S Development	PDD with underlying CDD	Hall and banquet room	12/14/2006	Approval
Auto Dealership (PL-2006-00628)	GWC Properties, LTD	CC	Auto dealership	12/14/2006	Approval
God's House of Prayer (PL-2006-00541)	God's House of Prayer	RDD	Addition to an existing church building	12/14/2006	Approval
Stonegate on Thach (PL-2006-00716)	MTR Investments, L.L.C.	US	Multiple family development	12/14/2006	Approval
The Summit Rezoning (PL-2006-00694)	Cleveland Real Estate Investments Partnership	LDD	Guest lodge	12/14/2006	Approval
Fairfield Residential (PL-2006-00596)	The Pace Brothers	CDD	Multiple family development	12/14/2006	Approval
Royal Federal Credit Union (PL-2006-00522)	Bruno's Supermarkets	CDD	Bank with drive-through	12/14/2006	Approval
Eagle's Nest at Miller's Crossing (PL-2006-00643)	H&H Property Holding, L.L.C.	US	Multiple family development	12/14/2006	Denial
Caramel Apple Gift Co. (PL-2006-00781)	Tiger Crossing, an Alabama Limited Partnership	RDD	Confectionary store (candy shop)	1/11/2007	Approval
South Ross Condos (PL-2006-00773)	South Ross Condos, L.L.C.	US	Multiple family development	1/11/2007	Approval

Conditional Use Applications from October 2006-September 2007

Case	Applicant	Property Zoned	Conditional Use	Date	Recommendation
The Overlook at Moores Mill (PL-2006-00771)	Dilworth Development	DDH	Multiple family development	1/11/2007	Approval
Skyway Office Park (PL-2006-00770)	Jim Parker	I	Multiple office buildings	1/11/2007	Approval
Condos on Magnolia (PL-2006-00784)	James Jenkins / George Pridmore	US	Restaurant with drive-through	1/11/2007	Approval
Heritage Park (PL-2006-00524)	Donald H. Allen	RDD	Multiple family development	2/8/2007	Approval
CVS Pharmacy (PL-2007-00034)	TFE, L.L.C.	LDD	Neighborhood shopping center and bank with drive-through	2/8/2007	Approval
MDT Armor Office (PL-2007-00037)	James L. Starr / Tara Leasing & Sales	I	Expansion of an approved industrial use	2/8/2007	Approval
Mammoth Printshop, L.L.C. (PL-2007-00039)	James L. Starr / Tara Leasing & Sales	I	Commercial support use	2/8/2007	Approval
Restaurant XXX (PL-2007-00043)	Hayley Redd, L.L.C.	CDD	Restaurant with drive-through	2/8/2007	Approval
Perry Park (PL-2007-00129)	Cox Land Company	CDD	Multiple family development	3/8/2007	Approval
City Walk Plaza (PL-2007-00123)	Urban Development, L.L.C.	UC	Multiple family development	3/8/2007	Approval
Project Pear (PL-2007-00121)	City of Auburn Industrial Development Board	I	Industrial use	3/8/2007	Approval
Annaloe Plaza Condominiums (PL-2007-00119)	Hayley-Freeman Contracting	CDD	Multiple family development	3/8/2007	Approval
Bar 51 (PL-2007-00115)	Phillips Family Partnerships Limited	CDD	Restaurant (Lounge)	3/8/2007	Approval
Homes at Lakeview (PL-2007-00026)	Robert Fucci	DDH	Twin home use	3/8/2007	Approval
Drive-up ATM (PL-2007-00097)	Wal-Mart Real Estate Business Trust	CDD	Drive-up ATM	3/8/2007	Denial
Korea Flange (PL-2007-00278)	City of Auburn Industrial Development Board	I	Industrial use	4/12/2007	Approval

Conditional Use Applications from October 2006-September 2007

Case	Applicant	Property Zoned	Conditional Use	Date	Recommendation
Historic District Plaza (PL-2007-00269)	Thomas Sparrow, V	RDD	Mixed-use development (multiple family and office)	4/12/2007	Approval
Savannah Square (PL-2007-00267)	Greenbelt Properties, Inc.	CDD	Retail center	4/12/2007	Approval
CB&T (PL-2007-00236)	Lewis Pick, III	CDD	Bank with drive-through	4/12/2007	Approval
B Cubed Restaurant (PL-2007-00203)	Hayley Redd, L.L.C.	CDD	Restaurant with drive-through	4/12/2007	Approval
Creekside Centre (PL-2007-00275)	Dougran Group, L.L.C.	R, pending LDD	Neighborhood shopping center	4/12/2007	Approval
Cingular Wireless (PL-2007-00414)	Market Square Shopping Center, L.L.C.	CC	Retail store-wireless communication	5/10/2007	Approval
Ross Park, Phase III Swimming Pool (PL-2007-00364)	Dunlop Development, Inc.	PDD	Subdivision amenity (swimming pool)	5/10/2007	Approval
Eagle's Nest RV Park (PL-2007-00371)	J. Mathan Holt	R	Outdoor arena	5/10/2007	Approval
Eagle's Nest RV Park (PL-2007-00363)	J. Mathan Holt	R	Recreation vehicle park	5/10/2007	Approval
City of Auburn Communications Tower (PL-2007-00358)	City of Auburn	US	Communications tower	5/10/2007	Approval
Design Plaza (PL-2007-00357)	Bankers Investment Group, L.L.C.	CDD	Retail shopping center	5/10/2007	Approval
Interstate Electric (PL-2007-00494)	Interstate Electrical Supply, Inc.	CDD	Office / warehouse	6/14/2007	Approval
Mitcham Office (PL-2007-00493)	Jon A. Broadway	RDD	Office	6/14/2007	Approval
Bent Creek Motors (PL-2007-00492)	Cleveland Real Estate Investment Partnership	CDD	Auto dealership	6/14/2007	Approval
Reunion Condos (PL-2007-00491)	Donald Allen Development, Inc.	US	Multiple family development	6/14/2007	Approval

Conditional Use Applications from October 2006-September 2007

Case	Applicant	Property Zoned	Conditional Use	Date	Recommendation
Keesee Pools (PL-2007-00486)	Rob Keesee	I	Office / warehouse	6/14/2007	Approval
Office Warehouse (PL-2007-00487)	W. Cecil Starr	CDD	Office / warehouse	6/14/2007	Approval
South Donahue Drive Condo-tel (PL-2007-00483)	J. Ralph Overton and J.M. Copeland	CDD	Condo-tel	6/14/2007	Approval
Shakey's Pizza Parlor (PL-2007-00484)	Bert Hunter	I	Restaurant	6/14/2007	Approval
Proposed Daycare-Ware Subdivision (PL-2007-00606)	Cleveland Brothers, Inc.	DDH, pending PDD	Daycare	7/12/2007	Approval
Logan Square Addition (PL-2007-00580)	GEM Acquisitions for Logan Alabama Properties	US	Multiple family development	7/12/2007	Approval
Masingo Signs (PL-2007-00598)	Tiger Crossing, an Alabama General Partnership	RDD	Sign company / office	7/12/2007	Approval
Proposed Offices-Ware Subdivision (PL-2007-00604)	Cleveland Brothers, Inc.	DDH, pending PDD	Office	7/12/2007	Approval
Donahue Acre (PL-2007-00702)	Charles Whatley and Vickerstaff Estate	DDH	Multiple family development	8/9/2007	Approval
In Italy (PL-2007-00704)	RPM / Magnolia Plaza, L.L.C.	CEOD with UC underlying	Lounge	8/9/2007	Approval
Southern Outdoors (PL-2007-00701)	C&S Development, L.L.C.	PDD with CDD underlying	Sporting goods store and indoor archery range	8/9/2007	Approval
Skyway Professional Center, 3 rd Addition (PL-2007-00693)	Scott Land Company, Inc.	I	Multiple office buildings	8/9/2007	Approval
North Donahue and Porter Avenue Center (PL-2007-00691)	Arjan Singh	RDD	Laundromat, convenience store and office use	8/9/2007	Approval
Northcutt Parking Lot (PL-2007-00689)	Dewey V. Northcutt	US	Parking lot	8/9/2007	Approval
Shoppes at Old Towne Station (PL-2007-00685)	The Shoppes at Old Towne Station, L.L.C.	CC	Bank with drive-through	8/9/2007	Approval

Conditional Use Applications from October 2006-September 2007

Case	Applicant	Property Zoned	Conditional Use	Date	Recommendation
Torbert Building (PL-2007-00601)	Nolan T. Torbert	RDD	Office, barbershop, and beauty shop	8/9/2007	Denial
St. Michael's Catholic Church (PL-2007-00698)	Lewis A. Pick, III	CDD/DDH, pending PDD	Church and accessory uses (rectory, family life center, daycare and school [preschool/elementary])	8/9/2007	Approval
Debardeleben Apartments (PL-2007-00809)	Raymond Godsil	US	Multiple family development	9/13/2007	Approval
Greentree Estates (PL-2007-00775)	Drew Barnett / Ken Kirchler	DDH	Duplex	9/13/2007	Approval
Carmella's Ice (PL-2007-00574)	DDK InLine, L.L.C.	CDD	Italian ice stand with drive-through	9/13/2007	Approval
Suites of Auburn (PL-00643)	R & B, L.L.C.	UC	Mixed use development (multiple family and retail shops)	9/13/2007	Approval

Landscape Regulations Waiver Requests from October 2006-September 2007

Case Number	Case	Applicant	Request	Date	Action
PL-2006-00624	Salvation Army Thrift Store	Lee County Salvation Army	Waiver to Section 433.05 of Corridor Overlay Area Regulations	11/09/2006	Approval
PL-2006-00606	Salvation Army Thrift Store	Lee County Salvation Army	Waiver to Section 426.04 of Corridor Overlay Area Regulations	11/09/2006	Approval
PL-2007-00116	The Bristol at Auburn	Bristol Development, L.L.C.	Waiver for the type III fence and required plantings on the east property line	04/12/2007	Approval
PL-2007-00255	Rental Service Center	Auburn Partners, L.L.C.	Waiver to maximum fence height on designated corridor & landscape waiver	04/12/2007	Approval
PL-2007-00271	Historic District Plaza	Thomas W. Sparrow, V	Waiver to required street frontage buffer area and buffer area width	04/12/2007	Approval
PL-2007-00401	Auburn Exchange Landscape Waiver	Auburn Partners, L.L.C.	Waiver for a 2.2' reduction in the minimum width requirement (5') for a side bufferyard	05/10/2007	Approval
PL-2007-00535	Ferguson Enterprises Building Waiver	Ferguson Enterprises, Inc.	Waiver to the west bufferyard requirements from 5 ft to 15 ft in accordance with Section 802.04	07/12/2007	Approval

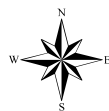
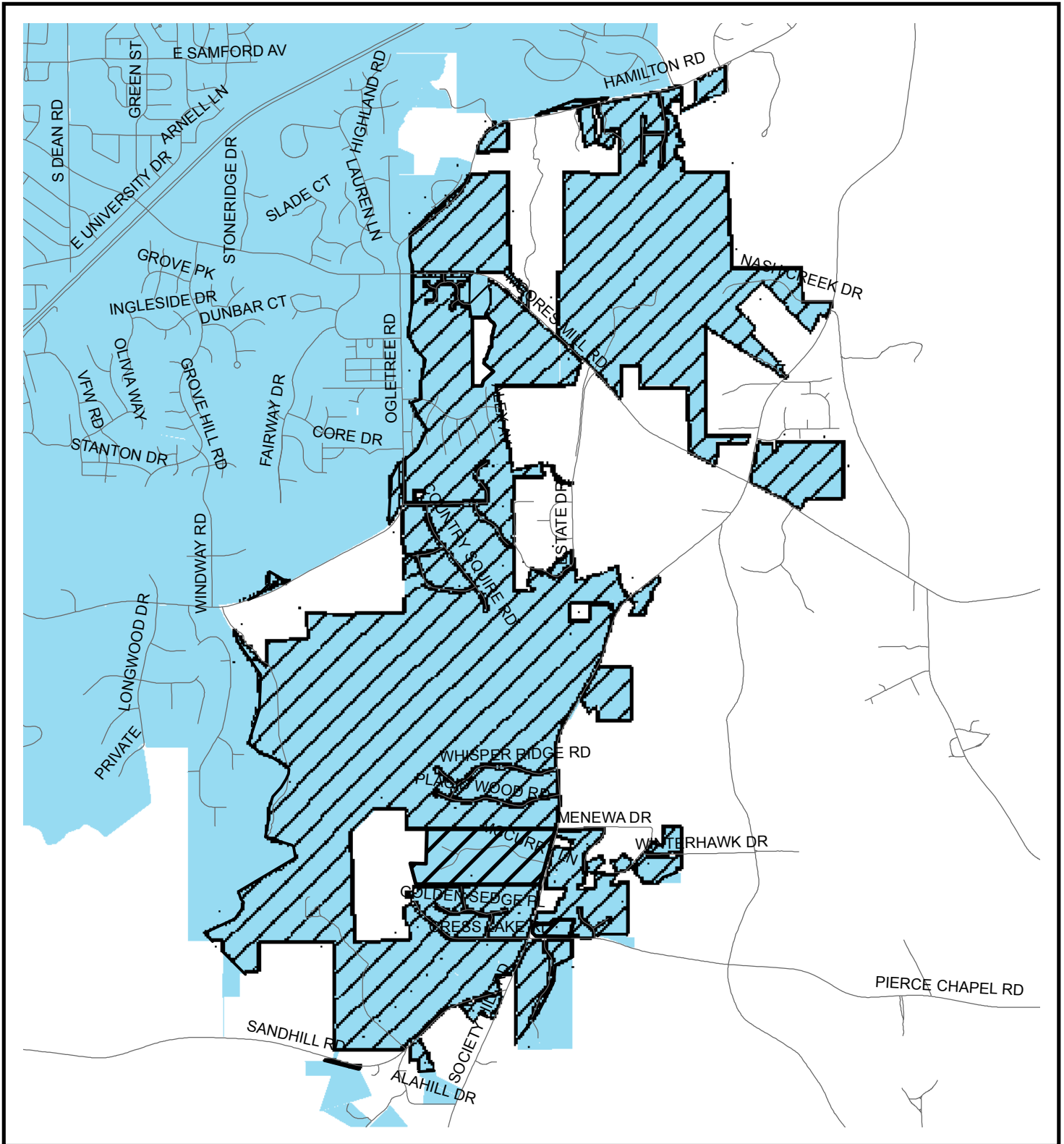
Subdivision Regulations Waiver Requests From October 2006-September 2007

Case Number	Case	Applicant	Request	Date	Action
PL-2006-00505	Cotswolds Subdivision	Fred D. Peak	Waiver to Article V, Improvements Required	10/12/2006	Approval
PL-2006-00514	Shadow Woods	Shadow Wood Holdings, L.L.C.	Waiver to Article IV, Design Standards	10/12/2006	Approval
PL-2006-00589	Jane Bengston Property	Jane Bengston	Waiver to Article IV, Design Standards	11/9/2006	Denial
PL-2006-00690	McCurry Hills Subdivision	Cleveland Brothers, Inc.	Waiver to Article IV, Design Standards	12/14/2006	Denial
PL-2006-00701	Bent Brooke Subdivision	Dilworth Development, Inc.	Waiver to Article IV, Design Standards	01/11/2007	Denial
PL-2007-00133	Morgan Hills Subdivision, Phase 4	Charlie Core	Waiver to Article IV, Design Standards	03/08/2007	Approval
PL-2007-00122	Brookehaven Farms Subdivision, East Addition	Twelve Stones Holding Co., L.L.C.	Waiver to Article IV, Design Standards	03/08/2007	Approval
PL-2007-00196	Claire Downs Subdivision	Dunlop Development, Inc.	Waiver to Article IV, Design Standards	03/08/2007	Approval
PL-2007-00265	The Arbors	H2M, L.L.C.	Waiver to Article IV, Design Standards	04/12/2007	Denial
PL-2007-00321	Solamere Subdivision, Phase 2	Peach State Land Development, Inc.	Waiver to Article IV, Design Standards	05/10/2007	Approval
PL-2007-00298	The Summit, Phase One	Cleveland Brothers, Inc.	Waiver to Article IV, Design Standards	06/14/2007	Approval
PL-2007-00568	Town Creek Subdivision (formerly Village Creek)	Jack Johnson	Waiver to Article IV, Design Standards	07/12/2007	Approval
PL-2007-00595	Camden Ridge Subdivision, 13 th Addition	North Woods, Inc.	Waiver to Article IV, Design Standards	07/12/2007	Approval
PL-2007-00590	Vistas of Saugahatchee	Saugahatchee Lands, L.L.C.	Waiver to Article IV, Design Standards	07/12/2007	Approval
PL-2007-00591	Vistas of Saugahatchee	Saugahatchee Lands, L.L.C.	Waiver to Article IV, Design Standards	07/12/2007	Approval
PL-2007-00592	Vistas of Saugahatchee	Saugahatchee Lands, L.L.C.	Waiver to Article IV, Design Standards	07/12/2007	Approval

Subdivision Regulations Waiver Requests From October 2006-September 2007

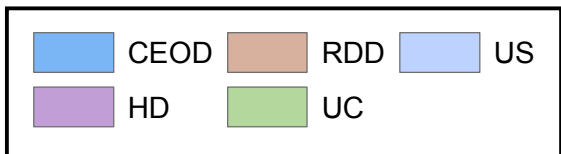
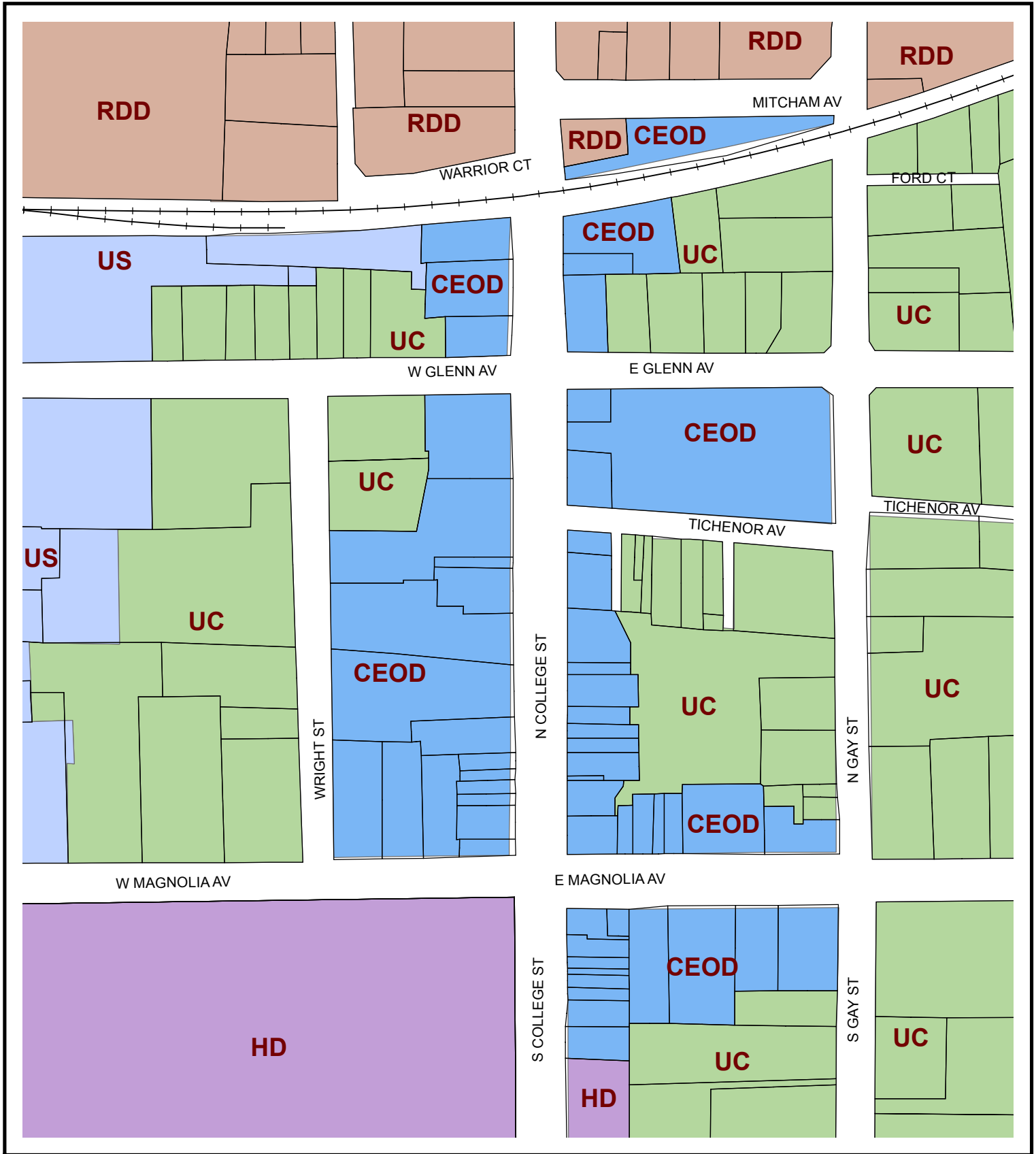
Case Number	Case	Applicant	Request	Date	Action
PL-2007-00593	Vistas of Saugahatchee	Saugahatchee Lands, L.L.C.	Waiver to Article IV, Design Standards	07/12/2007	Approval
PL-2007-00578	Auburn Technology Park West	City of Auburn Industrial Development Board	Waiver to Article IV, Design Standards	08/09/2007	Approval
PL-2007-00653	Dawson Farm Waiver	Joyce Dawson	Waiver to Article IV, Design Standards	08/09/2007	Approval

Conservation Overlay District



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College Edge Overlay District



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