
**FY 2008
Annual Report
to the
Planning Commission**



City of Auburn



City of Auburn
Home of Auburn University

January 8, 2009

Planning Commission
City of Auburn, Alabama

Dear Planning Commission Members:

It is my pleasure to present the FY 2008 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 past fiscal year.

Inside this report you will find a summary of all 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, preliminary and 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, enhancement of the plat submittal, plat approval, and penalties sections of the subdivision regulations. In the zoning ordinance, the most substantive work performed during FY 2008 dealt with amending our sign regulations in which we resolved some long-standing issues associated with non-conforming signage in general, and freestanding signage in the Urban Core (UC) specifically. During this review, we also seized the opportunity to address other issues in the sign regulations involving interstate signage, and a new "incentivizing" element, *Master Signage Plan*, was added.

In the long-range planning arena, the initial data-gathering component of our comprehensive planning effort was completed. The Auburn Interactive Growth Model (AIGM) Final Report was presented to the City Council and Planning Commission in the Summer of 2008. This was a critical and necessary first step in our planning efforts to create *CompPlan 2030*, the guiding growth document for the City of Auburn. This is the primary focus of the Planning Department's work efforts for FY 2009 and we will be seeking your assistance with this important initiative over the next several months.

On behalf of the Planning Department staff, we appreciate the commitment and support you've shown in the administration of your duties as commissioners, and we look forward to working with you throughout the coming year.

Sincerely,

Forrest E. Cotten, AICP
Director of Planning



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Auburn Planning Commission Members

Brenda Rawls, Chairman

Emily Sparrow, Vice Chairman

John Cope, Secretary

Kimberlee Harrison

Warren McCord

Charles Smith*

Josie Walsh

Jerry Williams

Mark Yohn, Mayor's Designee

*Charles Smith's term of office began on August 18, 2008.
He replaced Cheryl Cobb, whose term expired.

Planning Department Staff

Forrest Cotten, AICP, Director of Planning

Carl Morgan, AICP, Assistant Director of Planning

Justin Steinmann, Principal Planner

Cathy Cooper, Planner

Matt Mosley, Planner

Katie Ray, Zoning Enforcement Officer

Amber English, Administrative Assistant

Charles M. Duggan, Jr., City Manager

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.



Packet Meetings
October 8, 2007
November 5, 2007
December 10, 2007
January 7, 2008
February 11, 2008
March 10, 2008
April 7, 2008
May 5, 2008
June 9, 2008
July 7, 2008
August 11, 2008
September 8, 2008

Regular Meetings
October 11, 2007
November 8, 2007
December 13, 2007
January 10, 2008
February 14, 2008
March 13, 2008
April 10, 2008
May 8, 2008
June 12, 2008
July 10, 2008
August 14, 2008
September 11, 2008

The Planning Commission meets for its regularly scheduled meetings at 5:00 p.m. on the second Thursday of each month. All meetings are held in the City of Auburn Council Chambers and are open to the public.

Work Sessions
January 15, 2008
February 5, 2008
May 20, 2008
July 15, 2008

Auburn Interactive Growth Model (AIGM)*
October 23, 2007 (Workshop)
June 25, 2008 (Final Presentation)

*Joint sessions with the City Council and 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:
 - o 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.
 - o 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.

As provided by the Code of Alabama, Section 11-52-3, the City of Auburn Planning Commission consists of nine members. The term of each appointed member is six years. The Code further provides the Commission through Section 11-52-6 the necessary powers to promote municipal planning through a master plan and to make recommendations for public structures and improvements and their financing.

**INTERIM ANNEXATION POLICY**

Under this proposal, staff recommended revisions to the existing annexation policy which would require interdepartmental review of each annexation petition. Under the policy adopted by Resolution 95-171, the Planning Department, Public Works Department and the Water Resource Management Department provided analysis to the Planning Commission and City Council. As time progressed, staff began to seek and receive input from other reviewing departments and entities, such as, Public Safety (i.e., Fire and Police), Environmental Services, and Auburn City Schools. The purpose of the interim annexation policy was to provide further guidance to the Planning Commission and City Council when making annexation decisions.

The Planning Commission held its public hearing on October 11, 2007 and recommended approval to the City Council. The City Council adopted the policy on November 20, 2007.

Staff acknowledged that this amendment would serve as an interim policy to provide guidance on annexation petitions until the findings of the Auburn Interactive Growth Model were complete. Refinement to the policy is anticipated to occur in concert with the *CompPlan 2030* process (an FY 2009 initiative).

CITY OF AUBURN SUBDIVISION REGULATION AMENDMENTS

Staff recommended changes to Article III, Article IV, and Article VII of the City of Auburn Subdivision Regulations. More specifically, the proposed amendments modified and clarified the application procedures, administrative subdivision requirements, design standards regarding the radius of a cul-de-sac, and penalties for violating the regulations.

Staff recommended changes for submission and approval of administrative subdivisions in order to increase efficiency and provide clarity. The amendments modified the language for submittal requirements, updated the reference of the technical standards for surveyors, and added requirements for approval.

Modifications to the design standards dealing with the radius of cul-de-sac streets was recommended due to the required turning radius of the apparatus in the Fire Division fleet and the increasing size of service vehicles.



The Planning Commission held its public hearing and adopted the regulations on March 13, 2008. There was no subsequent action required by the City Council.

SIGN ORDINANCE

Under this proposal, staff recommended revisions to Article VI, Signs, for purposes of clarifying what constitutes prohibited, abandoned, and non-conforming signage, modifying eligibility requirements for interstate signage, allowing decorative metal as a permitted cladding material for signs, allowing freestanding signs in the Urban Core (UC) District under certain conditions, and creating regulations for a "master signage plan" approval process.

The highlights of these amendments include:

Treatment of Existing Signage

Signs and sign structures that were previously deemed to be non-conforming may remain in place as the result of this amendment. However, any desired alteration of any such sign shall require compliance with the current regulations.

Freestanding Signs in the Urban Core (UC) Area

Freestanding signs in the UC may remain as a result of this amendment. However, if any changes are desired to the existing sign, the sign must meet the material requirements set forth in the UC development and design standards, and will be limited to 32 square feet in size and eight feet in height. Further, no freestanding signs will be allowed for properties in the UC that do not have freestanding signage already.

Corridor Overlay Impacts

Decorative metal became a permitted cladding material within the Corridor Overlay with this amendment.

Interstate Signs

This amendment clarified the size allowance (250 square feet) for interstate signs that are part of a development site that falls within 1,000 feet of the center point of the centerline of the interstate overpass. Interstate signage is deemed to be signage that is calculated separate and apart from any other sign eligibility that may exist for a development site.

In addition, an opportunity for interstate signage was added for development



sites located within one (1) mile from the center point of the centerline of the interstate **and** whose development site abuts the right-of-way of the interstate. In these cases, one sign with a maximum area of 130 square feet can be allowed at a height no greater than 30 feet. Further, any such sign must be located no further away than 20 feet from the interstate right-of-way.

Master Signage Plan

This is an entirely new section that was proposed to be added to the sign regulations. The purpose of the master signage plan is to offer incentives to sign users, particularly on larger sites or groups of sites to plan and design signs that are compatible with the buildings on the site and enhance the overall site's appearance by doing so.

The new component of the sign regulations is geared toward commercial/retail development, mixed-use development, and business and industrial park development. The submittal requirements are set forth for such a plan as well as potential incentives, with an added incentive for use of monument signage versus other types of freestanding signage.

Finally, the approving authority for any master signage plan is the Planning Commission.

The Planning Commission held its public hearing on March 13, 2008 and recommended approval to the City Council. The City Council held its public hearing and adopted the ordinance on April 15, 2008.



AUBURN INTERACTIVE GROWTH MODEL (AIGM) FINAL REPORT

On June 25, 2008, the AIGM Final Report was presented to the City Council and Planning Commission in a joint session. The presentation focused on the future population growth and the spatial distribution of that growth within and around the City of Auburn. The purpose of the model was to project, in five-year increments, where growth is going to occur. By doing this, the City can utilize this information to assess the adequacy of its current infrastructure and land use classification distribution, and more importantly begin to program future improvements and make necessary revisions to its land use plan to ensure that the infrastructure and appropriate land uses are in their appropriate locations to serve the current and future population of the City.

The AIGM is the database and informational foundation upon which *CompPlan 2030* (an FY 2009 initiative) will be constructed.

1. ANNEXATIONS

Total Number of Applications Considered: 17
Total Number Recommended for Approval: 17
Total Acreage Recommended for Annexation: 770.137

2. REZONINGS

Total Number of Rezoning Applications Considered: 7
Total Number of Rezoning Applications Recommended for Approval: 7
Total Acreage Recommended for Rezoning: 74.585
Total Number of Planned Development District Amendment Applications Considered: 2
Total Number of Planned Development District Amendment Applications Recommended for Approval: 2

3. SUBDIVISIONS

Total Number of Final Plat Approval Requests: 26
Total Number of Final Plat Approval Requests Approved: 26
Total Number of Lots Approved by Final Plat: 836
Total Number of Conventional Subdivisions: 20
Total Number of Performance Subdivisions: 10
Total Number of Lot Consolidations: 2
Total Number of Subdivisions located in Planning Jurisdiction: 3

4. CONDITIONAL USES

Total Number of Applications Considered: 44
Total Number of Uses Recommended for Approval: 45
 Performance Residential Development: 2
 Road Service Use: 11
 Commercial and Entertainment Use: 14
 Office: 1

Industrial Use: 7
Institutional Use: 2
Neighborhood Shopping Center: 1
Agricultural Support: 1
Recreational Rental Dwelling: 1
Indoor Recreational Use: 1
Accessory Use: 2
Public Service Use: 1
Nursery (Wholesale): 1

5. WAIVERS

Total Number of Applications Considered for Waivers to Landscape Regulations: 7

Total Number Approved: 7

Total Number of Applications Considered for Waivers to Subdivision Regulations: 9

Total Number Approved: 8

Eighty-nine public hearings were held for applications considered during FY 2008.

Annexation Applications from October 2007 - September 2008

Case Number	Case	Property Owner	Acreage	Date	Planning Commission Recommendation
PL-2007-00873	Donahue Ridge Annexation	Donahue Land, LLC	13.61	10/11/2007	Approval
PL-2008-00932	Dyas Annexation	William and Laura Dyas	9.742	11/8/2007	Approval
PL-2007-00938	Chappell / Pierce Annexation	Ernest Chappell, III and James M. Pierce	1.123	11/8/2007	Approval
PL-2007-00960	Tommy Pace Subdivision Annexation	West Pace, LLC	36.46	12/13/2007	Approval
PL-2007-00991	Samford Hills Annexation	Saugahatchee Lands, LLC	679.7	12/13/2007	Approval
PL-2007-01021	Reese Annexation	Chris and Dianna Reese	2.5	1/10/2008	Approval
PL-2008-00026	Keel Annexation	Rayford and Brenda Keel	3.01	2/14/2008	Approval
PL-2008-00030	Jones Annexation	Eric Jones	3.77	2/14/2008	Approval
PL-2008-00107	Carroll Annexation	Graham and Misty Carroll	3.215	3/13/2008	Approval
PL-2008-00138	Neighbors Annexation	Phillip and Lyndsey Neighbors	3.047	3/13/2008	Approval
PL-2008-00174	Flanagan Annexation	James D. Flanagan	3	4/10/2008	Approval
PL-2008-00182	Peoples Annexation	Noel Peoples	2.41	4/10/2008	Approval
PL-2008-00398	Jon Chase	Chase Annexation	2.31	7/10/2008	Approval
PL-2008-00449	Veterans Boulevard Annexation	City of Auburn	0.55	8/14/2008	Approval
PL-2008-00467	Keene Annexation	Joan S. Keene	1.01	8/14/2008	Approval
PL-2008-00528	Blessing Annexation	Ruth M. Blessing	3.67	9/11/2008	Approval
PL-2008-00590	Hayley Annexation	Thomas M. Hayley	1.01	9/11/2008	Approval

Rezoning Applications from October 2007 - September 2008

Case	Property Owner	Acreage	Existing Zoning	Proposed Zoning	Date	Planning Commission Recommendation
West Pace Rezoning (PL-2007-00795)	West Pace, LLC	40.35	R, pending annexation	CDD	10/11/2007	Approval
Donahue Ridge Rezoning (PL-2007-00956)	Donahue Land, LLC	13.61	R	DDH	12/13/2007	Approval
Mathan Holt Rezoning (PL-2007-01098)	City of Auburn	5.07	R	CDD	2/14/2008	Approval
Hickok Rezoning (PL-2008-00246)	Steve and Karen Hickok	1.8	DDH	CDD	5/8/2008	Approval
Lincoln Heights Subdivision (PL-2008-00369)	C&S Investments, LLC and Sigma Pi Club of Auburn	0.97	HD	US	7/10/2008	Approval
Hamilton Place Rezoning (PL-2008-00497)	Charter Bank	11.775	LDD	PDD	8/14/2008	Approval
Edwards Court Rezoning (PL-2008-00593)	Thomas M. Hayley	1.01	R	CDD	9/11/2008	Approval

Planned Development District Amendment Applications from October 2007 - September 2008

Case	Property Owner	Acreage	Request	Date	Planning Commission Recommendation
Madison Park (PL-2008-00496)	Tuscany Hills, LLC	49.28	Amendment to Ordinance 2437	11/8/2007	Approval
Madison Park (PL-2008-00015)	Tuscany Hills, LLC	49.28	Amendment to Ordinance 2529	2/14/2008	Approval

Subdivision Applications from October 2007 - September 2008

Case	Approval Requested	Property Owner	Zoning	Number of Lots (Subdivision Type)	Planning Commission Date	Planning Commission Recommendation
Ellington Place Subdivision (PL-2007-00869)	Final	Elken Investments, LLC	DDH	84 (conventional)	10/11/2007	Approval
Stone Creek (PL-2007-00870)	Revised Final	Auburn Investment, LLC	DDH	35 (performance)	10/11/2007	Approval
Southridge Place (PL-2007-00871)	Final	Phil Clowdus and Kenneth Hood	Outside of the City limits - Planning Jurisdiction	26 (conventional)	11/8/2007	Approval
Shadow Wood Estates, First Addition, Phase 2 (PL-2007-00948)	Final	Shadow Wood Holdings, LLC	LDD	27 (conventional)	11/8/2007	Approval
Morgan Hills Subdivision, Phase 4A (PL-2007-00942)	Final	Charlie Core	DDH / LDD	8 (conventional)	11/8/2007	Approval
Lundy Chase Subdivision, Phase 1, First Revision (PL-2007-00943)	Revised Final	The Musselwhite Group, Inc.	PDD with DDH underlying	14 (performance)	11/8/2007	Approval
Camden Ridge Subdivision, 10th Addition, Redivision of Lots 506 & 454 (PL-2007-00940 and PL-2007-00941)	Preliminary and Final	North Woods, Inc.	DDH	4 (conventional)	11/8/2007	Approval
Mimms Trail Subdivision, First Revision of Lot 1 & Future Development (PL-2007-00944 and PL-2007-00945)	Preliminary and Final	Cleveland Brothers, Inc.	PDD with LDD underlying	2 (conventional)	11/8/2007	Approval
The Summit, Phase 3 (PL-2007-00935)	Preliminary	Cleveland Brothers, Inc.	PDD with LDD underlying	55 (performance)	12/13/2007	Approval
Bent Creek Commercial Park (PL-2007-01010 and PL-2007-01011)	Preliminary and Final	Cleveland Real Estate Investments Partnership	CDD	5 (conventional)	12/13/2007	Approval
Annalue Village (PL-2007-01016 and PL-2008-00060)	Preliminary and Final	Doug Cannon	DDH	37 (performance)	12/13/2007	Approval

Subdivision Applications from October 2007 - September 2008

Case	Approval Requested	Property Owner	Zoning	Number of Lots (Subdivision Type)	Planning Commission Date	Planning Commission Recommendation
Stonehaven at The Preserve (PL-2007-01077)	Final	The Preserve, LLC	PDD with DDH underlying	17 (conventional)	1/10/2008	Approval
Auburn Technology Park West (PL-2008-00025)	Final	Industrial Development Board of the City of Auburn	I	6 (conventional)	2/14/2008	Approval
Ross Park, First Revision (PL-2008-00029)	Revised Final	Daniel M. Dunlop, II (Dunlop Development, Inc.); James D. and Bonnie Henderson; Bob and Bonnie M. Cooper; Ailene Frederick Beall-Goodner (JT Properties Family Limited Partnership); Kevin Miller (Miller Properties); and David Westenhaver	PDD with RDD underlying	60 (performance)	2/14/2008	Approval
Scott Industrial Park, Second Revision (PL-2008-00032 and PL-2008-00033)	Preliminary and Final	Scott Land Company and Auburn University	I	3 (conventional)	2/14/2008	Approval
East Lake Subdivision, Phase 2 (PL-2008-00104)	Final	PASS, LLC	LDD	73 (conventional)	3/13/2008	Approval
Auburn Exchange, Plat No. 5 (PL-2008-00183 and PL-2008-00184)	Preliminary and Final	Auburn Partners, LLC	CDD / DDH	7 (conventional)	4/10/2008	Approval
The Landings at Morgan's Place Subdivision, Phase II (PL-2008-00241)	Preliminary	R&B Construction, Inc.	NC-9	81 (conventional)	5/8/2008	Approval
Charleston Square (PL-2008-00254 and PL-2008-00255)	Preliminary and Final	Auburn Investment Partners, LLC	CDD	2 (performance)	5/8/2008	Approval
Camden Ridge Subdivision, 11th Addition, Phase Two (PL-2008-00332)	Final	North Woods, Inc.	DDH	52 (conventional)	6/12/2008	Approval
200 West Glenn Subdivision (PL-2008-00269 and PL-2008-00271)	Preliminary and Final	War Eagle Ventures, LLC	UC	Lot consolidation (12 lots into 1)	6/12/2008	Approval

Subdivision Applications from October 2007 - September 2008

Case	Approval Requested	Property Owner	Zoning	Number of Lots (Subdivision Type)	Planning Commission Date	Planning Commission Recommendation
Woodland Park Subdivision, Phase 1, Fifth Revision (PL-2008-00329 and PL-2008-00330)	Preliminary and Final	Carolyn Rogers, W.E. Chandler, Joseph and Addison Ragan, Todd and Lori Trawick and Thomas and Nichole Hooper	LDD	5 (conventional)	6/12/2008	Approval
Jane Bengtston Subdivision (PL-2008-00344 and PL-2008-00345)	Preliminary and Final	Jane Bengtston	Outside of the City limits - Planning Jurisdiction	5 (conventional)	7/10/2008	Approval
Longleaf Crossing, Phase Four (PL-2008-00394)	Preliminary	Tiger Crossing	PDD with CDD underlying	10 (performance)	7/10/2008	Approval
Mimms Trail Subdivision, First Revision of Lot 1 (The Summit, Phase 3) (PL-2008-00502)	Final	Cleveland Brothers, Inc.	PDD with LDD underlying	56 (performance)	8/14/2008	Approval
Lincoln Heights Subdivision (PL-2008-00324 and PL-2008-00325)	Preliminary and Final	C&S Investments, LLC and Sigma Pi Club of Auburn	US	Lot consolidation (54 chamber lots into 4)	8/14/2008	Approval
Donahue Ridge Subdivision (PL-2008-00501)	Preliminary	Donahue Land, LLC	Outside of the City limits - Planning Jurisdiction	40 (conventional)	8/14/2008	Approval
Claire Downs (PL-2008-00581)	Final	Dunlop Development, Inc.	NC-8	30 (conventional)	9/11/2008	Approval
Tutton Hill Subdivision (PL-2008-00588)	Final	Dilworth Development, Inc.	LDD	54 (conventional)	9/11/2008	Approval
Mimms Trail Subdivision, Phase 4 (PL-2008-00503)	Preliminary	Cleveland Brothers, Inc.	PDD with LDD underlying	23 (performance)	9/11/2008	Approval
Magnolia Ridge (PL-2008-00578)	Preliminary	Randall Goggans	NC-8	13 (conventional)	9/11/2008	Approval
The Preserve West (PL-2008-00595 and PL-2008-00597)	Preliminary and Final	The Preserve, LLC	PDD with DDH underlying	2 (performance)	9/11/2008	Approval

Conditional Use Applications from October 2007 - September 2008

Case	Property Owner	Zoning	Use Requested	Planning Commission Date	Planning Commission Recommendation
Logan Square Addition (PL-2007-00826)	Logan Alabama Properties II, L.L.C., a Delaware Limited Liability Company, Freddie Lee Dowdell, Lou Pome Cook and Royrickers Cook	US	Performance Residential (expansion of a multiple family development)	10/11/2007	Approval
The Chicken Salad Chick (PL-2007-00867)	Auburn Land Corporation	RDD	Road Service (catering business with drive-thru)	10/11/2007	Approval
Project Brum Beat (PL-2007-00872)	Industrial Development Board of the City of Auburn	I	Industrial	10/11/2007	Approval
Tuscany Hills Clubhouse (PL-2007-00874)	Tuscany Hills, LLC	DDH	Accessory Use (subdivision amenity)	10/11/2007	Approval
East Lake Subdivision Clubhouse (PL-2007-00875)	Donald Allen Development	LDD	Accessory Use (subdivision amenity)	10/11/2007	Approval
Bar 51 (PL-2007-00883)	Phillips Family Partnerships Limited	CDD	Revised Commercial and Entertainment use (lounge)	10/11/2007	Approval
Bruno's In Line Shops (PL-2007-00947)	DDK InLine, L.L.C.	CDD	Road Service (fast food restaurant with drive-thru)	11/8/2007	Tabled
				12/13/2007	Tabled
				2/14/2008	Tabled and Withdrawn
Wendy's Bent Creek (PL-2007-01004)	Cleveland Real Estate Investments Partnership	CDD	Road Service (fast food restaurant with drive-thru)	12/13/2007	Approval
Goo Goo Car Wash (PL-2007-01008)	Cleveland Real Estate Investments Partnership	CDD	Road service use (car wash)	12/13/2007	Approval
Southern Rental, LLC (PL-2007-01009)	Thomas M. Hayley	CDD	Road service use (equipment rental / sales)	12/13/2007	Approval
Motel Site (PL-2007-01071)	Hayley Redd, LLC	CDD	Commercial and Entertainment (motel)	1/10/2008	Approval
Project A/B, Phase II (PL-2007-01074)	Industrial Development Board of the City of Auburn	I	Industrial	1/10/2008	Approval
New Church Building (PL-2007-01076)	Mary Stroup-Gardiner and John W. Gardiner	LDD	Institutional (church)	1/10/2008	Denial
Sun South Tractor (PL-2007-01079)	East Glenn Investment Properties, LLC	CDD	Agricultural Support (farm equipment rental / sales / repair)	1/10/2008	Approval
Group Daycare Home (PL-2008-00013)	Vickie Andrews	RDD	Institutional (group day care home)	2/14/2008	Approval
The Highlands (PL-2008-00034)	Phillip Clowdus and Charles Lawler	CC	Commercial and Entertainment (private club)	3/13/2008	Denial

Conditional Use Applications from October 2007 - September 2008

Case	Property Owner	Zoning	Use Requested	Planning Commission Date	Planning Commission Recommendation
17-16 (PL-2008-00100)	150 Magnolia Investments, LLC	UC / CEOD	Commercial and Entertainment (lounge)	3/13/2008	Approval
Initial Outfitters (PL-2008-00101)	City Board of Education of Auburn, Alabama	I	Industrial (embroidery and engraving manufacturing)	3/13/2008	Approval
Cutting Edge (PL-2008-00109)	BMW Properties, LLC	I	Nursery (wholesale lawn maintenanece)	3/13/2008	Approval
North Park (PL-2008-00110)	Reunion, LLC	US	Road Service Use (parking garage)	3/13/2008	Approval
AEC Substation (PL-2008-00112)	Industrial Development Board of the City of Auburn	I	Industrial	3/13/2008	Approval
Project Albert (PL-2008-00113)	Industrial Development Board of the City of Auburn	I	Industrial	3/13/2008	Approval
Project Hunter (PL-2008-00114)	Industrial Development Board of the City of Auburn	I	Industrial	3/13/2008	Approval
Bruno's In Line Shops (PL-2008-00179)	DDK InLine, L.L.C.	CDD	Road Service (fast food restaurant with drive-thru)	4/10/2008	Approval
La Quinta Inn & Suites (PL-2008-00186)	Cleveland Real Estate Investments Partnership	CDD	Commercial and Entertainment (hotel)	4/10/2008	Approval
Waffle House (PL-2008-00247)	110, LLC	UC	Commercial and Entertainment (restaurant)	5/8/2008	Approval
Auburn Bank (PL-2008-00256)	Auburn Bank	CDD	Road Service (bank with drive-thru)	5/8/2008	Approval
Alabama Power Company (PL-2008-00257)	Alabama Power Utility Pad	CDD	Public Service (utility storage yard)	5/8/2008	Approval
Alteration Shop (PL-2008-00327)	Lindburgh Jackson	RDD	Commercial and Entertainment (alteration shop)	6/12/2008	Approval
North Park (PL-2008-00331)	Donald Allen Development	US	Road Service (parking garage - amended)	6/12/2008	Approval
Best Tire New Addition (PL-2008-00335)	Lisalyn S. Parker	CDD	Road Service (expansion of an automotive repair shop)	6/12/2008	Approval
Bourbon Street (PL-2008-00415)	Robert Fucci	UC / CEOD	Commercial and Entertainment (lounge)	7/10/2008	Approval
Catholic Campus Ministry (PL-2008-00424)	St. Michael's Catholic Church	RDD	Institutional (students' association - campus ministry)	7/10/2008	Approval
AMCO Auburn (PL-2008-00425)	BMW Properties, LLC	I	Industrial use (outdoor storage yard)	7/10/2008	Approval

Conditional Use Applications from October 2007 - September 2008

Case	Property Owner	Zoning	Use Requested	Planning Commission Date	Planning Commission Recommendation
Hamilton Place (PL-2008-00507)	Charter Bank	PDD with LDD underlying	Neighborhood Shopping Center (daycare center; office; barbershop/beauty shop; clothing stores; copy shop; florists; garden supply; general merchandise stores; health & personal care stores; office supplies, stationery, gift stores; pet/pet supply store; restaurant; specialty food stores; sporting goods, hobby, book & music stores; veterinary office/kennel; banks; dry cleaners; grocery stores and professional studios), Indoor Recreational (gymnasium), Road Service (ATMs; bank with drive-thru; and a fast food restaurant)	8/14/2008	Approval
Webster Road RV Park (PL-2008-00505)	William C. Starr	CDD	Recreational Rental Dwelling (recreational vehicle park)	8/14/2008	Approval
Sky Bar (PL-2008-00506)	Ward Theatre Group, LLP	UC / CEOD	Commercial and Entertainment (lounge)	8/14/2008	Approval
Hotel Site (PL-2008-00594)	Thomas M. Hayley and C&C Builders & Developers, Inc.	CDD	Commercial and Entertainment (hotel)	9/11/2008	Approval
City Walk Plaza (PL-2008-00584)	CPSW Investments, LLC	UC	Performance Residential (multiple family development), Office, and Commercial and Entertainment (barbershop/beauty shop; clothing store; copy shop; florist; general merchandise stores; health and person care stores; office supplies, stationery, gift stores; restaurant; specialty food stores; and sporting goods, hobby, book & music stores)	9/11/2008	Approval
Grub Mart #22 (PL-2008-00585)	Young Oil, Inc.	UC	Commercial and Entertainment (package store)	9/11/2008	Approval
Bodega (PL-2008-00586)	Oak Tree Investments, LLC	UC / CEOD	Commercial and Entertainment (lounge)	9/11/2008	Approval
Bruno's In Line Shops (PL-2008-00589)	DDK InLine, L.L.C.	CDD	Road Service (fast food restaurant with drive-thru)	9/11/2008	Approval
Rooster's (PL-2008-00596)	Keith and Scott Pridgen, LLP	RDD	Commercial and Entertainment (lounge)	9/11/2008	Approval
Benji's Lounge (PL-2008-00601)	Arvin K. Patel	CDD	Commercial and Entertainment (lounge)	9/11/2008	Approval

**Requests for Waivers to Landscape Regulations and Subdivision
Regulations from October 2007 - September 2008**

Case	Property Owner	Request	Date	Planning Commission Action
Cook Evans Building (PL-2007-00955)	Royrickers Cook	Waiver to bufferyard requirement (width)	11/8/2007	Approval
The Summit Waiver (PL-2007-01000)	Cleveland Brothers, Inc.	Waiver to design speed standard	12/13/2007	Approval
Village at Links Crossing (PL-2007-01068)	Links Crossing, LLC	Waiver to bufferyard requirement (structure)	1/10/2008	Approval
Korea Flange (PL-2007-01073)	Industrial Development Board of the City of Auburn	Waiver to maximum driveway width	1/10/2008	Approval
Lee County Courthouse - Auburn Satellite Office (PL-2007-01075)	City of Auburn	Waiver to bufferyard requirement (width)	1/10/2008	Approval
Annalue Village (PL-2008-00061)	Doug Cannon	Waiver to maximum cul-de-sac length	3/13/2008	Approval
Annalue Village (PL-2008-00062)	Doug Cannon	Waiver to required tangent distance between curves	3/13/2008	Approval
Mitcham Office (PL-2008-00028)	M&S Holdings, LLC	Waiver to bufferyard requirement (width)	3/13/2008	Tabled
			4/10/2008	Approval
Mimms Trail, Phase III (PL-2008-00059)	Cleveland Brothers, Inc.	Waiver to street width requirement	3/13/2008	Approval
Ware Subdivision (PL-2008-00097)	Cleveland Brothers, Inc.	Waiver to minimum radius on a horizontal curve	3/13/2008	Approval
Forrest Point, Phase 2 (PL-2008-00158)	Cleveland Brothers, Inc.	Waiver to design speed standard	4/10/2008	Approval
Copper Beech (PL-2008-00333)	Copper Beech Townhomes Communities, LLP	Waiver to bufferyard requirement (fence)	6/12/2008	Approval

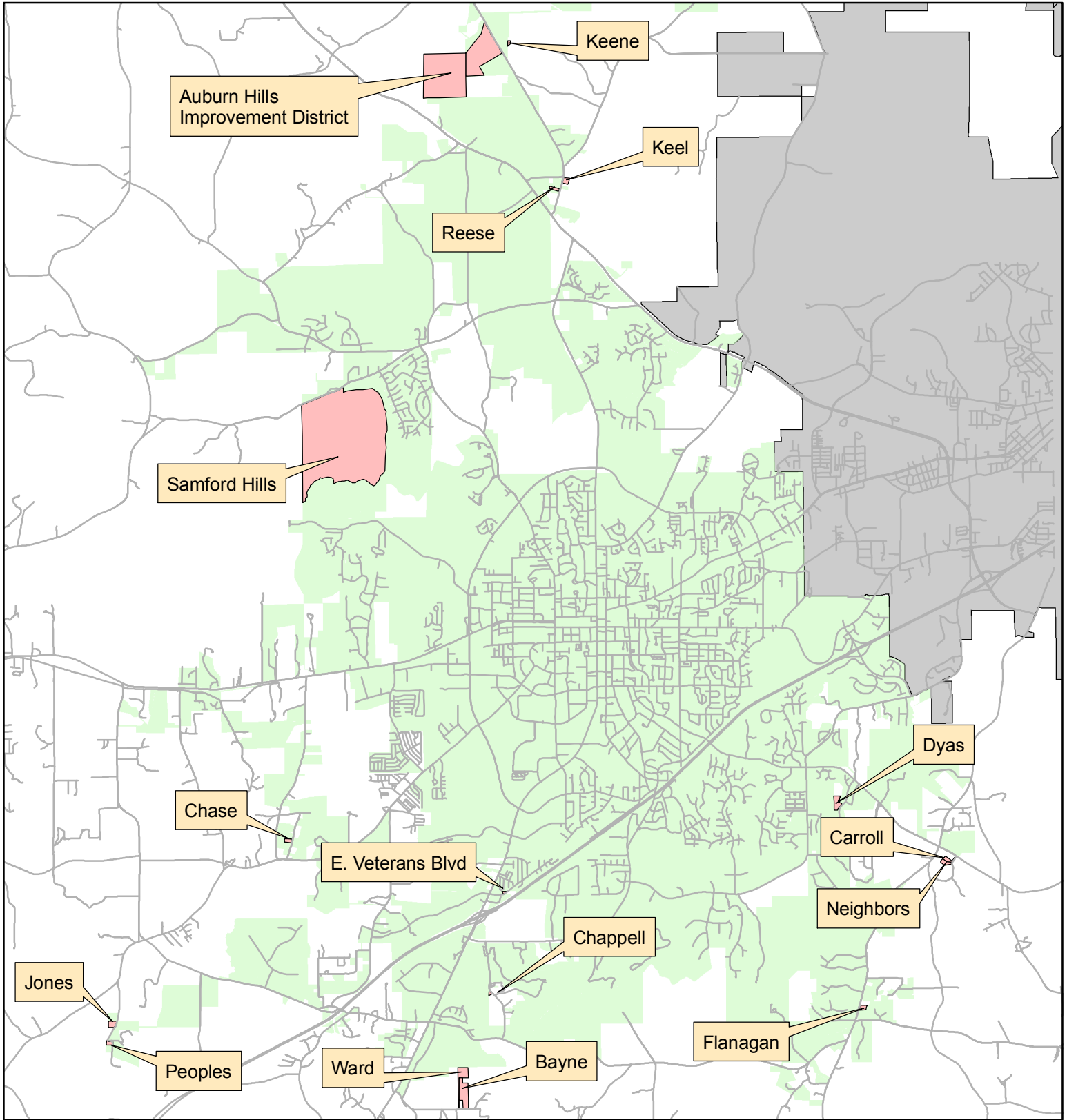
***Requests for Waivers to Landscape Regulations and Subdivision
Regulations from October 2007 - September 2008***

Case	Property Owner	Request	Date	Planning Commission Action
Koul Office Building (PL-2008-00336)	Koul Properties, Inc.	Waiver to bufferyard requirement (plantings)	6/12/2008	Approval
Magnolia Gardens (PL-2008-00422)	Peter and Christine Probst	Waiver to sidewalk requirement	7/10/2008	Denial
Auburn University Federal Credit Union (PL-2008-00499)	Auburn University Federal Credit Union	Waiver to cladding regulations	8/14/2008	Approval
Debardeleben Condos (PL-2008-00587)	Russell Stephens	Waiver to bufferyard requirement (width)	9/11/2008	Approval

City Initiatives from October 2007 - September 2008

Case Number	Case	Action Requested	Date	Planning Commission Recommendation
MS-2007-00146	Interim Annexation Policy	Recommendation to City Council to review and adopt amendments to the current annexation policy established by Resolution 95-171. Under this request, staff is recommending to implement an interim policy that requires interdepartmental review of each annexation petition.	10/11/2007	Approval
MS-2008-00164	Street Renaming	Recommendation to City Council to rename Lee Road 395 to Cecil Ward Road	1/10/2008	Approval
MS-2008-00003	Street Renaming	Recommendation to City Council to rename Twin City Court to Bent Creek Road	2/14/2008	Approval
MS-2008-00005	Sign Ordinance Amendments	Recommendation to City Council to review and adopt amendments to Article VI (Signs) and Article VII (Non-Conformities) of the <i>City of Auburn Zoning Ordinance</i>	3/13/2008	Approval
MS-2008-00006	Subdivision Regulations Amendments	To review and adopt amendments to Article III (Application Procedures), Article IV (Design Standards), and Article VII (Administration) of the <i>City of Auburn Subdivision Regulations</i>	3/13/2008	Approval
MS-2008-00018	Street Renaming	Recommendation to City Council to rename a portion of Lee Road 679 to Pink Lane	5/8/2008	Approval

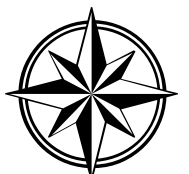
Appendix A FY 2008 Annexation Applications



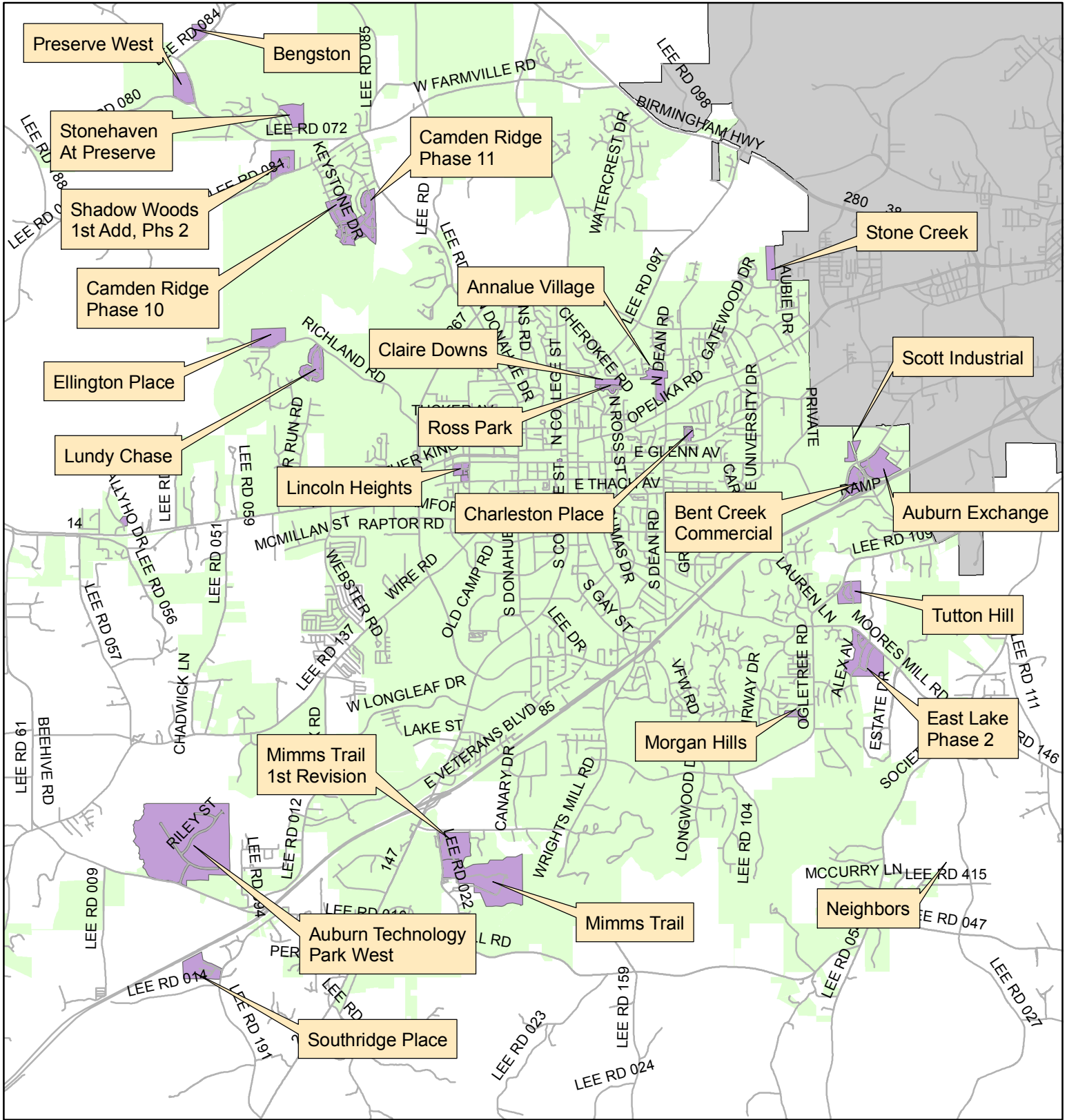
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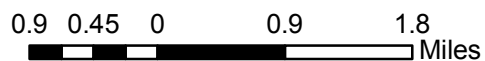
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FY 2008 Final Plat Subdivision Applications



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