



**Mayor**  
Richard E. Roquemore

**City Council**  
Robert L. Vogel III  
Taylor Sisk  
Jamie Bradley  
Joshua Rowan

**City Administrator**  
Michael E. Parks

Planning & Zoning  
Commission Meeting  
Minutes

September 25, 2024

The meeting was Called to order by Chairwoman Skriba

The chairwoman asked for approval of the agenda, motion, 2<sup>nd</sup>, all in favor, motion carried.

Chairwoman asked for the approval of minutes from July 17, 2024, and a motion was made to approve, 2<sup>nd</sup> - all in favor, motion carried.

New Business: City Planner Presented

1. Proposed Adoption of the updated Official Zoning Map amendment to correct 4 parcels that were zoned incorrectly during the previous update. 1 question by a Commission Member was to see if there was a way to add the parcel numbers to the map, The Planner will see what can be done.

Motion made to approve, 2<sup>nd</sup>, all in favor

2. Proposed amendment to the City's Zoning Ordinance 17.91, Auburn Downtown Overlay District. The Planner outlined some items that needed to be updated & to make sure the Ordinance aligns with the Comp Plan. No major changes since the ordinance was put into place & slightly updated in 2021.

A motion was made to approve the updated ADOD Ordinance 17.91, 2<sup>nd</sup>, all in favor

Chairwoman announced case: **ZTA 24-000**, MBC Developers, LLC c/o Andersen Tate & Carr, has applied for a proposed amendment to the City's Zoning Ordinance, Section 17.90.140, PUD Planned Unit Development District announced by Chairwoman & staff presented brief description: Denser product from 2.2 to 3.3 units per acre, also request to eliminate 1 standard within the development so they would be able to grade for lot layout and everything all at once. Staff recommended approval.

(The chairwoman read the Procedures of the Meeting).

Applicant representative: Melody Glouton representing Anderson, Tate & Carr spoke on behalf of the applicant for the text amendment requesting 2 modifications for the Planned Unit Development, the 1<sup>st</sup> is requesting a change from 2.2 units an acre to 3.3 units per acre, a gradual density increase she explained. Requesting the minimum density to be 3.3 and the 2<sup>nd</sup> modification is to eliminate the requirement in terms of the grading so they can grade more than 1 lot at a time.

A few residents spoke in opposition to the text amendment request & the current road conditions.

The applicant spoke in rebuttal & respectfully requested that the units per acre be changed, they are there in good faith & will discuss more in the rezoning case.

Commission members had another chance to ask questions and make comments.

A motion was made to deny text amendment change to C.1 to increase the maximum density to 3.3 dwelling units per acre and to approve text amendment C.5 to delete the prohibition of mass-grading during the land development process, 2<sup>nd</sup>, vote 3-1 passed.

Chairwoman announced the next case **RZ 24-000**, MBC Developers, LLC c/o Andersen Tate & Carr, has applied to rezone 100 Lyle Road (AU11 148) and 0 Main Street (AU11 031B), a combined 57.917± acres, from AG – Agricultural District to PUD – Planned Unit Development district for the purpose of developing the property with a 188-lot single-family detached subdivision.

Staff Planner gave a summary and turned it over to the applicant. Applicant representative Melody Glouton asked that the item RZ 24-000 be tabled until the next meeting and Mayor and Council have decided on ZTA 24-000, the proposed PUD text amendment.

Motion to allow the table, all voted-passed. The next meeting is scheduled for the 16<sup>th</sup> of October 2024.

The Chairwoman asked for a motion to adjourn, all in favor. Motion passed.

