

LWVEA – OBSERVER CORPS REPORT

CITY OF AUBURN – WARD MEETING

February 11, 2019, circa 5:30 – 6:15 CST (City Meeting Room)

Ward # 3 & Mayor Pro Tem – Beth Witten, (334) 740-8575; bwitten@auburnalabama.org

Approximately 15 people in attendance.

Mayor Pro Tem Whitten introduced Mr. Robbie Cedars [sic], as developer of the two (2) lots. The larger of the two lots (approx. 4.4 acres) is owned by the SBG, LLC of Indian Springs, Alabama, and is regulated by the City of Auburn. The triangular piece (approx. 1.4 acres) is owned by Michael Williams of Auburn and is regulated by the City of Opelika (see attachment).

Zoning: The larger tract is zoned Comprehensive Development District (“CDD”); zoning for the smaller tract is regulated by Opelika was not identified at this writing.

Proposal: The Proposal is for a gasoline service station and convenience store, albeit, no final determination has been made regarding tenants. The proposal appears to be a speculative one (see attachment).

Traffic Considerations: Mr. Cedars and others noted that the proposed development will be subject to review by the City of Auburn, City of Opelika, and the Alabama Department of Transportation (the “ALDOT”). While plans have not been prepared, hence, not submitted for review and comment by the regulatory agencies, Mr. Cedars has done select due diligence. Pursuant to that work, it appears the ALDOT will require/allow one (1) access point along U.S. 280, and that likely will be limited to a right-in and right-out movement. Additionally, a deceleration lane likely will be required. Shelton Mill likely will have a full access drive. Care will need be taken regarding the placement of that access drive so as not to adversely affect north- or south-bound traffic movements.

Lighting Considerations: Mr. Cedars acknowledged that the impact of lighting the parking lot and building on the neighborhood is to be taken into consideration in the design phase. A comment was made that down lighting alone likely would not solve the problem; light shields at the perimeter may be required to reduce the lumens to an acceptable level.

Signage: Will be regulated by the three (3) above referenced regulatory agencies. Hope was expressed that the signage will more decorative than typical tenant prototype signage.

Detention: According the Mr. Cedars, the existing detention facility should be adequate to accommodate the proposed development, albeit, its adequacy will be determined as part of the design work and the regulatory review process. It’s currently shared with subdivision.

Landscape Buffer: Mr. Cedars noted that the two lots slope from north to south towards the neighborhood at a downward grade. Dirt will be hauled in to raise the southern portion; hence, clearing will be required, with the actual quantities to be determined during the design phase.

Residents expressed hope that as the existing vegetation be retained to the maximum extent possible.

Design and Construction: According to Mr. Cedars, the design phase should be completed by end of 2019, with construction completed by mid-2020.

Tenants: Indeterminate at this writing.

END OF REPORT

Prepared by Bruno O. Ulrich, February 14, 2019