PLANNING COMMISSION
REGULAR MEETING AGENDA

August 14, 2025 - 5:00 p.m.
City Council Chambers, 141 N. Ross Street, Auburn, AL

Nonet Reese, Chairman	Dana Camp, Vice Chair	Phil Chansler
Oscar Moseley	Walker Davis	Jenifer Lovvorn
Jennifer Stephens	Joseph Aistrup	Vanessa Echols

ROLL CALL
CITIZENS' COMMUNICATION
OLD BUSINESS
CONSENT AGENDA

Approval of Minutes

Packet Meeting	July 07, 2025
Regular Meeting	July 10, 2025

1. **Annexation - Barrons MHP** — AX-2025-003

Request:	Recommendation to City Council for annexation of approximately 21.75 acres
General Location:	2045 Lee Road 137 (Wire Road), just east of Cox Road
Zoning District:	Outside of City Limits
Applicant:	Sam Turner, Barrons AL MHP, LLC

2. **Annexation - Sandhill Acres Redivision Lot 1** — AX-2025-007

Request:	Recommendation to City Council for annexation of approximately 14.7 acres
General Location:	4474 Sand Hill Road
Zoning District:	Outside of City Limits
Applicant:	Donald P. Lankford

3. **Final Plat - East Glenn Townhomes** — FP-2025-019

Request:	Final Plat approval for an 8-lot performance residential development (town houses)
General Location:	544 and 556 East Glenn Avenue
Zoning District:	Corridor Redevelopment District – East (CRD-E)
Applicant:	Brett Basquin, Foresite Group, LLC

4. **Final Plat - The Preserve Phase 6B** — FP-2025-020

Request:	Final Plat approval for a 67-lot conventional development
General Location:	North Side of West Farmville Road, south of Partridge Lane
Zoning District:	Development District Housing (DDH), With Planned Development District (PDD) overlay
Applicant:	Kenneth White, Flowers & WHITE Engineering, LLC

NEW BUSINESS

5. Annexation - Persimmon Drive Property AX-2025-008

Request:	Recommendation to City Council for annexation of approximately 5.8 acres
General Location:	301 Lee Road 15 (Persimmon Drive)
Zoning District:	Outside of City Limits
Applicant:	Tyler Fair, ACAI Engineering

6. Rezoning - Persimmon Drive Property Development Project - PUBLIC HEARING RZ-2025-011

Request:	Recommendation to City Council to rezone approximately 5.8 acres to Industrial (I)
General Location:	301 Lee Road 15 (Persimmon Drive)
Zoning District:	Rural (R)
Applicant:	Tyler Fair, ACAI Engineering

7. Conditional Use - Persimmon Drive Property Development Project - PUBLIC HEARING CU-2025-045

Request:	Recommendation to City Council for conditional use approval for a commercial support use (contractor warehouses and offices)
General Location:	301 Lee Road 15 (Persimmon Drive)
Zoning District:	Industrial (I) (pending approval of case RZ-2025-011)
Applicant:	Tyler Fair, ACAI Engineering

8. Rezoning - Greenwood Village DDH - PUBLIC HEARING RZ-2025-013

Request:	Recommendation to City Council to rezone approximately 53 acres from Rural (R) to Development District Housing (DDH)
General Location:	Northside of West Farmville Road (Lee Road 72) between Pepperwood Trail (Lee Road 91) and Auburn Lakes Road
Zoning District:	Outside of City Limits
Applicant:	Lee Tharp, Kadre Engineering

9. Rezoning - Greenwood Village PDD - PUBLIC HEARING RZ-2025-014

Request:	Recommendation to City Council to apply the Planned Development District (PDD) designation to approximately 53 acres
General Location:	Northside of West Farmville Road (Lee Road 72) between Pepperwood Trail (Lee Road 91) and Auburn Lakes Road
Zoning District:	Development District Housing (DDH), (pending approval of case RZ-2024-019
Applicant:	Lee Tharp, Kadre Engineering

10. Annexation - Samples Property AX-2025-009

Request:	Recommendation to City Council for annexation of approximately 53 acres
General Location:	Northside of West Farmville Road (Lee Road 72) between Pepperwood Trail (Lee Road 91) and Auburn Lakes Road
Zoning District:	Development District Housing (DDH) with Planned Development District (PDD) overlay pending approval of case RZ-2025-013 & RZ-2025-014
Applicant:	Lee Tharp, Kadre Engineering, on behalf of Lora G. Samples

11. Rezoning - The Orchard - PUBLIC HEARING RZ-2025-015

Request:	Recommendation to City Council to apply the Planned Development District (PDD) designation to approximately 10.1 acres
General Location:	West of Wrights Mill Road, just south of I-85
Zoning District:	Development District Housing (DDH) (pending approval of RZ-2025-004)
Applicant:	Brett Basquin, Foresite Group, LLC, on behalf of Michael V. Shannon

12. Annexation - Hickory Creek AX-2025-010

Request:	Recommendation to City Council for annexation of approximately 68.5 acres
General Location:	South side of Sandhill Road, across from Mill Creek Road
Zoning District:	Outside of City Limits
Applicant:	Hayes Eiford, Samford Group Development, LLC

13. Rezoning - Hickory Creek LDD - PUBLIC HEARING RZ-2025-012

Request:	Recommendation to City Council to rezone approximately 68.5 acres from Rural (R) to Limited Development District (LDD)
General Location:	South side of Sandhill Road, across from Mill Creek Road
Zoning District:	Rural (R) (Pending approval of case AX-2025-010
Applicant:	Hayes Eiford, Samford Group Development, LLC

14. Rezoning - Hickory Creek PDD - PUBLIC HEARING RZ-2025-016

Request:	Recommendation to City Council to apply the Planned Development District (PDD) designation to approximately 68.5 acres
General Location:	South side of Sandhill Road, across from Mill Creek Road
Zoning District:	Limited Development District (pending approval of case RZ-2025-012)
Applicant:	Hayes Eiford, Samford Group Development, LLC

15. Conditional Use - Hickory Creek - PUBLIC HEARING CU-2025-046

Request: Recommendation to City Council for conditional use approval for institutional uses (church, day care center, nursing home, private school), indoor recreational use (gymnasium), office use, commercial uses (brewpub, clothing store, and lounge), commercial recreational use (amphitheater), and a neighborhood shopping center use

General Location: South side of Sandhill Road, across from Mill Creek Road

Zoning District: Limited Development District (LDD) with Planned Development District (PDD) overlay (pending approval of case RZ-2025-012 & RZ-2025-016)

Applicant: Hayes Eiford, Samford Group Development, LLC

16. Conditional Use - The Corner Market Plus - PUBLIC HEARING CU-2025-040

Request: Recommendation to City Council for conditional use approval for a commercial and entertainment use (package store)

General Location: 850 MLK Drive

Zoning District: Corridor Redevelopment District – West (CRD-W)

Applicant: R & C Enterprises, LLC

17. Waiver - Greenbriar Subdivision

Request: Waiver to Article IV, Section E.8 of the City of Auburn Subdivision which prohibits vehicular access to a flag lot from a collector road

General Location: 389 Shell Toomer Pkwy

Zoning District: Rural (R)

Applicant: Elizabeth Suttle

OTHER BUSINESS

18. Extension of Conditional Use Approval - ArchCo North Dead Road CU-2024-007

Request: Recommendation to City Council for a six-month extension of a conditional use approval for a performance residential development (multiple-unit development)

General Location: 1397 North Dean Road

Zoning District: Development District Housing (DDH) with Planned Development District (PDD) overlay

Applicant: ArchCo Residential, LLC

19. Extension of Conditional Use Approval - Café Racer CU-2024-004

Request: Recommendation to City Council for a six-month extension of a conditional use approval for a road service use (fast food restaurant with drive-thru)

General Location: 204 and 220 Opelika Road

Zoning District: Corridor Redevelopment District – Urban (CRD-U)

Applicant: Brett Basquin, Foresite Group, LLC

CHAIRMAN'S COMMUNICATION

STAFF COMMUNICATION

ADJOURMENT