



PLANNING COMMISSION REGULAR MEETING AGENDA

April 09, 2026 - 5:00 p.m.
City Council Chambers, 141 N. Ross Street, Auburn, AL

ROLL CALL

CITIZENS' COMMUNICATION

OLD BUSINESS

1. Preliminary Plat – Farmville Oaks – PUBLIC HEARING

PP-2025-044

Request: Preliminary plat approval for a 48-lot conventional subdivision (48 single-family residential lots and one open space lot)

General Location: North of Mrs. James Road, south of West Farmville Road

Zoning District: Large Lot Residential District (LLRD)

Applicant: Hayes Eiford, Samford Group, LLC

2. Conditional Use – The Boulevard Phase 9 – PUBLIC HEARING

CU-2026-007

Request: Recommendation to City Council for conditional use approval for a performance residential development (multiple unit development)

General Location: 547 Bryant Circle

Zoning District: Medium Density Residential District (MDRD)

Applicant: Lee Tharpe, Kadre Engineering, LLC

CONSENT AGENDA

Approval of Minutes

Packet Meeting March 9, 2026

Regular Meeting March 12, 2026

3. Final Plat – Mimms Trail 15-A

FP-2026-001

Request: Final plat approval for a 108-lot performance residential development (66 townhome lots, 39 single-family lots, and 3 open space lots)

General Location: Southern Extension of Mimms Trail Road

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

Applicant: Brett Basquin, Foresite Group, LLC

4. Final Plat – Woodson Hills

FP-2026-004

Request: Final plat approval for a 34-lot conventional subdivision (32 single-family residential lots, one outlot, and one lot for future development)

General Location: 2069 Hamilton Road

Zoning District: Comprehensive Development District (CDD)

Applicant: Brett Basquin, Foresite Group, LLC

5. **Final Plat – Woodward Oaks, Phase 6** **FP-2026-006**
- Request: Final plat approval for an 81-lot performance residential development (76 single-family detached lots, four open space lots, and two remainder lots)
- General Location: Within the Woodward Oaks PDD, located at the southwest intersection of Farmville Road and Miracle Road/Lee Road 83
- Zoning District: Development District Housing (DDH) with Planned Development District (PDD) overlay
- Applicant: Brett Basquin, Foresite Group, LLC
6. **Final Plat – Cherokee Road Subdivision** **FP-2026-007**
- Request: Final plat approval for an 11-lot performance residential subdivision (9 single-family detached lots and two open space lots)
- General Location: Current terminus of Cherokee Road
- Zoning District: Development District Housing (DDH)
- Applicant: Blake Rice, BSI, Inc.
7. **Final Plat – West Tech Park Annex II, Phase 1** **FP-2026-008**
- Request: Final plat approval to dedicate right-of-way to the City of Auburn and approve a 2-lot commercial subdivision and one future development lot
- General Location: South side of Beehive Road and east of Biltmore Lane
- Zoning District: Industrial (I)
- Applicant: Auburn Industrial Development Board

NEW BUSINESS

8. **Zoning Ordinance Text Amendment – Consumable Hemp Products – PUBLIC HEARING** **ZT-2026-001**
- Request: Recommendation to City Council for approval of amendments to Article II, Definitions (Section 203, Definitions) and Article IV, General Regulations (Table 4-1: Table of Permitted Uses; Section 406, Commercial Uses; and Section 408.02, Special Development Standards) of the *City of Auburn Zoning Ordinance*, as adopted.
- Applicant: City of Auburn
Planning Department
9. **Annexation – Owens Family Remnant** **AX-2026-009**
- Request: Recommendation to City Council for annexation of approximately 2.00 acres into the city limits
- General Location: Shug Jordan Parkway and North Donahue Drive
- Zoning District: Outside City Limits
- Applicant: Owens Family Partnership, LLC

10. Rezoning – Shug Jordan Commercial – PUBLIC HEARING**RZ-2026-001**

Request: Recommendation to City Council to rezone approximately 2.00 acres from Rural (R) to Comprehensive Development District (CDD)

General Location: Corner of Shug Jordan Parkway and North Donahue Drive

Zoning District: Rural (R)

Applicant: Lee Tharp, Kadre Engineering

11. Rezoning – Shug Jordan Commercial PDD – PUBLIC HEARING**RZ-2026-002**

Request: Recommendation to City Council to apply the Planned Development District (PDD) designation to approximately 58.92 acres

General Location: Corner of Shug Jordan Parkway and North Donahue Drive

Zoning District: Comprehensive Development District (CDD)/Development District Housing (DDH)

Applicant: Lee Tharp, Kadre Engineering

12. Conditional Use – Shug Jordan Commercial – PUBLIC HEARING**CU-2026-008**

Request: Recommendation to City Council for conditional use approval for Auto Accessory Store, Banks, Barbershop/Beauty Shop, Book, Hobby, Music, Sporting Goods Stores, Brewpub, Building Material Sales(No Outdoor display), Check Cashing, Clothing Stores, Commercial or Trade School, Copy Shop, Dry Cleaners, Electronics Repair, Florists, Funeral Homes, Garden Supply, General Merchandise Store, Grocery Stores, Hardware Stores, Health & Person Care Stores, Lounge, Hotel,/Motel/Condotel, Office Supplies, Stationary, Gift Stores, Pawn Shop, Package Store, Pet/Pet Supply Store, Precious Metal Purchase/Sales, Private Club, Professional Studios, Restaurant, Specialty Food Stores, Theaters/Indoors Auditoriums, Title Pawn, Veterinary office/Kennel, ATMs, Auto Dealership, Auto Repair, Paint/body work, Bank w; Drive Thru, Building Material Sales (Outdoor Display), Car Wash/Detailing Shop, Convenience stores/Small Grocery (less than 3,000sq ft – no fuel), Fast Food Restaurant, Mobile Vendor Food Court, Gasoline Service Station, Parking Garages/Lots, Small Engine repair/Sales, Amphitheater, Aquarium, Assisted Living Facility, Church, Day Care Center, Day Care Home, Group Day Care Home, Independent Living Facility, Nursing Home, Private Libraries/Museums, Billiards, Bowling Alleys, Gymnasium, Indoor Athletic Facilities, Skating Rink, Single Family Detached Residential, and Multiple Unit Development

General Location: Corner of Shug Jordan Parkway and North Donahue Drive Intersection

Zoning District: Comprehensive Development District (CDD)/Development District Housing (DDH)

Applicant: Lee Tharp, Kadre Engineering & Southeastern Land Acquisition, LLC

13. Conditional Use – Bent Creek Office – PUBLIC HEARING**CU-2026-009**

Request: Conditional use approval for a commercial and entertainment use (restaurant), office use, and commercial support use (warehouse and contractor storage yard)

General Location: 2272 Bent Creek Road

Zoning District: Industrial (I)

Applicant: Brett Basquin, Foresite Group, LLC

14. Conditional Use – INFAC North America Project – PUBLIC HEARING

CU-2026-011

Request: Conditional use approval for an industrial use (automotive manufacturing)

General Location: 2250 Riley Street

Zoning District: Industrial (I)

Applicant: INFAC North America, Inc.

15. Waiver – D&K Taylor Subdivision – PUBLIC HEARING

WZ-2026-003

Request: Waiver to allow subdivision of land into lots containing less than 3 acres outside of the Auburn city limits but within the planning jurisdiction and optimal boundary

General Location: 775 Lee Road 84 (Pear Tree Road)

Zoning District: Outside of City Limits

Applicant: David Taylor

OTHER BUSINESS

CHAIRMAN'S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT