PLANNING COMMISSION
REGULAR MEETING AGENDA

May 14, 2026 - 5:00 p.m.
City Council Chambers, 141 N. Ross Street, Auburn, AL

ROLL CALL

CITIZENS' COMMUNICATION

OLD BUSINESS

CONSENT AGENDA

Approval of Minutes

Packet Meeting	April 6, 2026
Regular Meeting	April 9, 2026

1. **Final Plat- Swann Farms, Phase 2A** — **FP-2026-010**

Request:	Final plat approval for a 31-lot performance residential development (30 townhouse lots and one open space lot)
General Location:	Northeast corner of Black Swann Road and Cox Road in the Swann Farm PDD
Zoning District:	Development District Housing (DDH) with Planned Development District (PDD) overlay
Applicant:	Brett Basquin, Foresite Group, LLC

NEW BUSINESS

2. **Annexation – Noble Hall Easement Property** — **AX-2026-010**

Request:	Recommendation to City Council for annexation of approximately 64.29 acres into the city limits
General Location:	West side of Shelton Mill Road, just south of Bridlewood Drive
Zoning District:	Outside City Limits
Applicant:	Auburn University Real Estate Foundation, Inc.

3. **Rezoning – Noble Hall Easement Property CDD – PUBLIC HEARING** — **RZ-2026-005**

Request:	Recommendation to City Council to rezone approximately 64.29 acres from Rural (R) to Comprehensive Development District (CDD)
General Location:	West side of Shelton Mill Road, just south of Bridlewood Drive
Zoning District:	Rural (R) (pending annexation, Case AX-2026-010)
Applicant:	Noble Hall Plantation, LLC on behalf of Auburn University Real Estate, Inc.

4. **Rezoning – Noble Hall Easement Property PUD – PUBLIC HEARING** — **RZ-2026-006**

Request:	Recommendation to City Council to rezone approximately 64.29 acres from Comprehensive Development District (CDD) to Planned Unit Development (PUD)
General Location:	West side of Shelton Mill Road, just south of Bridlewood Drive
Zoning District:	Outside City Limits
Applicant:	Noble Hall Plantation, LLC on behalf of Auburn University Real Estate, Inc.

5. Rezoning – Noble Hall Core Property PUD – PUBLIC HEARING RZ-2026-007

Request: Recommendation to City Council to rezone approximately 54.07 acres from Comprehensive Development District (CDD) to Planned Unit Development (PUD)

General Location: West side of Shelton Mill Road, just south of Bridlewood Drive

Zoning District: Comprehensive Development District (CDD)

Applicant: Noble Hall Plantation, LLC on behalf of Auburn University Real Estate, Inc.

6. Conditional Use – Tiger Spirit Hemp – PUBLIC HEARING CU-2026-019

Request: Recommendation to City Council for conditional use approval for a commercial and entertainment use (all others specialty retailer of consumable hemp products)

General Location: 600 Webster Road

Zoning District: Comprehensive Development District (CDD)

Applicant: Hiren Patel

7. Conditional Use – 527 Temple Street – PUBLIC HEARING CU-2026-020

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

General Location: 527 Temple Street

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

Applicant: Brett Basquin, Foresite Group, LLC

8. Conditional Use – Contractor Buildings – PUBLIC HEARING CU-2026-022

Request: Recommendation to City Council for conditional use approval for a commercial support use (contractor storage)

General Location: 1009 Country Club Drive

Zoning District: Corridor Redevelopment District – Suburban (CRD-S)

Applicant: Brian Lee, Auburn Civil Pros

9. Conditional Use – 424 Harris Avenue Townhomes – PUBLIC HEARING CU-2026-023

Request: Recommendation to City Council for conditional use approval for a performance residential use (townhomes)

General Location: 424 Harris Avenue

Zoning District: Redevelopment District (RDD)

Applicant: Travis Wisdom

10. Waiver – Silos at Conway Bond Extension – PUBLIC HEARING WZ-2026-004

Request: Waiver to article III(F), 4d.(6), Final Plat, of the Subdivision Regulations regarding the time a development must be complete. The applicant is requesting to be allowed to extend the bonding period for twelve (12) months

General Location: Silos at Conway Acres off Wire Road

Zoning District: Limited Development District (LDD) with Planned Development District (PDD) overlay

Applicant: Blake Rice

11. Waiver – Cabrall Subdivision Waiver Request – PUBLIC HEARING WZ-2026-005

Request:	Waiver to allow Subdivision Regulation lots containing less than the minimum required 1 acre for lots outside of the Auburn city limits but within the planning jurisdiction
General Location:	189 Lee Road 667 (Beehive Road)
Zoning District:	Outside City Limits and within the planning jurisdiction
Applicant:	Deloris Ogletree

12. Waiver – Johnston Hays – PUBLIC HEARING WZ-2026-006

Request:	Waiver to allow subdivision regulations lots containing less than the required 3 acres for lots outside of the Auburn city limits but within the planning jurisdiction and optimal boundary
General Location:	Northeast corner of the intersection of Lee Road 19 and Lee Road 20
Zoning District:	Outside City Limits and within the planning jurisdiction and optimal boundary
Applicant:	Johnston Hays, LLC

OTHER BUSINESS
CHAIRMAN'S COMMUNICATION
STAFF COMMUNICATION
ADJOURMENT