PLANNING COMMISSION
REGULAR MEETING AGENDA

June 11, 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 - Auburn Farms, Phase 1, Redivision of Lot 30-53 & 88-95** — FP-2026-009

Request:	Final plat approval for a 30-lot performance subdivision (5 single-family lots, 23 townhouse lots, one utility lot, and one open space lot)
General Location:	Eastern terminus of Sarah Lane
Zoning District:	Planned Development District (PDD) with Development District Housing (DDH) underlying
Applicant:	Auburn Farms Holdings, LLC

2. **Final Plat – The Preserve Phase 6** — FP-2026-011

Request:	Final plat approval for a 60-lot conventional subdivision (single-family residential lots)
General Location:	Northeastern side of West Farmville Road, south of Pear Tree Lane
Zoning District:	Planned Development District (PDD) with underlying Development District Housing (DDH) zoning
Applicant:	Kenneth White, Flowers and White Engineering, LLC

3. **Final Plat – Cole Place Phase 1** — FP-2026-012

Request:	Final plat approval for a 24-lot conventional subdivision
General Location:	Society Hill Road, east of Nash Creek Drive and directly north of the Mitchell Farms development (ADARE)
Zoning District:	Rural (R) with an overlay of the Conservation Overlay District (COD) designation
Applicant:	Dilworth Development

4. **Annexation – D & K Taylor** — AX-2026-011

Request:	Recommendation to City Council for annexation of approximately 0.77 acres into the city limits
General Location:	775 Lee Road 84 (Pear Tree)
Zoning District:	Outside City Limits
Applicant:	David Taylor

NEW BUSINESS

5. Preliminary Plat – Parker Creek Townhomes, Phase C – PUBLIC HEARING PP-2026-006

Request:	Preliminary plat approval for a 39-lot performance subdivision (townhomes)
General Location:	330 East Longleaf Drive
Zoning District:	Comprehensive Development District (CDD) and Development District Housing (DDH)
Applicant:	Lee Tharp, Kadre Engineering

6. Preliminary Plat – Canterbury – PUBLIC HEARING PP-2026-007

Request:	Preliminary plat approval for a 14-lot performance subdivision
General Location:	1455 Ogletree Road
Zoning District:	Limited Development District (LDD)
Applicant:	Samford Group, LLC on behalf of Hartbrook Development

7. Preliminary Plat – Old Row Townhomes – PUBLIC HEARING PP-2026-008

Request:	Revised preliminary plat approval for performance residential development (8-lot townhouse subdivision)
General Location:	337 East Magnolia Avenue
Zoning District:	Urban Neighborhood – East (UN-E)
Applicant:	Ryan Casadaban, The Letterman, LLC

8. Rezoning – The Lexington – PUBLIC HEARING RZ-2026-004

Request:	Recommendation to City Council to rezone approximately 1.15 acres from South College Corridor District (SCCD) to Comprehensive Development District (CDD)
General Location:	1117 South Donahue Drive
Zoning District:	South College Corridor District (SCCD)
Applicant:	Michael V Shannon

9. Rezoning – The Lexington PUD – PUBLIC HEARING RZ-2026-013

Request:	Recommendation to City Council to apply the Planned Unit Development (PUD) designation to approximately 1.15 acres
General Location:	1117 South Donahue Drive
Zoning District:	South College Corridor District (SCCD)
Applicant:	Michael V Shannon

10. Rezoning – One Auburn Walker Carlton CDD – PUBLIC HEARING RZ-2026-010

Request: Recommendation to City Council to rezone approximately 9.92 acres from Development District Housing (DDH) to Comprehensive Development District (CDD)

General Location: 1415 Sarah Lane

Zoning District: Development District Housing (DDH)

Applicant: Wes Thrash, Foresite Group, LLC

11. Rezoning – One Auburn Dumas Lot CDD – PUBLIC HEARING RZ-2026-011

Request: Recommendation to City Council to rezone approximately 1.09 acres from Rural (R) to Comprehensive Development District (CDD)

General Location: 1750 Miracle Road

Zoning District: Rural (R)

Applicant: Wes Thrash, Foresite Group, LLC

12. Rezoning – Kyser One Auburn PDD – PUBLIC HEARING RZ-2026-012

Request: Recommendation to City Council to apply the Planned Development District (PDD) overlay to approximately 11.01 acres.

General Location: 1415 Sarah Lane and 1750 Miracle Road

Zoning District: Development District Housing (DDH) and Rural (R)

Applicant: Wes Thrash, Foresite Group, LLC

13. Conditional Use – Collegiate Condotel – PUBLIC HEARING CU-2026-024

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

General Location: 211 South Gay Street

Zoning District: Urban Core (UC)

Applicant: Lee Tharp, Kadre Engineering

14. Conditional Use – Bash Reformer Pilates – PUBLIC HEARING CU-2026-025

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

General Location: 237 North Gay Street

Zoning District: Urban Core (UC)

Applicant: Beth Allen

15. Conditional Use – Christ Presbyterian Church – PUBLIC HEARING CU-2026-026

Request: Recommendation to City Council for conditional use approval for an institutional use (church)

General Location: North College Street across from Pine Hills Avenue

Zoning District: Development District Housing (DDH)

Applicant: Allen Tucker, Harmon Engineering

16. Conditional Use – Shelton Mill Townhomes, Phase 5 – PUBLIC HEARING CU-2026-027

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

General Location: 600 Shelton Lane

Zoning District: Development District Housing (DDH)

Applicant: David Slocum, Pinnacle Design Group

17. Conditional Use – KettenWulf – PUBLIC HEARING CU-2026-028

Request: Recommendation to City Council for conditional use approval for an industrial use (manufacturing)

General Location: Intersection of Biltmore Lane and Haygood Court

Zoning District: Industrial (I)

Applicant: Industrial Development Board of the City of Auburn

18. Conditional Use – Celebration Event Center – PUBLIC HEARING CU-2026-029

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

General Location: 1000 Main Street, STE B

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

Applicant: Kyle Langston

19. Conditional Use – New Day Car Wash– PUBLIC HEARING CU-2026-030

Request: Recommendation to City Council for conditional use approval for a road service use (car wash)

General Location: 2865 East University Drive

Zoning District: Comprehensive Development District (CDD)

Applicant: Samuel Joseph Serio III

20. Conditional Use – Seohan Plant #3 – PUBLIC HEARING CU-2026-039

Request: Recommendation to City Council for conditional use approval for an industrial use (auto supply/manufacturing) facility

General Location: Intersection of Biltmore Lane and Haygood Court

Zoning District: Industrial (I)

Applicant: Industrial Development Board of the City of Auburn

21. Conditional Use – ‘229 Teague Court Expansion – PUBLIC HEARING CU-2026-040

Request: Recommendation to City Council for conditional use approval for an existing industrial use (manufacturing)

General Location: 229 Teague Court

Zoning District: Industrial (I)

Applicant: Industrial Development Board of the City of Auburn

22. Conditional Use – Shug Jordan Residential – PUBLIC HEARING CU-2026-043

Request: Recommendation to City Council for conditional use approval for a performance residential use (12-unit multiple unit development)

General Location: 1256 Shug Jordan Parkway

Zoning District: Redevelopment District (RDD)

Applicant: Lee Tharp, Kadre Engineering

OTHER BUSINESS

CHAIRMAN’S COMMUNICATION

STAFF COMMUNICATION

ADJOURMENT