



PLANNING COMMISSION REGULAR MEETING AGENDA

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

ROLL CALL

CITIZENS' COMMUNICATION

OLD BUSINESS

1. 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

CONSENT AGENDA

Approval of Minutes

Packet Meeting June 8, 2026

Regular Meeting June 11, 2026

2. Final Plat – Orchards at Wrights Mill Road

FP-2026-013

Request: Final plat approval for a 24-lot performance subdivision (19 single-family residential lots and 5 open space lots)

General Location: 1640 Wrights Mill Road

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

Applicant: Brett Basquin, Foresite Group, LLC

NEW BUSINESS

3. Zoning Ordinance Text Amendment – Travel Center/Truck Stop – PUBLIC HEARING

ZT-2026-002

Request: Recommendation to amend Article II, Definitions (Section 203 Definitions) and Article IV, General Regulations (Table 4-1: Table of Permitted Uses; Section 406.03, Road Service Uses; and Section 408.02, Special Development Standards and Table 4-3: Standards for Nonresidential Uses by District) and Article V, Detailed Use Regulations (Section 513.02.(A) Minimum Parking Requirements by Land Use Categories and Section 513.02 (B): Minimum Parking Requirements For Specified Uses) of the City of Auburn Zoning Ordinance

Applicant: City of Auburn
Planning Department

4. Preliminary Plat – Heritage Ridge – PUBLIC HEARING

PP-2026-009

Request: Preliminary plat approval for a 50-lot performance subdivision (48 single-family residential lots and two open space lots)

General Location: Terminus of Tivoli Village Drive

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

Applicant: Sam Leslie, Dilworth Development

5. Rezoning – Farmville Mixed-Use PDD – PUBLIC HEARING

RZ-2026-014

Request: Recommendation to City Council to amend the Farmville Mixed Use-PDD (Ordinance No. 3519)
General Location: Intersection of East Farmville Road (Lee Road 72) and U.S. Highway 280
Zoning District: Development District Housing (DDH) with Planned Development District (PDD) overlay
Applicant: Brett Basquin, Foresite Group, LLC, on behalf of LR72 Development, Inc.

6. Conditional Use – Farmville Mixed-Use – PUBLIC HEARING

CU-2026-046

Request: Recommendation to City Council for conditional use approval Recommendation to City Council for conditional use approval of **Institutional** (Assisted Living, Independent Living Facility, Nursing Home, Memory Care Facility), **Office** (Office), **Commercial and Entertainment** (Banks, Barbershop/Beauty Shop, Book/Hobby/Music & Sporting Goods Stores, Brewpub, Clothing Stores, Copy shop, Dry Cleaners, Electronics Repair, Florists, Funeral Homes, Garden Supply, General Merchandise Stores, Grocery Stores, Hardware Stores, Health & Personal Care Stores, Office Supplies, Stationary, Gift Stores, Pet/Pet Supply Store, Precious Metal Purchase/Sales, Private club, Professional Studios, Restaurant, Specialty Food Stores, Veterinary Office/Kennel), **Road Service** (ATM, Bank w/ drive thru, Convenience Stores/Small Grocery [less than 3,000 SF – no fuel], Fast Food Restaurant w/ drive thru, Mobile Vendor Food Court, Gasoline/service station), **Nurseries** (Retail), and **Commercial Support** (Veterinary office/kennel w/ outdoor pens) uses
General Location: Intersection of East Farmville Road (Lee Road 72) and U.S. Highway 280
Zoning District: Development District Housing (DDH) with Planned Development District (PDD) overlay
Applicant: Brett Basquin, Foresite Group, LLC, on behalf of LR72 Development, Inc.

7. Rezoning – The District at Richland Road – PUBLIC HEARING

RZ-2026-015

Request: Recommendation to City Council to amend the District at Richland Road PDD (Ordinance No. 3459)
General Location: Northwest corner of Shug Jordan Parkway and Richland Road
Zoning District: Comprehensive Development District (CDD) with Planned Development District (PDD) overlay
Applicant: Blake Rice, BSI Engineering Surveying, Inc.

8. Conditional Use – 805 Gentry Townhomes – PUBLIC HEARING

CU-2026-044

Request: Recommendation to City Council for conditional use approval for a performance residential use (townhomes)
General Location: 805 Gentry Drive
Zoning District: Corridor Redevelopment District – Suburban (CRD-S)
Applicant: Brett Basquin, Foresite Group, LLC

9. Conditional Use – NEOS Church – PUBLIC HEARING

CU-2026-045

Request: Recommendation to City Council for conditional use approval for an institutional use (church)
General Location: 665 Opelika Road
Zoning District: Corridor Redevelopment District - Urban (CRD-U)
Applicant: Rudy Sardinas

10. Conditional Use – Prosper at Plainsman Lake – Subdivision Amenity – PUBLIC HEARING

CU-2026-047

Request: Recommendation to City Council for conditional use approval for an outdoor recreational use /subdivision amenity (pavilion, pool, and playground)

General Location: 1827 Kenai Pass

Zoning District: Development District Housing (DDH)

Applicant: Brandon Bolt

11. Waiver - 136 South Debardeleben Street –

WZ-2026-007

Request: Waiver Request to Table 5-5, Development and Design Standard Requirements

General Location: 136 South Debardeleben Street

Zoning District: Urban Neighborhood – East (UN-E)

Applicant: Jay Toland

OTHER BUSINESS

CHAIRMAN’S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT