



# PLANNING COMMISSION REGULAR MEETING AGENDA

January 09, 2025 - 5:00 p.m.  
City Council Chamber, 141 N. Ross Street, Auburn, AL

Nonet Reese, Chairman  
Oscar Moseley  
Jennifer Stephens

David Wisdom, Vice Chairman  
Walker Davis  
Dana Camp

Wendy Birmingham  
Joseph Aistrup  
Phil Chansler

## ROLL CALL

## CITIZENS' COMMUNICATION

## OLD BUSINESS

### 1. Rezoning - Donna Crossing CDD - PUBLIC HEARING RZ-2024-012

Request: Recommendation to City Council for rezoning of approximately 13.74 acres from Rural (R) to Comprehensive Development District (CDD)

General Location: Southeast corner of the North Donahue Drive and West Farmville Road intersection

Zoning District: Rural (R)

Applicant: Brett Basquin, Foresite Group, LLC, on behalf of Tom Hayley, Donahue Land, LLC and Lake Martin Incorporated

### 2. Rezoning - Donna Crossing PDD - PUBLIC HEARING RZ-2024-016

Request: Recommendation to City Council to apply the Planned Development District (PDD) designation to approximately 13.74 acres in the Comprehensive Development District (CDD) zoning district (pending approval of RZ-2024-012)

General Location: Southeast corner of the North Donahue Drive and West Farmville Road intersection

Zoning District: Comprehensive Development District (CDD) (pending approval of RZ-2024-012)

Applicant: Brett Basquin, Foresite Group, LLC, on behalf of Tom Hayley, Donahue Land, LLC and Lake Martin Incorporated

### 3. Conditional Use - Donna Crossing - PUBLIC HEARING CU-2024-040

Request: Recommendation to City Council for conditional use approval for a church, day care center, independent living facility, nursing home, gymnasium, office, ATMS, bank with drive thru, convenience stores/small grocery (less than 3000 sq ft), fast food restaurant, mobile vendor food court, gas/services station, retail, veterinary office/kennel w/outdoor pens, neighborhood shopping center, banks, barbershops/beauty shops, books, hobby, music, sporting goods store, brewpub, clothing stores, copy shop, dry cleaners, electronics repairs, florists, garden supply, general merchandise stores, grocery stores, hardware stores, health & personal care stores, office supplies, stationery, gift stores, precious metal sales, personal studios, restaurant, specialty food stores, veterinary office/kennel

General Location: Southeast corner of the North Donahue Drive and West Farmville Road intersection

Zoning District: Comprehensive Development District (CDD) with the Planned Development District (PDD) overlay (pending approval of RZ-2024-012 and RZ-2024-016)

Applicant: Brett Basquin, Foresite Group, LLC, on behalf of Tom Hayley, Donahue Land, LLC and Lake Martin Incorporated

## CONSENT AGENDA

### 4. Final Plat - High Grove

FP-2024-025

Request: Final plat approval for a 26-lot conventional subdivision (25 single-family residential lots and one common area lot)

General Location: North side of Shell Toomer Parkway, between Automotive Boulevard and Canary Drive

Zoning District: Large Lot Residential District (LLRD)

Applicant: Blake Rice, Barett-Simpson, Inc.

### 5. Final Plat - Asbury Hills Subdivision, Redivision Lots 3A, 3B & 3C

FP-2024-026

Request: Final plat for a 46-lot performance subdivision (townhomes)

General Location: Shelton Mill Road

Zoning District: Comprehensive Development District (CDD)

Applicant: Brandon Hayes & Hayes Eiford, Samford Group LLC

### 6. Final Plat - Bellevue Subdivision

FP-2024-027

Request: Final plat approval for a 33-lot performance residential development (28 townhouse lots, three open space lots, and one lot for a private drive, one lot for future development)

General Location: 1287 Ogletree Road

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

Applicant: Brett Basquin, Foresite Group, LLC

## NEW BUSINESS

### 7. Waiver - Profundity 1-A - PUBLIC HEARING

WZ-2024-020

Request: Waiver to Article IV, Section E.4 of the City of Auburn Subdivision Regulations to allow a subdivision that would create one single-family detached lot abutting and taking access solely from a private access drive

General Location: 1048 Zellars Avenue

Zoning District: Neighborhood Conservation District (NC-8)

Applicant: Royrickers Cook

### 8. Annexation - Extra Space Management Inc.

AX-2024-030

Request: Recommendation to City Council for annexation of approximately 4.4 acres into the city limits

General Location: 2020 South College Street

Zoning District: Outside of City Limits

Applicant: Trey Oliver, Life Storage LP

**9. Rezoning - Green River - PUBLIC HEARING**

**RZ-2024-021**

Request: Recommendation to City Council for rezoning of approximately 3.29 acres from Comprehensive Development District (CDD) to Interstate Commercial District (ICD)

General Location: 2826 Cox Road

Zoning District: Comprehensive Development District (CDD)

Applicant: Brett Basquin, Foresite Group, LLC

**10. Conditional Use - Christian Brothers Automotive - PUBLIC HEARING**

**CU-2024-050**

Request: Recommendation to City Council for conditional use approval for a road service use (automotive repair)

General Location: 2860 East University Drive

Zoning District: Comprehensive Development District (CDD) with Planned Development District (PDD) overlay

Applicant: Christians Brothers Automotive Corp.

**11. Preliminary Plat - Walker Carlton Subdivision Redivision of Lot 6 - PUBLIC HEARING**

**PP-2024-054**

Request: Preliminary plat approval to dedicate right-of-way (Sarah Lane) & drainage and utility easements to City of Auburn

General Location: Sarah Lane, east of Miracle Road and north of North Donahue Drive

Zoning District: Rural (R)

Applicant: Tiger Creek Development, Inc.

**12. Final Plat - Walker Carlton Subdivision Redivision of Lot 6**

**FP-2024-028**

Request: Final plat approval to dedicate right-of-way (Sarah Lane) & drainage and utility easements to City of Auburn

General Location: Sarah Lane, east of Miracle Road and north of North Donahue Drive

Zoning District: Rural (R)

Applicant: Tiger Creek Development, Inc.

**OTHER BUSINESS**

**13. Annual Meeting of the Commission to Elect Officers**

**CHAIRMAN'S COMMUNICATION**

**STAFF COMMUNICATION**

**ADJOURMENT**