



# PLANNING COMMISSION REGULAR MEETING AGENDA

March 20, 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

## CONSENT AGENDA

### Approval of Minutes

Packet Meeting February 10, 2025

Regular Meeting February 13, 2025

### 1. Final Plat - Talmage Subdivision FP-2025-002

Request: Final plat approval for a 6-lot conventional subdivision (single-family detached)

General Location: 2042 Bony Glen Road

Zoning District: Rural (R)

Applicant: Baseline, LLC

### 2. Final Plat - Quail Chase Phase 2 FP-2025-004

Request: Final plat approval for a 20-lot conventional subdivision (19 single-family lots and one lot for future development)

General Location: Northen terminus of Green Briar Lane

Zoning District: Rural (R)

Applicant: Blake Rice, Barrett-Simpson Inc.

### 3. Final Plat - Dawson Villas Phase 3 FP-2025-005

Request: Final plat approval for a 96-lot performance residential subdivision (94 townhouse lots and two open space lots)

General Location: Within the Cox & Wire PDD, located at the southwest intersection of Cox and Wire Road

Zoning District: Development District Housing (DDH) with an overlay of the Planned Development District (PDD) designation

Applicant: Brett Basquin, Foresite Group LLC, on behalf of TPG Homes, LLC

### 4. Final Plat - Longleaf Crossings Phase 7 FP-2025-006

Request: Final plat approval for a 11-lot performance residential subdivision (10 townhouse lots, and one open space lot)

General Location: Downs Way, west of Downs Court

Zoning District: Comprehensive Development District (CDD) with an overlay of the Planned Development District (PDD) designation

Applicant: Brett Basquin, Foresite Group, LLC, on behalf of Tiger Crossing LLC

**5. Final Plat - Maddox Street Redivision**

**FP-2025-008**

Request: Final plat approval for a 9-lot performance residential development (8 residential lots and one lot for detention)

General Location: 608-630 North Ross Street

Zoning District: Comprehensive Development District (CDD) with an overlay of the Planned Development District (PDD) designation

Applicant: Nick Hayes

**6. Annexation - Mitchell Farms 2**

**AX-2025-001**

Request: Recommendation to City Council of annexation of approximately 211 acres into the city limits

General Location: Lee Road 146 (Moores Mill Road) approximately 0.5 miles east of Society Hill Road

Zoning District: Outside of City Limits, upon annexation, the property shall receive Rural (R) district with an overlay of the Conservation Overlay District (COD) designation

Applicant: Brett Basquin, Foresite Group, LLC, on behalf of Mitchell Triple D Farm, LLC

**NEW BUSINESS**

**7. Rezoning - Spring Creek Estates - PUBLIC HEARING**

**RZ-2025-001**

Request: Recommendation to City Council to rezone approximately 1.2 acres from Neighborhood Conservation (NC-20) to Neighborhood Conservation (NC-14)

General Location: 615 South College Street

Zoning District: Neighborhood Conservation (NC-20)

Applicant: Brandon Hayes, Hartbrook Development, on behalf of C and C, LLC & ZHB, LLC

**8. Preliminary Plat - Northern Pines - PUBLIC HEARING**

**PP-2025-004**

Request: Preliminary Plat approval of a 74-lot performance residential development (68 townhouse lots, three open space lots, & two future commercial development lots)

General Location: Southeast corner of East Farmville Road and US Highway 280

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

Applicant: Brett Basquin, Foresite Group, LLC, on behalf of A. Wale Lipscomb, LR72 Development

**9. Preliminary Plat - Lingleaf Crossing Phase 8 - PUBLIC HEARING**

**PP-2025-005**

Request: Preliminary plat approval to subdivide approximately 62.95 acres into 10-lot performance residential subdivision (townhomes)

General Location: Downs Way, west of Downs Court

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

Applicant: Brett Basquin, Foresite Group, LLC

**10. Preliminary Plat - Links Crossing Phase 5 - PUBLIC HEARING**

**PP-2025-006**

Request: Preliminary plat approval for a 14-lot single family conventional residential subdivision  
General Location: Terminus of Iron Street  
Zoning District: Development District Housing (DDH), Comprehensive Development District (CDD)  
Applicant: Brett Basquin, Foresite Group, LLC, on behalf of Link Crossing LLC

**11. Preliminary Plat - Tiger Crossing Subdivision - PUBLIC HEARING**

**PP-2025-003**

Request: Preliminary plat approval for a 136-lot performance residential subdivision (18 twin homes & 114 townhomes, three open space lots, and one subdivision amenity lot)  
General Location: At the terminus of Hickory Wood Drive  
Zoning District: Comprehensive Development District (CDD)  
Applicant: Brett Basquin, Foresite Group, LLC

**12. Conditional Use - Tiger Crossing Subdivision - PUBLIC HEARING**

**CU-2025-005**

Request: Recommendation to City Council for conditional use approval for an outdoor recreational use/subdivision amenity (clubhouse and pool)  
General Location: At the terminus of Hickory Wood Drive  
Zoning District: Comprehensive Development District (CDD)  
Applicant: Brett Basquin, Foresite Group, LLC

**13. Conditional Use - Auburn ETG Location - PUBLIC HEARING**

**CU-2025-003**

Request: Recommendation to City Council for conditional use approval a road services (auto dealership [golf cart sales])  
General Location: 453 Opelika Road  
Zoning District: Corridor Redevelopment District – Urban (CRD-U)  
Applicant: Joesph Stephens

**14. Conditional Use - DX Dynamix LLC - PUBLIC HEARING**

**CU-2025-004**

Request: Recommendation to City Council for conditional use approval for an industrial use (manufacturing)  
General Location: 2471 Innovation Drive  
Zoning District: Industrial (I)  
Applicant: John Coleman, Schmidt Automotive USA Management, LLC

**15. Conditional Use - The Vintage Expansion - PUBLIC HEARING**

**CU-2025-006**

Request: Recommendation to City Council for conditional use approval for the residential component [performance residential development (multiple-unit development)] of a mixed-use development (residential and commercial)

General Location: 2240 E University Drive

Zoning District: Comprehensive Development District (CDD)

Applicant: Blake Rice, Barrett-Simpson Inc.

**OTHER BUSINESS**

**CHAIRMAN'S COMMUNICATION**

**STAFF COMMUNICATION**

**ADJOURNMENT**