



PLANNING COMMISSION REGULAR MEETING AGENDA

May 08, 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 April 07, 2025

Regular Meeting April 10, 2025

1. Final Plat – West Tech Park, Annex II Phase A&B FP-2025-014

Request: Final plat approval to dedicate right-of-way of the City of Auburn and approve a 2-lot commercial subdivision (industrial and future development lot)

General Location: South side of Beehive Road and east of Biltmore Lane

Zoning District: Industrial (I)

Applicant: Brett Basquin, Foresite Group, Inc., on behalf of the Industrial Board of the City of Auburn

2. Final Plat – Dawson Villas, Phase 3 (Revised) FP-2025-017

Request: Revised final plat approval for a 56-lot performance residential development (54-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, Inc., on behalf of TPG Homes, LLC

NEW BUSINESS

3. Zoning Ordinance Text Amendment - PUBLIC HEARING ZT-2025-001

Request: Recommendation to City Council to amend the Zoning Ordinance

Applicant: City of Auburn

4. Preliminary Plat - ADARE (Revised)- PUBLIC HEARING PP-2025-002

Request: Revised preliminary plat approval for a 64-lot subdivision

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

Zoning District: Rural (R) with an overlay of the Conservation Overlay District (COD)

Applicant: Brett Basquin, Foresite Group, Inc.

- 5. Final Plat - ADARE** **FP-2025-016**
- Request: Final plat approval for a 64-lot subdivision
- General Location: Lee Road 146 (Moores Mill Road) approximately 0.5 miles east of Society Hill Road
- Zoning District: Rural (R) with an overlay of the Conservation Overlay District (COD) designation
- Applicant: Brett Basquin, Foresite Group, Inc.
- 6. Preliminary Plat - Parker Creek Townhomes - PUBLIC HEARING** **PP-2025-018**
- Request: Preliminary plat approval for a 31-lot performance residential subdivision (townhomes)
- General Location: South side of East Longleaf Drive, near 270 East Longleaf Drive
- Zoning District: Comprehensive Development District (CDD)
- Applicant: Jim Parker, Jim Parker Residential, LLC
- 7. Final Plat - Parker Creek Townhomes** **FP-2025-015**
- Request: Final approval for a 31-lot performance subdivision (townhomes)
- General Location: South side of East Longleaf Drive, near 270 East Longleaf Drive
- Zoning District: Comprehensive Development District (CDD)
- Applicant: Jim Parker, Jim Parker Residential, LLC
- 8. Preliminary Plat - Longleaf Crossing Phase 9 - PUBLIC HEARING** **PP-2025-015**
- Request: Preliminary approval for a 53-lot performance residential development (townhomes)
- General Location: Western terminus of Logan Court
- Zoning District: Comprehensive Development District (CDD) with an overlay of the Planned Development District (PDD) designation
- Applicant: Spencer Cothran, Holland Homes
- 9. Preliminary Plat - West Tech Park Annex II, Phase C - PUBLIC HEARING** **PP-2025-017**
- Request: Preliminary plat approval for a 5-lot commercial subdivision (industrial and future development lot)
- General Location: South of Beehive Road
- Zoning District: Industrial (I)
- Applicant: Brett Basquin, Foresite Group, Inc., on behalf of the Industrial Board of the City of Auburn
- 10. Rezoning - Wrights Mill Road - PUBLIC HEARING** **RZ-2025-004**
- Request: Recommendation to City Council to rezone approximately 10.1 acres to Development District Housing (DDH)
- General Location: West side of Wrights Mill Road, just south of I-85
- Zoning District: Rural (R)
- Applicant: Brett Basquin, Foresite Group, Inc., on behalf of Michael V. Shannon

- 11. Rezoning - Beehive Road Rezoning - PUBLIC HEARING** **RZ-2025-005**
- Request: Recommendation to City Council to rezone approximately 15.5 acres to Industrial (I)
- General Location: Southeast corner of Beehive Road and Biltmore Lane
- Zoning District: Rural (R)
- Applicant: Brett Basquin, Foresite Group, Inc., on behalf of the Industrial Board of the City of Auburn
- 12. Conditional Use - Hertz Car Rental - PUBLIC HEARING** **CU-2025-010**
- Request: Recommendation to City Council for conditional use approval for a road service use (car rental office)
- General Location: 1655-H South College Street
- Zoning District: South College Corridor District (SCCD)
- Applicant: Tiger WM, LLC
- 13. Conditional Use - Shelton Mill Phase 4 - PUBLIC HEARING** **CU-2025-011**
- Request: Recommendation to City Council for a performance residential development (multiple-unit development)
- General Location: 580 Shelton Mill Road
- Zoning District: Development District Housing (DDH) & Comprehensive Development District (CDD)
- Applicant: David Slocum, Pinnacle Design Group, LLC
- 14. Conditional Use - Project Webster HPC - PUBLIC HEARING** **CU-2025-018**
- Request: Recommendation to City Council for conditional use approval for an industrial use
- General Location: 430 Lee Road 0053 (Webster Road)
- Zoning District: Industrial (I)
- Applicant: Brett Basquin, Foresite Group, Inc., on behalf of the Industrial Board of the City of Auburn
- 15. Conditional Use - Greystone Commercial Development - PUBLIC HEARING** **CU-2025-019**
- Request: Recommendation to City Council for conditional use approval for a commercial support use (mini-warehouse/climate-controlled storage)
- General Location: 1600 East Samford Avenue
- Zoning District: Comprehensive Development District (CDD)
- Applicant: Hydro Engineering Solutions

16. Waiver - La Maison

WZ-2025-002

Request: Waiver of 5' to the minimum ground story height requirement of 15' for ground story residential to allow a ground story height of 10'

General Location: 150 South Ross Street

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

Applicant: Trident Properties, LLC

**OTHER BUSINESS
CHAIRMAN'S COMMUNICATION
STAFF COMMUNICATION
ADJOURNMENT**