



# PLANNING COMMISSION REGULAR MEETING AGENDA

August 14, 2025 - 5:00 p.m.

City Council Chambers, 141 N. Ross Street, Auburn, AL

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Nonet Reese, Chairman  
Oscar Moseley  
Jennifer Stephens

Dana Camp, Vice Chair  
Walker Davis  
Joseph Aistrup

Phil Chansler  
Jenifer Lowvorn  
Vanessa Echols

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ROLL CALL

CITIZENS' COMMUNICATION

OLD BUSINESS

CONSENT AGENDA

## Approval of Minutes

Packet Meeting            July 07, 2025

Regular Meeting           July 10, 2025

**1. Annexation - Barrons MHP** **AX-2025-003**

Request:                    Recommendation to City Council for annexation of approximately 23 acres

General Location:        2045 Lee Road 137 (Wire Road), just east of Cox Road

Zoning District:         Outside of City Limits

Applicant:                Sam Turner, Barrons AL MHP, LLC

**2. Annexation - Sandhill Acres Redivision Lot 1** **AX-2025-007**

Request:                    Recommendation to City Council for annexation of approximately 14.7 acres

General Location:        4474 Sand Hill Road

Zoning District:         Outside of City Limits

Applicant:                Donald P. Lankford

**3. Final Plat - East Glenn Townhomes** **FP-2025-019**

Request:                    Final Plat approval for an 8-lot performance residential development (town houses)

General Location:        544 and 556 East Glenn Avenue

Zoning District:         Corridor Redevelopment District – East (CRD-E)

Applicant:                Brett Basquin, Foresite Group, LLC

**4. Final Plat - The Preserve Phase 6B** **FP-2025-020**

Request:                    Final Plat approval for a 67-lot conventional development

General Location:        North Side of West Farmville Road, south of Partridge Lane

Zoning District:         Development District Housing (DDH), With Planned Development District (PDD) overlay

Applicant:                Kenneth White, Flowers & WHITE Engineering, LLC

**NEW BUSINESS**

- 5. Annexation - Persimmon Drive Property** **AX-2025-008**  
Request: Recommendation to City Council for annexation of approximately 5.8 acres  
General Location: 301 Lee Road 15 (Persimmon Drive)  
Zoning District: Outside of City Limits  
Applicant: Tyler Fair, ACAI Engineering
- 6. Rezoning - Persimmon Drive Property Development Project - PUBLIC HEARING** **RZ-2025-011**  
Request: Recommendation to City Council to rezone approximately 5.8 acres to Industrial (I)  
General Location: 301 Lee Road 15 (Persimmon Drive)  
Zoning District: Rural (R)  
Applicant: Tyler Fair, ACAI Engineering
- 7. Conditional Use - Persimmon Drive Property Development Project - PUBLIC HEARING** **CU-2025-045**  
Request: Recommendation to City Council for conditional use approval for a commercial support use (contractor warehouses and offices)  
General Location: 301 Lee Road 15 (Persimmon Drive)  
Zoning District: Industrial (I) (pending approval of case RZ-2025-011)  
Applicant: Tyler Fair, ACAI Engineering
- 8. Rezoning - Greenwood Village DDH - PUBLIC HEARING** **RZ-2025-013**  
Request: Recommendation to City Council to prezone approximately 53 acres from Rural (R) to Development District Housing (DDH)  
General Location: Northside of West Farmville Road (Lee Road 72) between Pepperwood Trail (Lee Road 91) and Auburn Lakes Road  
Zoning District: Outside of City Limits  
Applicant: Lee Tharp, Kadre Engineering
- 9. Rezoning - Greenwood Village PDD - PUBLIC HEARING** **RZ-2025-014**  
Request: Recommendation to City Council to apply the Planned Development District (PDD) designation to approximately 53 acres  
General Location: Northside of West Farmville Road (Lee Road 72) between Pepperwood Trail (Lee Road 91) and Auburn Lakes Road  
Zoning District: Development District Housing (DDH) (pending approval of case RZ-2024-019)  
Applicant: Lee Tharp, Kadre Engineering

- 10. Annexation - Samples Property** **AX-2025-009**
- Request: Recommendation to City Council for annexation of approximately 53 acres
- General Location: Northside of West Farmville Road (Lee Road 72) between Pepperwood Trail (Lee Road 91) and Auburn Lakes Road
- Zoning District: Development District Housing (DDH) with Planned Development District (PDD) overlay (pending approval of cases RZ-2025-013 & RZ-2025-014)
- Applicant: Lee Tharp, Kadre Engineering, on behalf of Lora G. Samples
- 11. Rezoning - The Orchard - PUBLIC HEARING** **RZ-2025-015**
- Request: Recommendation to City Council to apply the Planned Development District (PDD) designation to approximately 10.1 acres
- General Location: West of Wrights Mill Road, just south of I-85
- Zoning District: Development District Housing (DDH) (pending approval of RZ-2025-004)
- Applicant: Brett Basquin, Foresite Group, LLC, on behalf of Michael V. Shannon
- 12. Annexation - Hickory Creek** **AX-2025-010**
- Request: Recommendation to City Council for annexation of approximately 68.5 acres
- General Location: South side of Sandhill Road, across from Mill Creek Road
- Zoning District: Outside of City Limits
- Applicant: Hayes Eiford, Samford Group Development, LLC
- 13. Rezoning - Hickory Creek LDD - PUBLIC HEARING** **RZ-2025-012**
- Request: Recommendation to City Council to rezone approximately 68.5 acres from Rural (R) to Limited Development District (LDD)
- General Location: South side of Sandhill Road, across from Mill Creek Road
- Zoning District: Rural (R) (Pending approval of case AX-2025-010)
- Applicant: Hayes Eiford, Samford Group Development, LLC
- 14. Rezoning - Hickory Creek PDD - PUBLIC HEARING** **RZ-2025-016**
- Request: Recommendation to City Council to apply the Planned Development District (PDD) designation to approximately 68.5 acres
- General Location: South side of Sandhill Road, across from Mill Creek Road
- Zoning District: Limited Development District (pending approval of case RZ-2025-012)
- Applicant: Hayes Eiford, Samford Group Development, LLC

**15. Conditional Use - Hickory Creek - PUBLIC HEARING** **CU-2025-046**

Request: Recommendation to City Council for conditional use approval for institutional uses (church, day care center, nursing home, private school), indoor recreational use (gymnasium), office use, commercial uses (brewpub, clothing store, and lounge), commercial recreational use (amphitheater), and a neighborhood shopping center use

General Location: South side of Sandhill Road, across from Mill Creek Road

Zoning District: Limited Development District (LDD) with Planned Development District (PDD) overlay (pending approval of cases RZ-2025-012 & RZ-2025-016)

Applicant: Hayes Eiford, Samford Group Development, LLC

**16. Conditional Use - The Corner Market Plus - PUBLIC HEARING** **CU-2025-040**

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

General Location: 850 Martin Luther King Drive

Zoning District: Corridor Redevelopment District – West (CRD-W)

Applicant: R & C Enterprises, LLC

**17. Waiver - Greenbriar Subdivision**

Request: Waiver to Article IV, Section E.8 of the City of Auburn Subdivision which prohibits vehicular access to a flag lot from a collector road

General Location: 389 Shell Toomer Parkway

Zoning District: Rural (R)

Applicant: Elizabeth Suttle

**OTHER BUSINESS**

**18. Extension of Conditional Use Approval - ArchCo North Dead Road** **CU-2024-007**

Request: Recommendation to City Council for a six-month extension of a conditional use approval for a performance residential development (multiple-unit development)

General Location: 1397 North Dean Road

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

Applicant: ArchCo Residential, LLC

**19. Extension of Conditional Use Approval - Café Racer** **CU-2024-004**

Request: Recommendation to City Council for a six-month extension of a conditional use approval for a road service use (fast food restaurant with drive-thru)

General Location: 204 and 220 Opelika Road

Zoning District: Corridor Redevelopment District – Urban (CRD-U)

Applicant: Brett Basquin, Foresite Group, LLC

**CHAIRMAN'S COMMUNICATION**

**STAFF COMMUNICATION**

**ADJOURNMENT**