



PLANNING COMMISSION REGULAR MEETING AGENDA

September 11, 2025 - 5:00 p.m.
City Council Chambers, 141 N. Ross Street, Auburn, AL

ROLL CALL

CITIZENS' COMMUNICATION

OLD BUSINESS

1. 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

2. 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

3. 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

CONSENT AGENDA

Approval of Minutes

Packet Meeting August 11, 2025

Regular Meeting August 14, 2025

4. Final Plat- The Vintage East FP-2025-021

Request: Final plat approval for a 35-lot performance residential development

General Location: 2240 East University Drive

Zoning District: Comprehensive Development District

Applicant: Blake Rice, BSI, Inc.

NEW BUSINESS

5. Conditional Use - Centre Comm - PUBLIC HEARING

CU-2025-027

Request: Recommendation to City Council for conditional use approval for commercial and entertainment use, all other uses (gun customizer (Type 1 FFL use))

General Location: 1937 Whatley Road

Zoning District: Comprehensive Development District (CDD)

Applicant: Austin Bridges

6. Conditional Use - Pyongsan America INC - PUBLIC HEARING

CU-2025-047

Request: Recommendation to City Council for conditional use approval for the expansion of an industrial use (manufacturing)

General Location: 760 West Veterans Boulevard

Zoning District: Industrial (I)

Applicant: Luis Mireles, INCO Group, LLC

7. Conditional Use - 406 North Donahue - PUBLIC HEARING

CU-2025-048

Request: Recommendation to City Council for conditional use approval of a performance residential use (8-unit multiple-unit development)

General Location: 406 North Donahue Drive

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

Applicant: Lee Tharp, Kadre Engineering

OTHER BUSINESS

CHAIRMAN’S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT