



PLANNING COMMISSION REGULAR MEETING AGENDA

November 13, 2025 - 5:00 p.m.
City Council Chambers, 141 N. Ross Street, Auburn, AL

ROLL CALL

CITIZENS' COMMUNICATION

OLD BUSINESS

CONSENT AGENDA

Approval of Minutes

Packet Meeting October 06, 2025

Regular Meeting October 09, 2025

1. Annexation – Cole Place Phase 1

AX-2025-014

Request: Recommendation to City Council for annexation of approximately 85 acres into the city limits

General Location: Society Hill Road, east of Nash Creek Drive and north of the Mitchell Farms Development (ADARE)

Zoning District: Outside of City Limits

Applicant: George E. Mann

2. Final Plat – Slaughters Reserve

FP-2025-028

Request: Final plat approval for a 58-lot performance subdivision (55 single-family lots and three open space lots)

General Location: Western terminus of Slaughter Avenue, west of Jones Street

Zoning District: Neighborhood Redevelopment District (NRD)

Applicant: Blake Rice, BSI, Inc.

3. Final Plat – Auburn Farms, Phase 1

FP-2025-013

Request: Final plat approval for a 95-lot performance subdivision (42 single-family lots, 51 townhouse lots, one utility lot, and one open space lot)

General Location: Eastern terminus of Sarah Lane

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

Applicant: Mike Maher, Precision Surveying

4. Final Plat – Blakeney at Old Samford, Phase 1

FP-2025-030

Request: Final plat approval for a 35-lot performance subdivision (30 single-family lots and five open space lots)

General Location: Western terminus of Kennesaw Lane, south of Mrs. James Road

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

Applicant: Blake Rice, BSI, Inc.

NEW BUSINESS

- 5. Pre-zoning – Cox Road DDH - PUBLIC HEARING** **RZ-2025-020**
- Request: Recommendation to City Council to pre-zone approximately 36 acres from Rural (R) to Development District Housing (DDH)
- General Location: West side of Cox Road, immediately south of 2384 Cox Road
- Zoning District: Outside of the City Limits
- Applicant: Brett Basquin, Foresite Group, on behalf of Little Brown Dog, LLC and PKG Holdings, LLC
- 6. Pre-zoning – Cox Road PDD - PUBLIC HEARING** **RZ-2025-025**
- Request: Recommendation to City Council to pre-zone approximately 36 acres with the Planned Development District (PDD) overlay designation
- General Location: West side of Cox Road, west of Dawson Drive, east of Tamplin Farms subdivision
- Zoning District: Outside of the City Limits
- Applicant: Foresite Group, LLC
- 7. Preliminary Plat – Old Samford Pod 3 - PUBLIC HEARING** **PP-2025-029**
- Request: Preliminary plat approval for Pod 3 of the Old Samford PDD for a 140-lot performance subdivision (92 single-family detached lots, 41 townhouse lots, four open space lots, and one lot for future development)
- General Location: South of the Blakeney at Old Samford, Phase 1 (within Pod 1)
- Zoning District: Planned Development District (PDD) with underlying zoning of Development District Housing (DDH)
- Applicant: Blake Rice, BSI, Inc.
- 8. Preliminary Plat – The Orchard at Wrights Mill PDD - PUBLIC HEARING** **PP-2025-030**
- Request: Preliminary plat approval for a 24-lot performance residential development (19 single-family detached lots and 5 open space lots)
- General Location: West side of Wrights Mill Road, just south of I-85
- Zoning District: Development District Housing (DDH) with Planned Development District (PDD) overlay
- Applicant: Foresite Group, LLC
- 9. Waiver – Wrights Mill Orchard - PUBLIC HEARING** **WZ-2025-006**
- Request: Appeal to the denial of an administrative waiver request for relief from the requirement to install a left turn lane on Wrights Mill Road
- General Location: West side of Wrights Mill Road, between Tanglewood Avenue and Briarwood Avenue
- Zoning District: Development District Housing (DDH) with Planned Development District (PDD) overlay
- Applicant: Foresite Group, LLC

- 10. Preliminary Plat – The Prosper at Plainsman Lake - PUBLIC HEARING** **PP-2025-031**
- Request: Preliminary plat approval of a 126-lot conventional residential development (123 single-family detached lots and 3 open space lots)
- General Location: 1950 Martin Luther King Drive, Will Buechner Parkway
- Zoning District: Development District Housing (DDH)
- Applicant: Mark Strozier
- 11. Final Plat – The Prosper at Plainsman Lake Section 1** **FP-2025-029**
- Request: Final plat approval of a 48-lot conventional residential development (45 single-family detached lots, 2 detention lots, and 1 amenity lot)
- General Location: 1950 Martin Luther King Drive, Will Buechner Parkway
- Zoning District: Development District Housing (DDH)
- Applicant: Mark Strozier
- 12. Preliminary Plat – Swann Bridge Phase 2 - PUBLIC HEARING** **PP-2025-032**
- Request: Preliminary plat approval for a 124-lot performance residential development (97 townhomes, 22 residential, 4 open space and 1 remainder lot)
- General Location: Corner of Wire Road and Cox Road in the Swann Farm PDD
- Zoning District: Development District Housing (DDH) with Planned Development District (PDD) overlay
- Applicant: Foresite Group, LLC
- 13. Preliminary Plat – Grove Hill Road Right-of-way - PUBLIC HEARING** **PP-2025-033**
- Request: Preliminary plat approval to dedicate right-of-way and a drainage and utility easement to the City of Auburn
- General Location: Grove Hill Road, north side of Kentwood Drive
- Zoning District: Rural (R)
- Applicant: City of Auburn
- 14. Final Plat – Grove Hill Road Right-of-way** **FP-2025-033**
- Request: Final plat approval to dedicate right-of-way to the City of Auburn
- General Location: Grove Hill Road, north side of Kentwood Drive
- Zoning District: Rural (R)
- Applicant: City of Auburn
- 15. Conditional Use – Alley Glass Package Store - PUBLIC HEARING** **CU-2025-057**
- Request: Recommendation to City Council for conditional use approval for commercial and entertainment use (package store)
- General Location: 114 West Magnolia Avenue, Suite D
- Zoning District: Urban Core (UC) and College Edge Overlay District (CEOD)
- Applicant: Scott Crittenden, Oak Tree Corner, LLC

16. Conditional Use – 665 Opelika Road - PUBLIC HEARING **CU-2025-058**

Request: Recommendation to City Council for conditional use approval for an institutional use (church)
General Location: 665 Opelika Road
Zoning District: Corridor Redevelopment District (CRD-U)
Applicant: Kiwi, LLC

17. Conditional Use – Judd Avenue Phase 2 - PUBLIC HEARING **CU-2025-062**

Request: Recommendation to City Council for conditional use approval for a performance residential use (9-unit multiple unit development) within a mixed-use development (commercial and residential)
General Location: 538 Richland Road
Zoning District: Redevelopment District (RDD)
Applicant: Lee Tharp, Kadre Engineering

18. Conditional Use – Warrior Court MUD - PUBLIC HEARING **CU-2025-060**

Request: Recommendation to City Council for conditional use approval for a performance residential development (multiple-unit development)
General Location: 305 Warrior Court
Zoning District: Corridor Redevelopment District - West (CRD-W)
Applicant: Foresite Group, LLC

19. Future Land Use Update - Greenwood Village - PUBLIC HEARING **MS-2025-055**

Request: Reconsider growth change number 8 to the Comp Plan 2030 Land Use Update
General Location: Northside of West Farmville Road between Pepperwood Trail and Auburn Lakes Road
Zoning District: Outside of City Limits
Applicant: City of Auburn

20. Waiver – 312 Bragg Avenue - PUBLIC HEARING **WZ-2025-007**

Request: Waiver to allow single family housing to front Bragg Avenue
General Location: 312 Bragg Avenue
Zoning District: Corridor Redevelopment District - West
Applicant: Joel & Tammy Funderburk

- OTHER BUSINESS**
- CHAIRMAN’S COMMUNICATION**
- STAFF COMMUNICATION**
- ADJOURNMENT**