

AUBURN PLANNING COMMISSION
November 13, 2025 - Regular
Meeting

The Planning Commission of the City of Auburn, Alabama, met in regular session on Thursday, November 13th, 2025 at 5:00 PM in the City Council Chambers of the Public Safety Building located at 141 N. Ross Street.

MEMBERS PRESENT Dana Camp, Nonet Reese, Vanessa Echols, Jenifer Lovvorn, Joseph Aistrup, Phil Chansler, Jennifer Stephens, Oscar Moseley, Walker Davis,

MEMBERS ABSENT

STAFF PRESENT Scott Cummings, Executive Director of Development Services; Justice Wahid Cotton, Planning Director; Katie Robison, Principal Planner, Amber English, Planner; Chris Poff, Planner; Reid Bearden, Planner; Tiffany Moore, Administrative; Brandy Ezelle, Interim City Engineer; Dan Crowdus, Director of Development Review; Seven Whitest, Planning Tech; Kris Berry, Utility Engineer; Paul Clark, City Attorney

CITIZENS COMMUNICATION

Chair Reese opened Citizens Communication

After no comments were received, Chair Reese closed the citizens' communication.

Planning Director Wahid Cotton stated that the applicant for CU-2025-062 has requested that this be pulled off the agenda

OLD BUSINESS

CONSENT AGENDA

- 1. Annexation – Cole Place Phase 1** **AX-2025-014**

Recommendation to City Council for annexation of approximately 85 acres into the city limits
- 2. Final Plat – Slaughters Reserve** **FP-2025-028**

Final plat approval for a 58-lot performance subdivision (55 single-family lots and three open space lots)
- 3. Final Plat – Auburn Farms, Phase 1** **FP-2025-013**

Final plat approval for a 95-lot performance subdivision (42 single-family lots, 51 townhouse lots, one utility lot, and one open space lot)
- 4. Final Plat – Blakeney at Old Samford, Phase 1** **FP-2025-030**

Final Plat approval for a 24-lot performance residential development

Commissioner Chansler made a motion to approve the Consent Agenda

Commissioner Camp seconded the motion

A vote was taken and Passed by a vote of 9-0.

NEW BUSINESS

5. Pre-zoning – Cox Road DDH - PUBLIC HEARING

RZ-2025-020

Planning Director Wahid Cotton stated a request for recommendation to City Council to pre-zone approximately 36 acres from Rural (R) to Development District Housing (DDH). The subject property is located on the west side of Cox Road, immediately south of 2384 Cox Road. The subject property is currently outside of the City Limits

Planning Director Wahid Cotton summarized the difference between rezoning and pre-zoning

Planning Director Wahid Cotton explained the thought process behind the current Rural future land use designation.

Chair Reese asked about schools and resources such as sewer which may or may not be available

Utility Engineer Berry stated that there is sewer to the southwest of the subject property the applicant will be required to get the easement to install gravity sewer

Planning Director Wahid Cotton explained that the applicant can speak more to that, but they had an agreement worked out in relation to sewer

Chair Reese asked if this was because of the projects to change the number of lanes

Planning Director Wahid Cotton explained that while the number of lanes is a factor also the proximity of schools to the development given the number of houses which could be built

Commissioner Chansler stated that it sounds like there was deliberate deliberation by the City Council on the future land use plan that considered the possibility of growth

Planning Director Wahid Cotton clarified a lot of this was at a staff level for what could potentially be constructed on that subject property

Chair Reese opened the Public Hearing

The Following spoke against RZ-2025-020

- **Ann Wittnebel**
- **Brett Basquin (Applicant)**

After no further comments were received, Chair Reese closed the Public Hearing

Planning Director Wahid Cotton stated that while the Future land use plan is not binding it should certainly be used as a tool to aid guiding development and of course landowners may submit requests that go against the future land use plan

Commissioner Moseley asked for more understanding around the future land use plan and if the school district may be prepared to absorb a future development of that magnitude

Planning Director Wahid Cotton explained the strategic planning in Auburn and the future of potential development in detail

Commissioner Davis spoke about the importance of integrity within the planning commission that things are done with intention and purpose, and that we should stick with our plans as we grow. If the plan needs to be changed the importance of going through the proper process.

Commissioner Echols that it is a case of why even have a plan

Commissioner Moseley did not find the case compliant

Commissioner Chansler made a motion to approve RZ-2025-020

Commissioner Camp seconded the motion

A vote was taken and failed by a vote of 0-9.

6. Pre-zoning – Cox Road PDD - PUBLIC HEARING

RZ-2025-025

Planning Director Wahid Cotton stated a request for recommendation to City Council to pre-zone approximately 36 acres with the Planned Development District (PDD) overlay designation. The subject property is located on the west side of Cox Road, west of Dawson Drive, east of Tamplin Farms subdivision. The subject property is currently outside of the city limits

Planning Director Wahid Cotton highlighted that this is more to lock in the density and the applicant did not seek any exchanges.

Chair Reese opened the Public Hearing

After no comments were received, Chair Reese closed the Public Hearing

Commissioner Chansler made a motion to approve RZ-2025-025

Commissioner Moseley seconded the motion

A vote was taken and failed by a vote of 0-9.

Commissioner Camp asked when this would go before City Council

Planning Director Wahid Cotton stated that it would be the second City Council meeting in December

7. Preliminary Plat – Old Samford Pod 3 - PUBLIC HEARING

PP-2025-029

Principal Planner Robison stated a request for 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). The subject property is located south of the Blakeney at Old Samford, Phase 1 (within Pod 1). The subject property is currently zoned Planned Development District (PDD) with underlying zoning of Development District Housing (DDH)

Chair Reese opened the Public Hearing

After no comments were received, Chair Reese closed the Public Hearing

Commissioner Moseley made a motion to approve PP-2025-029

Commissioner Stephens seconded the motion

A vote was taken and Passed by a vote of 9-0.

8. Preliminary Plat – The Orchard at Wrights Mill PDD - PUBLIC HEARING

PP-2025-030

Planner Poff stated a request for a preliminary plat approval for a 24-lot performance residential development (19 single family detached lots and 5 open space lots). The subject property is located on the West side of Wrights Mill Road, just south of I-85. The subject property is currently zoned Development District Housing (DDH) with Planned Development District (PDD) overlay.

Planning Director Wahid Cotton explained a waiver request is attached to this project as well for turn lanes and the comments associated with that

Commissioner Chansler asked if the driveway on for the southern lots within the development would remain private

Planning Director Wahid Cotton confirmed it would be private

Chair Reese opened the public hearing

After no comments were received, Chair Reese closed the public hearing

Commissioner Aistrup made a motion to approve PP-2025-030

Commissioner Camp seconded the motion

A vote was taken and Passed by a vote of 9-0.

9. Waiver – Wrights Mill Orchard - PUBLIC HEARING

WZ-2025-006

City Engineer Crowdus stated the request for an appeal to the denial of an administrative waiver request for relief from the requirement to install a left turn lane on Wrights Mill Road. The subject property is

located on the west side of Wrights Mill Road, between Tanglewood Avenue and Briarwood Avenue. The subject property is currently zoned Development District Housing (DDH) with Planned Development District (PDD) overlay

Applicant Basquin summarized their desire for the waiver

Chair Reese opened the public hearing

After no comments were received, Chair Reese closed the public hearing

Commissioner Davis asked about any potential traffic studies

Planning Director Wahid Cotton explained it does not meet the threshold for a traffic study

Applicant Basquin explained the study they conducted on the traffic in the area

Commissioner Lovvorn commented on the number of homes and the potential usage of the road

Commissioner Chansler asked about how the engineering design and construction manual would apply to this given the threshold for a traffic study

City Engineer Crowdus summarized that they relied on the warrants analysis, but around 2019 changes were made to those requirements that regardless of what the warrant says arterial, and collectors will have turn lanes

Chair Reese asked how this is any different than other requests for waivers they have received recently

City Engineer Crowdus stated that for the Ogletree request that they were denied, and a traffic study was not done

City Engineer Brandy explained that the study for Wrights Mill road was consistent with previous studies

Applicant Basquin explained more of the argument in favor of the waiver

Commissioner Aistrup spoke on the scale of the development

City Engineer Crowdus explained the number of accidents

City Engineer Brandy explained the number of complaints

Commissioner Moseley asked about what could happen towards the future if the developments

City Engineer Crowdus stated that was part of the justification for the change in 2019

Commissioner Chansler made a motion to approve WZ-2025-006

Commissioner Moseley seconded the motion

A vote was taken and failed by a vote of 3-6, Chair Reese, Commissioner Lovvorn, and Commissioner Aistrup voting in favor.

10. Preliminary Plat – The Prosper at Plainsman Lake - PUBLIC HEARING

PP-2025-031

Planner Bearden stated a request for a preliminary plat approval of a 126-lot conventional residential development (123 single-family detached lots and 3 open space lots). The subject property is located on 1950 Martin Luther King Drive, Will Buechner Parkway. The subject property is currently zoned Development District Housing (DDH).

Chair Reese opened the public hearing

The following spoke against PP-2025-031

- **Jason Breaux**
- **Rebecca Banus**

City Engineer Crowdus offered to the people with stormwater concerns that spoke in the public hearing that they can contact him for any concerns

After no further comments were received, Chair Reese closed the public hearing

Planning Director Wahid Cotton summarized that preliminary plats last for 36 months so this came back because it expired, and that the commission may make conditions if they desire – relation to also HOA concerns in that area, traffic, and storm water

Utility Engineer Berry spoke to the general issues that were mentioned for storm water

Commissioner Chansler mentioned that these things are checked and that the Auburn Fix It App can help whenever needed

Planning Director Wahid Cotton summarized the benefits of the Fix It App

Commissioner Lovvorn made a motion to approve PP-2025-031, with conditions

Commissioner Aistrup seconded the motion

A vote was taken and Passed by a vote of 9-0.

11. Final Plat – The Prosper at Plainsman Lake Section 1

FP-2025-029

Planner Bearden stated a request for a final plat approval of a 48-lot conventional residential development (45 single-family detached lots, 2 detention lots, and 1 amenity lot)The subject property is located on 1950 Martin Luther King Drive, Will Buechner Parkway. The subject property is currently zoned Development District Housing (DDH).

Commissioner Moseley made a motion to approve FP-2025-029, with conditions

Commissioner Echols seconded the motion

A vote was taken and Passed by a vote of 9-0.

12. Preliminary Plat – Swann Bridge Phase 2 - PUBLIC HEARING

PP-2025-032

Planner Bearden stated a request for a Preliminary plat approval for a 124-lot performance residential development (97 townhomes, 22 residential, 4 open space and 1 remainder lot). The subject property is located Corner of Wire Road and Cox Road in the Swann Farm PDD. The subject property is currently zoned Development District Housing (DDH) with Planned Development District (PDD) overlay.

Chair Reese opened the public hearing

After no comments were received, Chair Reese closed the public hearing

Commissioner Camp made a motion to approve PP-2025-032

Commissioner Echols seconded the motion

A vote was taken and Passed by a vote of 9-0.

13. Preliminary Plat – Grove Hill Road Right-of-way - PUBLIC HEARING

PP-2025-033

Planning Director Wahid Cotton stated a request for preliminary plat approval to dedicate right-of-way and a drainage and utility easement to the City of Auburn. The subject property is located at Grove Hill Road, north side of Kentwood Drive The subject property is currently zoned Rural (R)

Chair Reese opened the Public Hearing

The following spoke against PP-2025-033

- **John Guest**
- **Debra Newton**

After no further comments were received, Chair Reese closed the Public Hearing.

Planning Director Wahid Cotton summarized in his feedback from the public hearing that there is no changes being made, this is just dedication of right of way and spoke on any flood plain concerns

Chair Reese asked if this is already finished right of way

Planning Director Wahid Cotton confirmed that the right of way is finished

Commissioner Chansler made a motion to approve PP-2025-033

Commissioner Camp seconded the motion

A vote was taken and passed by a vote of 9-0.

Planning Director Wahid Cotton addressed the recurring mail concern that this is an issue with the postal service and confirmed that signs were posted

14. Final Plat – Grove Hill Road Right-of-way

PP-2025-033

Planning Director Wahid Cotton stated a request for final plat approval to dedicate right-of-way and a drainage and utility easement to the City of Auburn. The subject property is located at Grove Hill Road, north side of Kentwood Drive The subject property is currently zoned Rural (R)

Commissioner Chansler made a motion to approve FP-2025-033

Commissioner Echols seconded the motion

A vote was taken and passed by a vote of 9-0.

15. Conditional Use – Alley Glass Package Store – Public Hearing

CU-2025-057

Planner Bearden stated a request for recommendation to City Council for conditional use approval for commercial and entertainment use (package store). The subject property is located at 114 West Magnolia Avenue, Suite D. The subject property is currently zoned Urban Core (UC) and College Edge Overlay District (CEOD)

Commissioner Moseley asked about where the shop faces

Chair Reese opened the public hearing

After no comments were received, Chair Reese closed the public hearing

Commissioner Moseley asked for further clarification about what this is

Planning Director Wahid Cotton explained that this is not facing magnolia

Commissioner Lovvorn stated that a recent Alabama law change may cause us to see more of these given it was changed to 400 sq feet

Attorney Clark confirmed that is likely the case given some turnovers

Commissioner Camp made a motion to approve CU-2025-057

Commissioner Echols seconded the motion

A vote was taken and passed by a vote of 9-0.

Commissioner Mosely made a motion to recess

Commissioner Stephens seconded the motion

A vote was taken and passed by a vote of 9-0.

*******A 5-minute recess was taken*******

Commissioner Aistrup Made a motion to reconsider FP-2025-033

Commissioner Camp seconded the motion

14. Final Plat – Grove Hill Road Right-of-way

PP-2025-033

Planning Director Wahid Cotton stated a request for final plat approval to dedicate right-of-way and a drainage and utility easement to the City of Auburn. The subject property is located at Grove Hill Road, north side of Kentwood Drive The subject property is currently zoned Rural (R)

Commissioner Lovvorn made a motion to approve FP-2025-033

Commissioner Moseley seconded the motion

A vote was taken and passed by a vote of 9-0.

16. Conditional Use – 665 Opelika Road- PUBLIC HEARING

CU-2025-058

Planner Poff stated a request for recommendation to City Council for conditional use approval for an institutional use (church). The subject property is located at 665 Opelika Road. The subject property is currently zoned Corridor Redevelopment District – Urban (CRD-U)

Commissioner Moseley asked if the building was vacant

Planner Poff confirmed it is vacant

Chair Reese opened the Public Hearing

After no comments were received, Chair Reese closed the Public Hearing

Commissioner Moseley asked about the building will have any improvements made.

Planning Director Wahid Cotton stated that he did not believe any improvements were planned

Commissioner Camp made a motion approve CU-2025-058

Commissioner Moseley seconded the motion

A vote was taken and passed by a vote of 9-0.

17. Conditional Use – Judd Avenue Phase 2 - PUBLIC HEARING

CU-2025-062

*****Applicant Withdrawn*****

18. Conditional Use – Warrior Court MUD - PUBLIC HEARING

CU-2025-060

Planning Director Wahid Cotton stated a request Recommendation to City Council for conditional use approval for a performance residential development (multiple-unit development).The subject property is located at 305 Warrior Court. The subject property is currently Corridor Redevelopment District - West (CRD-W).

Chair Reese opened the Public Hearing

The Following spoke in favor of CU-2025-060

- **Bret Basquin (Applicant)**

After no further comments were received, Chair Reese closed the Public Hearing

Commissioner Chansler made a motion to approve CU-2025-060

Commissioner Aistrup seconded the motion

A vote was taken and passed by a vote of 9-0.

19. Future Land Use Update - Greenwood Village - PUBLIC HEARING

MS-2025-055

Planning Director Wahid Cotton stated a request to reconsider growth change number 8 to the Comp Plan 2030 Land Use Update). The subject property is located at the Northside of West Farmville Road between Pepperwood Trail and Auburn Lakes Road. The subject property is currently outside of the City Limits

Planning Director Wahid Cotton summarized the background of the project and what led to this being reconsidered

Commissioner Chansler stated that this is perfect example of if you do not like a plan change the plan

Commissioner Aistrup said that this was good that this body previously voted in favor of this

Planning Director Wahid Cotton mentioned what was said at the previous public hearing for this subject property

Chair Reese opened the Public Hearing

After no comments were received, Chair Reese closed the Public Hearing

Commissioner Chansler made a motion to approve MS-2025-055

Commissioner Moseley seconded the motion

A vote was taken and passed by a vote of 9-0.

20. Waiver– 312 Bragg Avenue- PUBLIC HEARING

WZ-2025-007

Planning Director Wahid Cotton stated the request for a waiver to allow single family housing to front Bragg Avenue).The subject property is located at 312 Bragg Avenue. The subject property is currently Corridor Redevelopment District - West (CRD-W).

Planning Director Wahid Cotton summarized the background of the project and the belief that this meets the spirit of redevelopment

Commissioner Chancellor asked for in the future should this redevelopment happen, would they need to change anything

Planning Director Wahid Cotton confirmed that this is the case should they choose to execute the work aspect of the work live space

Chair Reese opened the Public Hearing

After no comments were received, Chair Reese closed the Public Hearing

Commissioner Moseley asked what the other developments are like in this area

Planning Director Wahid Cotton explained that several single-family houses are in this area, but the latest development would have been Uptown which is a 39-townhome unit development

Commissioner Aistrup made a motion to approve WZ-2025-007

Commissioner Echols seconded the motion

A vote was taken and passed by a vote of 9-0.

OTHER BUSINESS

CHAIR’S COMMUNICATION

STAFF COMMUNICATION

Planning Director Wahid Cotton explained he does not anticipate the volume of cases slowing down and that there is a meeting planned for December 3rd, 2025

Planning Director Wahid Cotton also stated that now former Planner John Whitlow is no longer with the City of Auburn and has taken a job in Atlanta Georgia

ADJOURNMENT – With no further business, the meeting was adjourned at 6:53pm.

Nonet Reese, Chairman

Oscar Moseley, Secretary