



# PLANNING COMMISSION REGULAR MEETING AGENDA

January 08, 2026 - 5:00 p.m.  
City Council Chambers, 141 N. Ross Street, Auburn, AL

## ROLL CALL

## CITIZENS' COMMUNICATION

## OLD BUSINESS

### 1. Conditional Use – Auburn Flex Works – PUBLIC HEARING CU-2025-052

Request: Recommendation to City Council for conditional use approval for commercial support uses (bottling plant/bakery, mini-warehouse, printing/publishing, warehouse, wholesale distributors, all others—commercial kitchen, custom fabrication, e-commerce), road service use (small engine repair/sales), and office use

General Location: Hilton Garden Drive

Zoning District: Comprehensive Development District (CDD)

Applicant: Lee Tharp, Kadre Engineering

## CONSENT AGENDA

### Approval of Minutes

Packet Meeting December 08, 2025

Regular Meeting December 11, 2025

### 2. Final Plat – Northgate Subdivision, Phase 3 FP-2025-032

Request: Final plat approval for a 104-lot performance residential development (13 single-family detached lots, 52 twin house lots, 32 townhouse lots, four open space lots, and three lots for future development)

General Location: Northern terminus of Bottle Way, west of North College Street

Zoning District: Comprehensive Development District (CDD)/Planned Development District (PDD) designation

Applicant: Spencer Cothran, Holland Homes, LLC

### 3. Final Plat – Webster Road Subdivision FP-2025-036

Request: Final plat approval for 2-lot conventional subdivision for the purpose of the dedication of public right-of-way

General Location: 430 Webster Road

Zoning District: Industrial (I) and Rural (R)

Applicant: Industrial Development Board of the City of Auburn

### 4. Final Plat – The Prosper at Plainsman Lake, Phase 2 FP-2025-037

Request: Final plat approval for a 78-lot conventional subdivision

General Location: 1950 Martin Luther King Drive

Zoning District: Development District Housing (DDH)

Applicant: Mark Strozier

## NEW BUSINESS

- 5. Rezoning – Bent Brooke, Phase 2, Lots 51 & 52 – PUBLIC HEARING** **RZ-2025-029**
- Request: Recommendation to City Council to rezone approximately 6 acres to Limited Development District (LDD)/Conservation Overlay District (COD)
- General Location: 2591 and 2595 Glenn Brooke Drive
- Zoning District: Rural (R)/Conservation Overlay District (COD)
- Applicant: Michael & Annette Holt
- 6. Preliminary Plat – Asheton Glenn, Phase 2 – PUBLIC HEARING** **PP-2025-045**
- Request: Preliminary plat approval for a 11-lot performance residential development
- General Location: Watercrest Boulevard and US Highway 280
- Zoning District: Comprehensive Development District (CDD)
- Applicant: Brett Basquin, Foresite Group, LLC
- 7. Preliminary Plat – Longleaf Crossing, Phase 10 – PUBLIC HEARING** **PP-2025-046**
- Request: Preliminary plat approval for a 13-lot performance residential development
- General Location: West side of Downs Way, north of Mallard Lane
- Zoning District: Comprehensive Development District (CDD)/Planned Development District (PDD)
- Applicant: Eagle Management, LLC
- 8. Preliminary Plat – Bud Black Road & West Farmville Road – PUBLIC HEARING** **PP-2025-047**
- Request: Preliminary plat approval for a 168-lot performance residential development
- General Location: Bud Black Road and West Farmville Road
- Zoning District: Development District Housing (DDH)/Planned Development District (PDD)
- Applicant: David Slocum, Pinnacle Design Group, Inc.
- 9. Conditional Use – 306 East Thach Avenue – PUBLIC HEARING** **CU-2025-070**
- Request: Recommendation to City Council for conditional use approval for a performance residential development (private dormitory)
- General Location: 306 East Thach Avenue
- Zoning District: Urban Neighborhood – South (UN-S)
- Applicant: Brett Basquin, Foresite Group, LLC
- 10. Waiver – 306 East Thach Avenue** **WZ-2025-010**
- Request: Waiver to Table 5-7 to reduce the minimum first story height from 15 feet to 12 feet and a waiver to Section 420.04 to allow a driveway and parking spaces to encroach into a landscape bufferyard
- General Location: 306 East Thach Avenue
- Zoning District: Urban Neighborhood – South (UN-S)
- Applicant: Brett Basquin, Foresite Group, LLC

**11. Conditional Use – Project Apollo – PUBLIC HEARING**

**CU-2025-077**

Request: Recommendation to City Council for revised conditional use approval for an industrial use (data center)  
General Location: 1571 West Samford Avenue  
Zoning District: Industrial (I)  
Applicant: Lee Tharp, Kadre Engineering

**12. Conditional Use – West Samford Substation – PUBLIC HEARING**

**CU-2025-078**

Request: Recommendation to City Council for conditional use approval for a commercial support use (power substation)  
General Location: 1501 West Samford Avenue  
Zoning District: Comprehensive Development District (CDD)  
Applicant: Lee Tharp, Kadre Engineering

**13. Street Naming – Lee Road 23 – PUBLIC HEARING**

**MS-2025-061**

Request: Recommendation to City Council to rename Lee Road 23 to Neal Road in accordance with Chapter 17, Article III, Section 17-37  
General Location: Lee Road 23  
Zoning District: Outside of City Limits  
Applicant: City of Auburn

**OTHER BUSINESS**

**14. Annual Meeting of the Commission to Elect Officers**

**CHAIRMAN’S COMMUNICATION**

**STAFF COMMUNICATION**

**ADJOURNMENT**