

AUBURN PLANNING COMMISSION
January 8th, 2026 - Regular
Meeting

The Planning Commission of the City of Auburn, Alabama, met in regular session on Thursday, January 08th, 2026 at 5:00 PM in the City Council Chambers of the Public Safety Building located at 141 N. Ross Street.

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

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

CITIZENS COMMUNICATION

Chair Reese opened Citizens Communication

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

OLD BUSINESS

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

Planner Bearden stated a request for 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). The subject property is located at the Northern terminus of Hilton Garden Drive, west of Bent Creek Road. The subject property is currently zoned Comprehensive Development District (CDD).

Planner Bearden summarized the tenant list and the updated list of conditional uses and the by right uses, which were provided to the Planning Commission including the removal of commercial kitchen, custom fabrication, small engine and repairs, sales, bottling plant, bakery, printing, and publishing.

Commissioner Moseley asked why the office use is being removed

Planner Bearden explained that it was an error, instead that the use is permitted by right

Commissioner Chansler asked why commercial kitchen was removed

Planner Bearden stated that per the tenant list, which was provided, none of them fit commercial kitchen

Chair Reese opened the public hearing

The Following spoke in favor of CU-2025-052

- **Lee Tharp (the applicant)**

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

Commissioner Moseley asked for clarification that the only traffic mitigation would be the stop sign by Waffle House

Director of Development Review Crowdus stated that at this time we don't know what all the mitigation will be, they are currently in the process of talking with our traffic engineer, we have sent comments and they have sent feedback, as soon as we get the rest of the information we will be able to determine if any mitigation will be required.

Chair Reese asked if that would be during DRT

Director of Development Review Crowdus said that is correct

Commissioner Chansler asked if the Commission could be told more about a potential light on east Glenn, saying a concern that it is a dangerous intersection as is now

Director of Development Review Crowdus said that given it is a city road, it is possible for a light and asked if Interim City Engineer Ezelle could further clarify

Interim City Engineer Ezelle explained that traffic signals become warranted based on federal guidelines, if they met those warranted criteria they would have to comply as a condition of opening this project

Commissioner Chansler asked what the criteria would be based on

Interim City Engineer Ezelle said it would be the warrant analysis

Commissioner Chansler asked if the warrant analysis considers any of the previous accidents in the area

Interim City Engineer Ezelle explained that typically that data does include previous accidents

Commissioner Echols asked if they looked at Collision history for the light on Bent Creek and Glenn

Interim City Engineer Ezelle explained that given they have an existing signal collision history was not looked at, but it was provided for the Hilton Gardens at Glenn

Commissioner Chansler asked about the documents they received

Planning Director Wahid Cotton stated that was the uses and tenant list being considered for CU-2025-052

Commissioner Chansler asked for further clarification

Planning Director Wahid Cotton said as the applicant mentioned, they are mimicking other facilities like this and those are their existing tenant list. So, the context is that when we had this discussion in the pre-application meeting, they discussed multiple uses they were looking at, that is one of the requests staff had been providing the existing tenant to narrow down the uses

Chair Reese asked if this would almost serve as a pre-approved condition use list so individual applicants wouldn't have to come

Planning Director Wahid Cotton said that the biggest part of the conversation was trying to wrap our arms around what the scope of the uses were and what was going on in the facility with the scale and range of the tenants.

Commissioner Stephens asked, since it was previously mentioned by Commissioner Lovvorn, given this is a major corridor for Auburn, what will the buffers and such look like

Planning Director Wahid Cotton summarized the buffer yard requirements everything around it will be intense with the car wash, existing commercial and gas station and hotel and restaurant, but I think to the south of everything is vacant. This creates a big disparity in what is deciding the land use intensity that determines bufferyard requirements

Commissioner Chansler asked about the cladding requirements

Applicant Lee Tharp explained that as of now, there is not a lot on the site, it is essentially clear cut. The elevation difference relative to bent creek is six to ten feet. He then went on to summarize the project including cladding and such

Commissioner Moseley made a motion to approve CU-2025-052

Commissioner Camp seconded the motion

A vote was taken and passed by a vote of 8-1, Commissioner Lovvorn voting against

CONSENT AGENDA

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

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)

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

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

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

Final plat approval for a 78-lot conventional subdivision

Commissioner Chansler made a motion to approve the consent agenda and December minutes

Commissioner Aistrup seconded the motion

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

NEW BUSINESS

5. Rezoning – Bent Brooke, Phase 2, Lots 51 & 52 – PUBLIC HEARING

RZ-2025-029

Planner English stated a request for recommendation to City Council to rezone approximately 6 acres to Limited Development District (LDD)/Conservation Overlay District (COD). The subject property is located at 2591 and 2595 Glenn Brooke Drive. The subject property is currently zoned Rural (R)/Conservation Overlay District (COD).

Chair Reese asked if they would share access off the flag lot

Planner English said that is correct, they would not take access off Moores Mill road

Commissioner Moseley asked about any potential commercial use at the location

Planner English said that no commercial is being proposed

Chair Reese opened the public hearing

The Following spoke against RZ-2025-029

- **Timothy Slezak**
- **Brandon Miller**
- **Daniel Tankersley**
- **Camille Wright**

The Following spoke in favor of RZ-2025-029

- **Todd Holt (Applicant)**
- **Tory Holt (Applicant)**

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

Commissioner Lovvorn asked about how long have the applicants owned the property

Applicant Todd Holt said it was purchased about thirteen years ago

Commissioner Camp asked the applicant to clarify which lot

Applicant Todd Holt said it was the lower lot which is lot 52

Commissioner Moseley asked what the intent of the rezoning was

Applicant Todd Holt said that the goal would be to build an additional house after subdividing

Commissioner Camp asked what the potential new lot would look like

Planning Director Wahid Cotton highlighted the relevant exhibit for the commission, and summarized the rules for a potential new lot, the minimum lot frontage that you need on a cul-de-sac is 25 feet versus the normal 70 feet, depending on the zoning district, performance, neighborhood conservation. Even though they will be able to take frontage off Moores Mill road and be a legally compliant lot, they will have to access from the actual stem. Then to speak to some of the concerns that some folks had around fire access and emergency services, when we process the administrative plat, those would be things we will address then

Applicant Tory Holt stated that they have not had any problems with access from UPS or FEDEX

Commissioner Camp asked why this is not in the HOA

Applicant Todd Holt said that this is because of Michael Dilworth, when he did this development, it was never placed into the HOA

Commissioner Chansler said that the HOA concern is a civil matter which is not in the purview of the Planning Commission

Chair Reese reminded the Commission that the focus is just on this rezoning

Applicant Todd Holt said that the goal is for it to be zoned the same as the surrounding properties

Commissioner Chansler asked about the density for the area

Planning Director Wahid Cotton stated that it does and that it also has an overlay district too, this was covered in the pre-app, the lot must have sewer for the lots to come down in size

Commissioner Chansler asked what is the maximum number of units that could be added

Planning Director Wahid Cotton stated that only one may be added and then further explained the rules for the conservation overlay district

Commissioner Chansler made a motion to approve RZ-2025-029

Commissioner Stephens seconded the motion

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

6. Preliminary Plat – Asheton Glenn, Phase 2 – PUBLIC HEARING

PP-2025-045

Planner Poff stated a request for Preliminary plat approval for an 11-lot performance residential

development. The subject property is located on Watercrest Boulevard and US Highway 280. The subject property is currently zoned Comprehensive Development District (CDD).

Chair Reese opened the public hearing

The Following spoke against PP-2025-045

- John Lapeyrouse
- Bhavishababen Patel

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

Applicant Brett Basquin summarized the project, the open space lot is lot 32 stated that this is zoned CDD which allows townhomes by right, but we are instead doing single family homes and the wetlands concerns

Commissioner Chansler asked about topography and the engineering requirements

Applicant Brett Basquin stated that they will follow the regulations set for this development

Planning Director Wahid Cotton explained that this is not in the flood plain like across the street. The shading Brett mentioned was stream buffers, so there are things you can't build inside the stream buffer. That is what is delineated on the plat. Open space is required if they wish to achieve the performance zoning regulations

Commissioner Moseley made a motion to approve PP-2025-045

Commissioner Stephens seconded the motion

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

7. Preliminary Plat – Longleaf Crossing, Phase 10 – PUBLIC HEARING

PP-2025-046

Principal Planner Robison stated a request for preliminary plat approval for a 13-lot performance residential development. The subject property is located on the west side of Downs Way, north of Mallard Lane. The subject property is currently zoned Comprehensive Development District (CDD)/Planned Development District (PDD).

Chair Reese opened the public hearing

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

Commissioner Chansler asked about planning comment two

Principal Planner Robison stated that there just needs to be a signature block added to the plat

Commissioner Camp made a motion to approve PP-2025-046

Commissioner Moseley seconded the motion

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

8. Preliminary Plat – Bud Black Road & West Farmville Road – PUBLIC HEARING PP-2025-047

Planner Bearden stated a request for Preliminary plat approval for a 168-lot performance residential development). The subject property is located on Bud Black Road and West Farmville Road. The subject property is currently zoned Development District Housing (DDH)/Planned Development District (PDD).

Planning Director Wahid Cotton said that the applicant is here and wanted to speak either during the public hearing or before the public hearing

Applicant Bryan Stone summarized the project and asked if this could be table to a date certain and the public hearing be held today

Planning Director Wahid Cotton said that it would be up to the Commission to decide whether they table it and how to handle the public hearing

Chair Reese opened the public hearing

The following spoke against PP-2025-047

- David Foster
- Sandy Little
- Michelle Tucker
- Amy Rogers Cantrell
- Josh Alexander
- Jeannie Bumgardner

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

Planning Director Wahid Cotton answered the questions from the public hearing which include, there is a lot of scrutiny placed on ingress, egress, and the infrastructure of the Donahue, Farmville, and the Bud Black corridor all of that is tied into a development agreement which is outside of the purview of the Planning Commission. However, within the purview of the Commission would be the PDD that was approved twenty years ago, which the applicant mentioned they were approved for 400 lots, the townhomes is not a major deviation from what is being proposed. If it was different they would need to do a PDD Amendment. It is a good question to ask why all that density was allowed in this area. This is why the city has an optimal boundary and has a lot of scrutiny for massive developments. Given this was approved prior to this shift, they as the property owner would be entitled to realize this density. Over the next month they will look at this more

Chair Reese asked about acceleration/deceleration lanes

City Engineer Crowdus said that the city has received the revised traffic study today, but said that revisions would come with more changes like removing the lane on Farmville

Chair Reese asked about buffers

Executive Director of Development Services Cummings said that while we are on the topic of infrastructure, there is a long-term plan for improvements along Farmville road and Mrs James road and additional widening for Farmville Road

Planning Director Wahid Cotton said that buffers are a direct result of land intensity if they want something more that is something the property owners would need to work out with the developer

Commissioner Camp asked about water pressure

Utility Engineer Berry explained the large water main along Farmville Road and a water tower which is under design

Commissioner Aistrup asked about the added traffic in this area

Planning Director Wahid Cotton said many people would agree that traffic is a concern in this area, the plats dictate if the developer will be able to realize the project, the point of the development agreement is to be able to eventually get those changes made

Commissioner Aistrup asked which roads it would affect

Planning Director Wahid Cotton said the looking at the entire Donohue, Farmville, and Bud Black corridor, there is a fund that engineering can talk more about it for improvements, but those are the development agreements that are coupled with these rezoning requests and these developments as they move forward that they have to pay into these funds as they go

Commissioner Camp asked about traffic studies which can be a major concern

Planning Director Wahid Cotton said that is why engineering does the scoping for their traffic study; staff also mentions that these improvements are done as development continues

Commissioner Lovvorn made a motion to postpone PP-2025-047 to a date certain of February 12th,2026

Commissioner Camp seconded the motion

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

Planning Director Wahid Cotton gave a brief overview of how waivers work and how the process which includes, waivers don't go to city council the planning commission has final say and that the waivers are for this coming conditional use. Each waiver must be voted on individually

9. Conditional Use – 306 East Thach Avenue – PUBLIC HEARING

CU-2025-070

Planner Poff stated a request for Recommendation to City Council for conditional use approval for a performance residential development (private dormitory). The subject property is located 306 East Thach Avenue. The subject property is zoned Urban Neighborhood – South (UN-S).

Chair Reese opened the public hearing

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

The applicant Brett Basquin summarized their request, the use we're asking for is purpose-built student housing or to be referenced in the Zoning Ordinance as private dormitory which allows us to do five bedrooms, five bath and whether or not the public/private space inside each unit is greater or less than 50% when the common space. The goal , as you can see, would be to keep the character of the existing structure and not demolish it at all. The applicant referred to the exhibits provided, which show the parking for the subject property and the property line which leads to the waiver request as well.

Commissioner Chansler asked for clarification on the waivers being requested and the current conditional use request

The applicant Drew Goodner explained the goal was to have 20 beds versus what is permitted by right which is closer to 36 beds

The applicant Brett Basquin explained the desire to keep the height were it is given the issues from the Zoning ordinance and Fire Code

Commissioner Chansler asked if this would not be better for the waiver conversation

The applicant Brett Basquin, said that the goal was to speak about it as a total package, he summarized the options before the Planning Commission and the goal is to keep this existing house. Goal is to not demolish the house, but the Planning Commission may force us to, depending on the vote result

Chair Reese asked for more information about how the waiver could protect the existing house and prolong the life of the existing house

The applicant Brett Basquin explained the buffer requirements and how it leads to a buffer issue

The applicant Drew Goodner explained the history of the project and that without the conditional use and waivers this would result in the need to move fencing and changes the front of the subject property, also compare the cottages which are next door to this development and how they would be different from that

Commissioner Moseley asked about the layout for parking and what will happen with the existing driveway

Planning Director Wahid Cotton explained the site data table has that information, then pointed out that parking would not be allowed to be visible from the street

Commissioner Aistrup asked about the top part of the property and what would happen to the curb cut

Planning Director Wahid Cotton explained this is more nuanced given that this is an existing curb cut which we would not require it to go away, they are also not subdividing, so this has to strike a balance between what is already there since not all of the site is redeveloping and what is being added

Commissioner Moseley asked about the parking requirement

Planning Director Wahid Cotton said it is 1.1 per bedroom for the parking requirement

The applicant Drew Goodner explained the parking problem for people on the street and that the applicant understands the requirements, but believes this would not be different from what is being proposed

Commissioner Camp asked if the applicant got rid of the house they would have to get rid of the driveway

Planning Director Wahid Cotton clarified the confusion the additional driveway being proposed would be to the west

Director of Development Review Crowdus explained that driveway spacing on Thach could not be met with two driveways on this site

Commissioner Camp asked how many cars will be parked on that existing driveway

The applicant Drew Goodner said 2 cars, applicant understands this is vastly different from other requests, we don't want this property in the already limited historic district in Auburn

Chair Reese asked about renovation plans

The applicant Drew Goodner stated that the inside has already been renovated, what you see on the front will remain the same

Commissioner Davis asked if other parking solutions were looked at, the deck from the look of it could be removed for parking spaces

The applicant Drew Goodner explained that it may be removed, but we could also remove the whole house

Commissioner Camp shared that many of the emails we got about this subject property would approve it if the existing house was kept

Commissioner Davis asked if the applicant sold couldn't the next person demolished the house

Planning Director Wahid Cotton stated that a condition can be made for keeping the front of the house, and nothing is stopping anyone in town from building a house just like this, it is a choice not to, the DRT would need to look more into this right now this is just a concept

Commissioner Moseley asked about the fifteen-foot floor requirement

Chair Reese said that it is for the next item

Commissioner Moseley said that we have been speaking about the totality thus far

Planning Director Wahid Cotton stated that it is for the entire lot with no distinction given between buildings

Commissioner Chansler made a motion to approve CU-2025-070

Commissioner Moseley seconded the motion

A vote was taken and passed by a vote of 8-1, Commissioner Camp voting against

10. Waiver – 306 East Thach Avenue- PUBLIC HEARING

WZ-2025-010

Planner Poff stated a request for Waiver to Table 5-7 to reduce the minimum first story height from 15 feet to 12 feet). The subject property is located 306 East Thach Avenue. The subject property is zoned Urban Neighborhood – South (UN-S).

Chair Reese opened the public hearing

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

Commissioner Chansler stated that he does not have a problem with the proposal

Planning Director Wahid Cotton stated the only difference from this and what was approved on Ross is that this one has no approval from DDRC

Commissioner Camp asked about the origin of this height concern suggesting it may be from future commercial development

Planning Director Wahid Cotton said that it come from the design with the ones on Ross Street due to other issues, not fire code, also the height was for the one's in the back

Commissioner Aistrup asked about a waiver number for making a motion

Planning Director Wahid Cotton stated that it be done in city works

Commissioner Aistrup made a motion to approve WZ-2025-010(1st waiver Height from 15 foot to 12 foot)

Commissioner Camp seconded the motion

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

Planner Poff stated a request for Waiver to allow a driveway and parking spaces to encroach into a landscape bufferyard). The subject property is located 306 East Thach Avenue. The subject property is zoned Urban Neighborhood – South (UN-S).

Chair Reese asked where the waiver is being proposed

Planner Poff explained the location of the waiver

Commissioner Aistrup asked if any of the buffer requirements will be followed

Planning Director Wahid Cotton said that single family houses don't really have buffers they are a low intensity use, while private dorms would be a high intensity use

Commissioner Aistrup commented that the existing features may face many issues

Planning Director Wahid Cotton stated that technically gravel is allowed, but does cause issues

Chair Reese asked why this is being requested tonight and not later after a plat

Planning Director Wahid Cotton said that this is cut and dry redevelopment with no new plat just DRT

Commissioner Aistrup asked about the back part of the development and its potential changes such as parking.

The applicant Drew Godner said we looked at that, but it didn't work how they wanted. They wanted to make it easier for in and out, and any fire issues

The applicant Brett Basquins mentioned the desire to work through the process

Chair Reese asked for staff clarification

Planning Director Wahid Cotton said that in hindsight this site plan would not get through DRT without a waiver

Commissioner Lovvorn asked about tabling this item

Planning Director Wahid Cotton stated that in his opinion these two waivers should go together

Chair Reese asked about any potential conditions

Planning Director Wahid Cotton stated that per the applicant that is up to them and from staff

Chair Reese said they are concerned about deciding without all the facts

Commissioner Lovvorn asked if the waiver is granted what would happen

Planning Director Wahid Cotton explained the details for what the waiver would be applicable to show via the presentation

Executive Director of Development Services Cummings stated that if they are not granted that waiver this gives staff more leeway to work with them

Commissioner Chansler asked if it would be a parking spot if the waiver is granted

Planning Director Wahid Cotton said it would have to meet all the onsite parking, and he is sure Brett

Basquin can figure it out

Commissioner Aistrup stated that the hardship comes from the desire of the community to keep this house intact

Chair Reese opened the public hearing

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

Commissioner Aistrup made a motion to approve WZ-2026-001(2nd waiver to allow a driveway and parking spaces to encroach into a landscape bufferyard)

Commissioner Chansler seconded the motion

A vote was taken and passed by a vote of 6-3.

11. Conditional Use – Project Apollo – PUBLIC HEARING

CU-2025-077

Planner English stated a request for a Recommendation to City Council for revised conditional use approval for an industrial use (data center). The subject property is located at 1571 West Samford Avenue. The subject property is currently zoned Industrial (I)

Chair Reese opened the public hearing

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

Commissioner Chansler made a motion to approve CU-2025-077

Commissioner Moseley seconded the motion

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

12. Conditional Use – West Samford Substation – PUBLIC HEARING

CU-2025-078

Planner Bearden stated a request for a Recommendation to City Council for conditional use approval for a commercial support use (power substation)The subject property is located at 1501 West Samford Avenue. The subject property is currently zoned Comprehensive Development District (CDD).

Chair Reese opened the public hearing

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

Commissioner Chansler made a motion to approve CU-2025-078

Commissioner Camp seconded the motion

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

13. Street Naming – Lee Road 23 – PUBLIC HEARING

MS-2025-061

Planning Director Wahid Cotton stated the request which was for a recommendation to City Council to rename the following street in accordance with Chapter 17, Article III, Section 17-37 The subject property is located at Lee Road 23.

Chair Reese opened the public hearing

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

Commissioner Echols made a motion to approve MS-2025-061

Commissioner Moseley seconded the motion

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

OTHER BUSINESS

14. Annual Meeting of the Commission to elect officers

Commissioner Chansler made a motion to keep Nonet Reese as Chair, Dana Camp as Vice chair, Oscar Moseley as Secretary

Motion was seconded by Commissioner Echols

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

CHAIR'S COMMUNICATION

STAFF COMMUNICATION

Planning Director Wahid Cotton said no comment other than this took a long time.

ADJOURNMENT – With no further business, the meeting was adjourned at 7:38pm.

Nonet Reese, Chairman

Oscar Moseley, Secretary