



# PLANNING COMMISSION REGULAR MEETING AGENDA

February 12, 2026 - 5:00 p.m.  
City Council Chambers, 141 N. Ross Street, Auburn, AL

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## ROLL CALL

## CITIZENS' COMMUNICATION

## OLD BUSINESS

### 1. Preliminary Plat – Bud Black Road & West Farmville Road PP-2025-047

Request: Preliminary plat approval for a 138-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.

## CONSENT AGENDA

### Approval of Minutes

Packet Meeting January 05, 2026  
Regular Meeting January 08, 2026

### 2. Annexation – David & Kelli Russell AX-2026-001

Request: Recommendation to City Council for annexation of approximately 3.00 acres into the city limits

General Location: 4439 Sandhill Road

Zoning District: Outside of City Limits

Applicant: David & Kelli Russell

### 3. Annexation – Kelso & Brooke Hamilton AX-2026-002

Request: Recommendation to City Council for annexation of approximately 3.46 acres into the city limits

General Location: 645 Hillendale Drive (Lee Road 25)

Zoning District: Outside of City Limits

Applicant: Kelso & Brooke Hamilton

## NEW BUSINESS

### 4. Preliminary Plat – Greenwood Village – PUBLIC HEARING PP-2026-001

Request: Preliminary plat approval for a 149-lot performance residential subdivision (146 single-family lots, two commercial lots, and one open space lot)

General Location: 1566 West Farmville Road

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

Applicant: Lee Tharp, Kadre Engineering

- 5. Preliminary Plat – Longleaf Crossing, Phase 5D – PUBLIC HEARING** **PP-2026-002**
- Request: Preliminary plat approval for a 77-lot performance residential development (72 townhouse lots, four open space lots, and one lot for future development)
- General Location: Western terminus of Logan Court
- Zoning District: Comprehensive Development District (CDD) with Planned Development District (PDD) overlay
- Applicant: College Crossing Development, LLC
- 6. Preliminary Plat – Brown Townhomes – PUBLIC HEARING** **PP-2026-003**
- Request: Preliminary plat approval to subdivide approximately 0.69 acres into an 14-lot performance residential subdivision (townhomes)
- General Location: 311 East Samford Avenue
- Zoning District: Urban Neighborhood South (UN-S)
- Applicant: Lee Tharp, Kadre Engineering
- 7. Conditional Use – Project Joy – PUBLIC HEARING** **CU-2026-001**
- Request: Recommendation to City Council for conditional use approval for an industrial use (manufacturing facility)
- General Location: 2270 Riley Street
- Zoning District: Industrial (I)
- Applicant: John Coleman, Graham & Company on behalf of Agracel, Inc.
- 8. Conditional Use – Auto Services Center– PUBLIC HEARING** **CU-2026-003**
- Request: Recommendation to City Council for conditional use approval for a road service use (auto repair, paint/body work)
- General Location: 140 Spirit Drive
- Zoning District: Comprehensive Development District (CDD)
- Applicant: Brett Basquin, Foresite Group, LLC
- 9. Conditional Use – Project Dasom– PUBLIC HEARING** **CU-2026-004**
- Request: Recommendation to City Council for conditional use approval for an industrial use (automotive manufacturing)
- General Location: 2201 Riley Street
- Zoning District: Industrial (I)
- Applicant: Industrial Development Board
- 10. Conditional Use – Vapen Jays – PUBLIC HEARING** **CU-2026-005**
- Request: Recommendation to City Council for conditional use approval for a commercial and entertainment use (retail sale of consumable hemp)
- General Location: 1452 Opelika Road, Suite C
- Zoning District: Corridor Redevelopment District – Suburban (CRD-S)
- Applicant: Kimberly Meghan Hardesty on behalf of Azalea Properties, LLC

**11. Conditional Use – Ridgecrest Redevelopment – PUBLIC HEARING**

**CU-2026-006**

Request: Recommendation to City Council for conditional use approval for institutional (community housing services and daycare) and office use

General Location: 945 North Donahue Drive

Zoning District: Redevelopment District (RDD)

Applicant: Auburn Housing Authority

**12. Master Signage Plan – The District at Richland Road**

**MS-2026-003**

Request: Approval for a Master Signage Plan for The District at Richland Development

General Location: 1550 Richland Road

Zoning District: Comprehensive Development District (CDD) w/ Planned Development District (PDD) overlay

Applicant: Doug Center, Integrated Sign and Graphic (ISG)

**OTHER BUSINESS**  
**CHAIRMAN'S COMMUNICATION**  
**STAFF COMMUNICATION**  
**ADJOURNMENT**