AUBURN
ALABAMA

**November 2025**
**Meeting Schedule**

**18** **Auburn Public Library Board**, 10 a.m., Auburn Public Library, 749 E. Thach Avenue

**Greenspace Advisory Board**, 12 p.m., Harris Center, 425 Perry Street

**Committee of the Whole,** TBD, Council Chamber, 141 North Ross Street

**City Council,** 6 p.m., Council Chamber, 141 North Ross Street

**20** **Water Works Board,** 4 p.m., Water Board Conference Room, 1501 West Samford Avenue

**Meeting times and places are subject to change.**

For more information, including a map of City meeting locations,
please visit www.auburnalabama.org/boards.

# COMMITTEE OF THE WHOLE

# AGENDA

## November 18, 2025

## 5:55 PM

1. **CALL TO ORDER**. Mayor Anders.

2. **MINUTES**. November 4, 2025.

3. **QUESTIONS ON THE AGENDA**. City Manager Crouch.

4. **ADJOURNMENT**.

# CITY OF AUBURN

## COMMITTEE OF THE WHOLE

**November 4, 2025**

**MINUTES**

The City Council of the City of Auburn met in the Council Chamber of the Auburn Public Safety Building at 141 North Ross Street as a Committee of the Whole on Tuesday, November 4, 2025, at 5:55 PM.

1. **CALL TO ORDER**. Mayor Anders called the meeting to order.

The following Councilmembers were present: Tyler Adams, Max Coblentz, Tommy Dawson, Kelley Griswold, Sonny Moreman, Bob Parsons, Connie Taylor, Beth Witten and Mayor Ron Anders. Absent: None. Also present was City Manager Megan McGowen Crouch.

2. **MINUTES**. October 21, 2025.

Councilmember Moreman moved that the minutes be approved.
Councilmember Parsons seconded the motion, and all members voted aye.
Mayor Anders declared the minutes approved.

3. **PARKS AND RECREATION ADVISORY BOARD**. Mayor Pro Tem Witten.
Two (2) vacancies. Terms begin December 1, 2025, and end November 30, 2029.
Incumbents: Tammy Hollis (2 full terms) and AJ Harris (1 full term).

Mayor Pro Tem Witten nominated AJ Harris to the Parks and Recreation Advisory Board.
Councilmember Parsons seconded the motion.

Upon the vote for AJ Harris the following Councilmembers voted aye: Adams, Coblentz, Dawson, Griswold, Moreman, Parsons, Taylor, Witten and Mayor Anders.

Mayor Pro Tem Witten nominated Mary Mills to the Parks and Recreation Advisory Board.
Councilmember Parsons seconded the motion.

Upon the vote for Mary Mills the following Councilmembers voted aye: Adams, Coblentz, Dawson, Griswold, Moreman, Parsons, Taylor, Witten and Mayor Anders.

Mayor Anders said AJ Harris and Mary Mills would be appointed to the Parks and Recreation Advisory Board on the regular agenda.

5. **QUESTIONS ON THE AGENDA**. City Manager Crouch.

None.

6. **ADJOURNMENT**.

There being no further business, the meeting was adjourned at 5:57 PM.

_____
Mayor

ATTEST:

_____
City Manager

# Auburn City Council
# November 18, 2025
# 6:00 PM
# AGENDA

1. **CALL TO ORDER.** Mayor Anders.

2. **ROLL CALL.**

3. **PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE.**

4. **MAYOR AND COUNCIL COMMUNICATIONS.** Mayor Anders.

    a. Committee of the Whole.

    b. Announcements.

5. **AUBURN UNIVERSITY COMMUNICATIONS.**

6. **CITIZENS' COMMUNICATIONS ON AGENDA ITEMS.**

7. **CITY MANAGER'S COMMUNICATIONS.** City Manager Crouch.

    a. Board vacancy announcements. Appointments December 16, 2025.

        1. Cemetery Advisory Board. Two (2) vacancies. Terms begin January 1, 2026, and end December 31, 2030.

        2. Water Works Board. One (1) vacancy. Term begins January 20, 2026, and ends January 19, 2032.

8. **CONSIDERATION OF CONSENT AGENDA.**

    a. Minutes. November 4, 2025.

    b. Alcohol Beverage License. Aramark Educational Services, LLC d/b/a Plainsman Park. 140 – Special Events Retail ABC License. 351 South Donahue Drive.

    c. Taxpayer penalty waiver. Copper Beech.

d. Contracts and agreements.

1. 68V Greenwood Village 2026, LLC. Infrastructure development agreement. Greenwood Village. Postponed from October 21, 2025.

2. Campbell Oil Company. Fuel dispensing services for city-owned fueling stations.

3. Musco Sports Lighting, LLC. Purchase and installation of two (2) poles, fixtures, and components. Wire Road Soccer Complex. $51,900.

4. National Auto Fleet Group. Purchase one (1) 2026 Ford F-150 XL 4WD regular cab truck. Engineering Services. $47,307.84.

5. Roofing Solutions, LLC. H.C. Morgan Water Pollution Control Facility (WPCF) Blower and Electrical Building Reroofing Project. $81,000.

6. Samford Group Land, LLC. Development Agreement. Farmville Oaks.

e. Easements.

1. Industrial Development Board. Accept public right of way. "Beehive Road Plat No. 1 - Final Plat." Property located at the corner of Beehive Road and Biltmore Lane.

2. Legends of Magnolia Owners Association. Accept permanent sidewalk, drainage, utility and lighting easement and temporary construction easement. Toomer Streetscape. Property located at 126 Toomer Street.

f. Concurrence. Industrial Development Board. Sale of property to Core Scientific, Inc. for electrical substation.

9. **ORDINANCES.**

a. Ordinance declaring a temporary moratorium on the construction of multiple unit developments and private dormitory developments within the Urban Core and Urban Neighborhood – West zoning districts. Postponed from November 4, 2025.

b. Zoning and annexations. Planning Commission recommendations.

1. Greenwood Village Pre-zoning DDH. Pre-zone approximately 53.5 acres. Property located on West Farmville Road between Pepperwood Trail and Auburn Lake Road. Public hearing required. Postponed from October 21, 2025.

2. Greenwood Village Pre-zoning PDD. Pre-zone approximately 53.5 acres. Property located on West Farmville Road between Pepperwood Trail and Auburn Lakes Road. Public hearing required. Postponed from October 21, 2025.

3. Samples Property Annexation. Approximately 53.5 acres. Property located on West Farmville Road between Pepperwood Trail and Auburn Lakes Road. Postponed from October 21, 2025.

4. Cole Place, Phase 1 Annexation. Annexation of approximately 85.85 acres. Society Hill Road, east of Nash Creek Drive and north of the Mitchell Farms development (ADARE). Unanimous consent necessary.

5. Smith Annexation. Approximately 31.3 acres. Property located between W Farmville Road and Mrs. James Road. Unanimous consent necessary.

6. Rezoning. Mrs. James Road. Approximately 58 acres from Rural (R) to Large Lot Residential District (LLRD). Property located between West Farmville Road and Mrs. James Road. Unanimous consent necessary. Public hearing required.

10. **RESOLUTIONS.**

a. Conditional use approvals. Planning Commission recommendations. Public hearings required.

1. 665 Opelika Road. Institutional use (church).

2. Alley Glass Package Store. Commercial and entertainment use (package store). Property located at 114 West Magnolia Avenue, Suite D.

3. Warrior Court MUD. Performance residential use (Multi-Unit Development). Property located at 305 Warrior Court.

b. Tax Abatement Extension. Rausch & Pausch, L.P.

c. Tax Abatement Amendment. Shinhwa Auto USA Corp.

d. Beasley Construction Services, Inc. Auburn Softball Complex and Soccer Complex Project. $2,787,000.

e. Opelika-University FC Property, LLC. Commercial development agreement. Unanimous consent necessary.

f. Future Land Use Plan. Growth Change #8. Northside of West Farmville Road between Pepperwood Trail and Auburn Lakes Road. Public hearing recommended.

11. **OTHER BUSINESS.**

12. **CITIZENS' OPEN FORUM.**

13. **ADJOURNMENT.**

The City Council of the City of Auburn, Alabama, met in regular session on Tuesday, November 4, 2025, at 6:00 PM in the Council Chamber of the Auburn Public Safety Building at 141 North Ross Street.

1. **CALL TO ORDER**. Mayor Anders.

Mayor Anders called the meeting to order.

2. **ROLL CALL.**

The following Councilmembers were present: Tyler Adams, Max Coblentz, Tommy Dawson, Kelley Griswold, Sonny Moreman, Bob Parsons, Connie Taylor, Beth Witten, and Mayor Ron Anders. Absent: None. Also present was City Manager Megan Crouch.

3. **PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE.**

Mayor Anders invited all present to stand and join the Council in reciting the Pledge of Allegiance to the U.S. Flag and in observing a moment of silence after the Pledge.

4. **MAYOR AND COUNCIL COMMUNICATIONS.** Mayor Anders.

a. Employee of the Month and Service Awards. Video Presentation.

A video was shown to recognize the employee service awards for November 2025.

| | | |
|---|---|---|
| **Employee of the Month** | | |
| Michele Aultman | Environmental Services | |
| | | |
| **Service Awards** | | |
| Shawn Amason | Fire | 5 years |
| Joshua Evans | Fire | 5 years |
| Trent Posey | Fire | 5 years |
| Brian Owens | Inspection Services | 5 years |
| Steven Kranz | Office of the City manager | 5 years |
| | | |
| Retiree: | | |
| Montary Smith | Environmental Services | 25 years |

b. Committee of the Whole.

Mayor Anders provided a summary of the Committee of the Whole meeting previously held.

c. Announcements.

Mayor Anders thanked various groups for hosting him over the last two weeks and provided a preview of the events he will attend in the coming days. He also welcomed the Auburn High School SGA to the meeting.

Councilmember Witten said the AHS FFA recently attended the National FFA Convention in Indianapolis and recognized Shelby Foster for placing 10$^{th}$ in the Agriscience Fair and Kate Witten for receiving her American FFA Degree.

Councilmember Dawson thanked the Auburn Fire Department for recently assisting him at home.

5. **AUBURN UNIVERSITY COMMUNICATIONS.**

Auburn University SGA Executive Vice President of Outreach Vera Smith T updated the Council about events at Auburn University.

6. **CITIZENS' COMMUNICATIONS ON AGENDA ITEMS.**

Robert Wilkins (261 Denson Drive) spoke about items 8d1-8.

7. **CITY MANAGER'S COMMUNICATIONS**. City Manager Crouch.

None.

8. **CONSIDERATION OF CONSENT AGENDA.**

City Manager Crouch asked if any items should be removed from the consent agenda.

Councilmember Griswold removed items 8d6 and 8d11 from the consent agenda.

Councilmember Moreman removed item 8c from the consent agenda.

Councilmember Coblentz removed item 8b3 from the consent agenda.

Councilmember Witten moved that the items on the consent agenda be adopted.
Mayor Anders seconded the motion, and all members voted aye.
Mayor Anders declared the consent agenda approved.

a. Minutes. October 21, 2025. **APPROVED**

b. Alcohol beverage licenses.

1. Aramark Educational Services, LLC d/b/a Plainsman Park. 140 – Special Events Retail ABC License. 351 South Donahue Drive. **APPROVED**

2. Downtown Entertainment, LLC d/b/a KA Alumni Event Alabama Gameday. 140 – Special Events Retail ABC License. 940 Lem Morrison Drive. **APPROVED**

3. Downtown Entertainment, LLC d/b/a EN Alumni Event Alabama Gameday. 140 – Special Events Retail ABC License. 715 West Magnolia Avenue.

This item was removed from the consent agenda.

4. RaceTrac Alabama, Inc. d/b/a RaceTrac 2683. 050 – Retail Beer (Off Premises Only) and 070 – Retail Table Wine (Off Premises Only). 4809 Birmingham Highway. **APPROVED**

c. Waive residential trash collection fees. Designate Trash Amnesty 2026. March 9 - April 3, 2026.

This item was removed from the consent agenda.

d. Contracts and agreements.

1. AmChar Wholesale Inc. Purchase eighty (80) Springfield Arms Saint Victor AR-15 rifles and accessories. Police Department. $75,916. **Resolution No. 25-243**

2. Barge Design Solutions. Task Order No. STWTR 01-2026. Public Works. $71,000. **Resolution No. 25-244**

3. Beshears Tractor and Equipment. Purchase one (1) 2025 Kubota L3302HST Tractor. Parks and Recreation. $38,304.94. **Resolution No. 25-245**

4. Clark Equipment Company. Bobcat E60 Excavator Replacement. Public Works. $102,146.05. **Resolution No. 25-246**

5. Clark Equipment Company. Purchase of Bobcat T86 T4 Compact Track Loader. Public Works. $117,463.78. **Resolution No. 25-247**

6. McSweeney Auto. Purchase one (1) 2026 Chevrolet Colorado Crew Cab 4x4 Pickup Truck. Environmental Services. $33,570.49.

This item was removed from the consent agenda.

7. Stivers Ford Lincoln. Purchase (1) Ford F-150 Supercrew 4x4 pickup truck. Environmental Services. $52,260. **Resolution No. 25-249**

8. Stivers Ford Lincoln. Purchase four (4) 2025 Ford F-150 pick-up trucks. Police Department. $189,448. 9. Toter, LLC. Purchase 1,248 ninety-six **Resolution No. 25-250**

9. Toter, LLC. Purchase 1,248 ninety-six gallon roll-out garbage carts. $73,776. **Resolution No. 25-251**

10. Toter, LLC. Purchase 624 ninety-six gallon roll-out recycling carts. $40,880.80. **Resolution No. 25-252**

11. Walker Consultants. Maintenance and repairs to the Wright Street Parking Deck. $50,500.

This item was removed from the consent agenda.

e. Easements.

1. 68V Preserve 2023, LLC. Accept right-of-way and various easements. Preserve Phase 6B. Located on the north side of West Farmville Road, south of Partridge Lane. **Resolution No. 25-254**

2. Damsky Properties, LLC. Accept public utility easement. Polar Bek Subdivision. Located at 1111 South College Street. **Resolution No. 25-255**

3. Summer Wind, LLC. Accept public utility easement. Summer Wind Subdivision. Located at 1000 North Donahue Drive. **Resolution No. 25-256**

f. Board appointments. Parks and Recreation Advisory Board. Two (2) positions. Terms begin December 1, 2025, and end November 30, 2029.
**Resolution No. 25-257 (AJ Harris & Mary Mills)**

b. Alcohol beverage licenses.

3. Downtown Entertainment, LLC d/b/a EN Alumni Event Alabama Gameday. 140 – Special Events Retail ABC License. 715 West Magnolia Avenue.

City Manager Crouch said Downtown Entertainment, LLC d/b/a EN Alumni Event Alabama Gameday is seeking approval for a 140 – Special Events Retail alcohol beverage license.

Councilmember Coblentz said he pulled this item from the consent agenda to abstain from the vote.

Councilmember Parsons moved that the request be granted.
Councilmember Witten seconded the motion, and the following members voted aye: Adams, Dawson, Griswold, Moreman, Parsons, Taylor Witten, and mayor Anders. Voting no: none. Abstaining: Coblentz.
Mayor Anders declared the motion carried.

c. Waive residential trash collection fees. Designate Trash Amnesty 2026. March 9 - April 3, 2026.

City Manager Crouch said this resolution designates Trash Amnesty 2026.

Councilmember Moreman asked questions about Trash Amnesty.

Environmental Services Director Catrina Cook answered the questions.

Councilmember Witten moved that the resolution be adopted.
Councilmember Parsons seconded the motion, and all members voted aye.
Mayor Anders declared the resolution adopted.
**RESOLUTION No. 25-242**

d. Contracts and agreements.

6. McSweeney Auto. Purchase one (1) 2026 Chevrolet Colorado Crew Cab 4x4 Pickup Truck. Environmental Services. $33,570.49. **Resolution No. 25-248**

City Manager Crouch said this resolution authorizes the City Manager to execute a contract with McSweeney Auto.

Councilmember Griswold asked why this expansion vehicle was needed.

City Manager Crouch and Environmental Services Director Cook answered the question.

Councilmember Witten moved that the resolution be adopted.
Councilmember Adams seconded the motion, and the following members voted aye: Adams, Coblentz, Dawson, Moreman, Parsons, Taylor, Witten and Mayor Anders. Voting no: Griswold.
Mayor Anders declared the resolution adopted.
**RESOLUTION No. 25-248**

11. Walker Consultants. Maintenance and repairs to the Wright Street Parking Deck. $50,500.

City Manager Crouch said this resolution authorizes the City Manager to execute a contract with Walker Consultants.

Councilmember Griswold asked questions about the contract and scope of work.

City Manager Crouch, Public Works Director Dan Ballard, and Commercial Development Director Kevin Howard answered the questions.

Councilmember Coblentz moved that the resolution be adopted.
Councilmember Witten seconded the motion, and all members voted aye.
Mayor Anders declared the resolution adopted.
**RESOLUTION No. 25-253**

9. **ORDINANCES.**

a. Ordinance declaring a temporary moratorium on the construction of multiple unit developments and private dormitory developments within the Urban Core and Urban Neighborhood – West zoning districts.

City Manager Crouch said this ordinance declares a temporary moratorium on the construction of multiple unit developments and private dormitory developments within the Urban Core and Urban Neighborhood – West zoning districts. She said unanimous consent was necessary and public hearing was recommended.

Councilmember Adams moved to postpone the ordinance to November 18, 2025, with the understanding that this was the first reading and asked for a public hearing to be held that evening and on November 18.
Councilmember Parsons seconded the motion, and all members voted aye.
Mayor Anders declared the ordinance postponed to November 18, 2025.

Mayor Anders opened the public hearing.

Jim Beatty (431 Office Park Drive, Birmingham, AL) of Captsone Communities, asked the Council to exclude their development from a moratorium.

Robert Wilkins (261 Denson Drive) spoke in support of a moratorium.

Tom Hayley (1695 East University Drive) asked questions about the proposed moratorium and asked for a resolution as soon as possible.

Brian Worth (211 S. Gay Street) spoke against a “blanket” moratorium.

There being no further comments from the audience, Mayor Anders extended the public hearing to the November 18, 2025, City Council meeting.

10. **RESOLUTIONS.**

a. Contracts and agreements.

1. Environmental Products Group. Purchase Two (2) Grapple Lightning Loaders with Hardbox Body. Environmental Services. $562,304.

City Manager Crouch said this resolution authorizes the city manager to execute a contract with Environmental Products Group.

Councilmember Witten moved that the resolution be adopted.
Councilmember Coblentz seconded the motion, and all members voted aye.
Mayor Anders declared the resolution adopted.
**RESOLUTION No. 25-258**

2. Environmental Products Group. Purchase two (2) 2025 Kenworth L770 Duel Steer 31-yard side loaders. Environmental Services. $893,376.

City manager Crouch said this resolution authorizes the city manager to execute a contract with Environmental Products Group.

Councilmember Parsons moved that the resolution be adopted.
Councilmember Witten seconded the motion, and all members voted aye.
Mayor Anders declared the resolution adopted.
**RESOLUTION No. 25-259**

3. Stivers Chrysler, Dodge, Jeep, Ram. Purchase twelve (12) 2026 Dodge Durango Pursuit SUVs. Police Department. $555,513.88.

City manager Crouch said this resolution authorizes the city manager to execute a contract with Stivers Chrysler, Dodge, Jeep, Ram.

Councilmember Griswold said the vehicles to be purchased are replacement vehicles.

Councilmember Dawson moved that the resolution be adopted.
Councilmember Coblentz seconded the motion, and all members voted aye.
Mayor Anders declared the resolution adopted.
**RESOLUTION No. 25-260**

b. Vacation. RaceTrac, Inc. Property located at 4735 US Highway 280 West.

City Manager Crouch said this resolution assents to the vacation of a portion of the drainage and utility easement located at 4735 US Highway 280 West, and authorizes the mayor and city manager to execute a Quitclaim Deed relinquishing the Race Trac, Inc. She added that a public hearing was required.

Mayor Anders opened the public hearing.

There being no comments from the audience, Mayor Anders closed the public hearing.

Councilmember Coblentz moved that the resolution be adopted.
Councilmember Witten seconded the motion, and all members voted aye.
Mayor Anders declared the resolution adopted.
**RESOLUTION No. 25-261**

11. **OTHER BUSINESS.**

None.

12**.** **CITIZENS' OPEN FORUM.**

Robert Wilkins (261 Denson Drive) spoke about public records requests.

13. **ADJOURNMENT.**

Councilperson Witten moved that the meeting be adjourned.
Councilperson Adams seconded the motion, and all members voted aye.
The meeting was adjourned at 6:53 PM.

_____
Mayor

ATTEST:

_____
City Manager

# Agenda Item Summary

**Item No. 8 b**

| | |
|---|---|
| **Council Meeting Date** | November 18, 2025 |
| **Department** | Planning |
| **Submitted By** | Justice Wahid Cotton |
| **Agenda Section** | Consent |

**Name and address of person(s) or business(es) this item affects:**

Aramark Educational Services, LLC d/b/a Plainsman Park
351 South Donahue Drive
Auburn, AL 36849

**Description of item under consideration**

Plainsman Park ABC License. Approval of a 140 – Special Events Retail alcohol beverage license for property located at 351 South Donahue Drive (Plainsman Park and the surrounding area, including the parking lot) for special events to be held on the Auburn University campus on November 28-29, 2025. The application is consistent with the provisions of Chapter 3 of the City Code, which provides licensing requirements for establishments engaged in the sale of alcoholic beverages.

**Why is Council action needed?**

City Council action is requested by the State Alcoholic Beverage Control (ABC) Board. The State will not issue an alcoholic beverage license without municipal approval per Title 28, Chapter 3A of the Code of the State of Alabama.

**Is this a budgeted item?:** N/A

# STATE OF ALABAMA
## ALCOHOLIC BEVERAGE CONTROL BOARD
### ALCOHOL LICENSE APPLICATION
**Confirmation Number: 20251028081911332**

**Type License:** 140 - SPECIAL EVENTS RETAIL **State:** $150.00 **County:** $75.00

**Type License:** **State:** **County:**

**Trade Name:** PLAINSMAN PARK **Filing Fee:** $50.00

**Applicant:** ARAMARK EDUCATIONAL SERVICES LLC **Transfer Fee:**

**Location Address:** 351 SOUTH DONAHUE DRIVE SURROUNDING AREAS INCLUDING PARKING LOT AUBURN, AL 36849

**Mailing Address:** 317 EAST CARSON STREET SUITE 333 PITTSBURGH, PA 15219

**County:** LEE **Tobacco sales:** NO **Tobacco Vending Machines:**

**Product Type:** **Type Ownership:** LLC

**Book, Page, or Document info:** SRV070398122-0440908

**Do you sell Draft Beer?:**

**Date Incorporated:** 04/04/2007 **State incorporated:** DE **County Incorporated:** NEW CASTLE

**Date of Authority:** 04/18/2007

**Federal Tax ID:** 23-1354443 **Alabama State Sales Tax ID:** 680001211

| Name: | Title: | Date and Place of Birth: | Residence Address: |
|---|---|---|---|
| JAMES JOHN TARANGELO<br>T05353837104732 - NJ | TREASURER | 04/19/1973<br>EAST BRUNSWICK, NJ | 39 MIDDLETON ROAD<br>MOORESTOWN , NJ 08057 |
| JOHN ROBERT DONOVAN<br>2156873237 - FL | MEMBER | 09/03/1958<br>ALBANY, GA | 660 13TH AVENUE SOUTH<br>NAPLES, FL 34102 |
| | | | |

Has applicant complied with financial responsibility ABC RR 20-X-5-.14? YES
Does ABC have any actions pending against the current licensee? NO
Has anyone, including manager or applicant, had a Federal/State permit or license suspended or revoked? NO
Has a liquor, wine, malt or brewed license for these premises ever been denied, suspended, or revoked? NO
Are the applicant(s) named above, the only person(s), in any manner interested in the business sought to be licensed? YES
Are any of the applicants, whether individual, member of a partnership or association, or officers and directors of a corporation itself, in any manner monetarily interested, either directly or indirectly, in the profits of any other class of business regulated under authority of this act? NO
Does applicant own or control, directly or indirectly, hold lien against any real or personal property which is rented, leased or used in the conduct of business by the holder of any vinous, malt or brewed beverage, or distilled liquors permit or license issued under authority of this act? NO
Is applicant receiving, either directly or indirectly, any loan, credit, money, or the equivalent thereof from or through a subsidiary or affiliate or other licensee, or from any firm, association or corporation operating under or regulated by the authority of this act? NO

**Contact Person:** RAYMOND BELL
**Business Phone:** 251-300-6293
**Fax:**

**Home Phone:** 251-300-6293
**Cell Phone:**
**E-mail:** RBELL@MAYNARDNEXSEN.COM

PREVIOUS LICENSE INFORMATION:
Trade Name:
Applicant:

Previous License Number(s)
License 1:
License 2:

# STATE OF ALABAMA
## ALCOHOLIC BEVERAGE CONTROL BOARD
### ALCOHOL LICENSE APPLICATION
**Confirmation Number: 20251028081911332**

If applicant is leasing the property, is a copy of the lease agreement attached? YES
Name of Property owner/lessor and phone number: AUBURN UNIVERSITY 334-844-1216
What is lessors primary business? EDUCATIONAL INSTITUTION
Is lessor involved in any way with the alcoholic beverage business? NO
Is there any further interest, or connection with, the licensee's business by the lessor? NO

Will the business require an age restriction for all patrons/customers to be 21 years of age or older?
Does the premise have a fully equipped kitchen? NO
Is the business used to habitually and principally provide food to the public? NO
Does the establishment have restroom facilities? NO
Is the premise equipped with services and facilities for on premises consumption of alcoholic beverages? YES

Will the business be operated primarily as a package store? NO
Building Dimensions Square Footage: 1000 Display Square Footage:
Building seating capacity: 16 Does Licensed premises include a patio area? YES
License Structure: SINGLE STRUCTURE License covers: OTHER
Number of licenses in the vicinity: 0 Nearest:
Nearest school: Nearest church: Nearest residence: 0 blocks
Location is within: CITY LIMITS Police protection: CITY

Has any person(s) with any interest, including manager, whether as sole applicant, officer, member, or partner been charged (whether convicted or not) of any law violation(s)? NO

| Name: | Violation & Date: | Arresting Agency: | Disposition: |
|---|---|---|---|
| | | | |
| | | | |
| | | | |

# STATE OF ALABAMA
## ALCOHOLIC BEVERAGE CONTROL BOARD
### ALCOHOL LICENSE APPLICATION
**Confirmation Number: 20251028081911332**

**Initial each** — **Signature page**

RB In reference to law violations, I attest to the truthfulness of the responses given within the application.

RB In reference to the Lease/property ownership, I attest to the truthfulness of the responses given within the application.

RB In reference to ACT No. 80-529, I understand that if my application is denied or discontinued, I will not be refunded the filing fee required by this application.

RB In reference to Special Retail or Special Events retail license, Wine Festival and Wine Festival Participant Licenses, and Food or Beverage Truck Licenses, I agree to comply with all applicable laws and regulations concerning this class of license, and to observe the special terms and conditions as indicated within the application.

X In reference to the Club Application information, I attest to the truthfulness of the responses given within the application.

X In reference to the transfer of license/location, I attest to the truthfulness of the information listed on the attached transfer agreement.

RB In accordance with Alabama Rules & Regulations 20-X-5-.01(4), any social security number disclosed under this regulation shall be used for the purpose of investigation or verification by the ABC Board and shall not be a matter of public record.

RB The undersigned agree, if a license is issued as herein applied for, to comply at all times with and to fully observe all the provisions of the Alabama Alcoholic Beverage Control Act, as appears in Code of Alabama, Title 28, and all laws of the State of Alabama relative to the handling of alcoholic beverages.

The undersigned, if issued a license as herein requested, further agrees to obey all rules and regulations promulgated by the board relative to all alcoholic beverages received in this State. The undersigned, if issued a license as herein requested, also agrees to allow and hereby invites duly authorized agents of the Alabama Alcoholic Beverage Control Board and any duly commissioned law enforcement officer of the State, County or Municipality in which the license premises are located to enter and search without a warrant the licensed premises or any building owned or occupied by him or her in connection with said licensed premises. The undersigned hereby understands that he or she violate any provisions of the aforementioned laws his or her license shall be subject to revocation and no license can be again issued to said licensee for a period of one year. The undersigned further understands and agrees that no changes in the manner of operation and no deletion or discontinuance of any services or facilities as described in this application will be allowed without written approval of the proper governing body and the Alabama Alcoholic Beverage Control Board.

RB I hereby swear and affirm that I have read the application and all statements therein and facts set forth are true and correct, and that the applicant is the only person interested in the business for which the license is required.

Applicant Name (print): Raymond Bell

Signature of Applicant: [signature]

Notary Name (print): Abigail Montgomery

Notary Signature: [signature]

ABIGAIL MONTGOMERY
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM. EXP. 11/27/28

Commission expires: 11/27/28

**Application Taken:** **App. Inv. Completed:** **Forwarded to District Office:**
**Submitted to Local Government:** **Received from Local Government:**
**Received in District Office:** **Reviewed by Supervisor:** **Forwarded to Central Office:**

# STATE OF ALABAMA
## ALCOHOLIC BEVERAGE CONTROL BOARD
### ALCOHOL LICENSE APPLICATION

**Confirmation Number: 20251028081911332**

**Private Clubs / Special Retail / Special Events / Wine Festival or Wine Festival Participants licenses ONLY**

**Private Club**
Does the club charge and collect dues from elected members?
Number of paid up members:
Are meetings regularly held?
How often?
Is business conducted through officers regularly elected?
Are members admitted by written application, investigation, and ballot?
Has Agent verified membership applications for each member listed?
Has at least 10% of members listed been confirmed and highlighted? Agent's Initials:
For what purpose is the club organized?
Does the property used, as well as the advantages, belong to all the members?
Do the operations of the club benefit any individual member(s), officer(s), director(s), agent(s), or employee(s) of the club rather than to benefit of the entire membership?

**Special Retail**
Is it for 30 days or less?
More than 30 days?

Franchisee or Concessionaire of above?
Other valid responsible organization:
Explanation:

**Special Events / Special Retail (7 days or less)**
Starting Date: 11/28/2025 Ending Date: 11/29/2025
Special terms and conditions for special event/special retail:
THE EVENT WILL BE HELD ON 11/28/2025-11/29/2025 IN THE PARKING LOT OF PLAINSMAN PARK. THE BEER GARDEN POP UP WILL SERVE BEER.

**Wine Festival / Wine Festival Participant licenses (5 Days or Less)**
Starting Date: Ending Date:
Special terms and conditions for special event/special retail:

**Other Explanations**
Does anyone involved with this license application have any monetary interest in any other ABC licensed/permitted establishment?: ARAMARK EDUCATIONAL SERVICES LLC HOLDS MULTIPLE LIQUOR LICENSES ACROSS THE STATE.
License Covers: BASEBALL STADIUM AND SURROUNDING AREAS INCLUDING PARKING LOT.
Are there any special restrictions, instructions, and/or conditions for this license?: THE EVENT WILL BE HELD ON 11/28/2025-11/29/2025 IN THE PARKING LOT OF PLAINSMAN PARK. THE BEER GARDEN POP UP WILL SERVE BEER.

**Receipt Confirmation Page**

**Receipt Confirmation Number: 20251028081911332**

**Application Payment Confirmation Number:** 113499474

| Payment Summary | |
|---|---|
| **Payment Item** | **Fee** |
| Application Fee for License 140 | $50.00 |
| **Total Amount to be Charged** | $50.00 |

**License Payment Confirmation Number:**

| Payment Summary | | | |
|---|---|---|---|
| **Payment Item** | **County Fee** | **State Fee** | **Total Fee** |
| 140 - SPECIAL EVENTS RETAIL | $75.00 | $150.00 | $225.00 |
| | | | $0.00 |
| **Total Amount to be Charged** | $75.00 | $150.00 | $225.00 |

**Application Type**

Application Type: APPLICATION

**Applicant Information**

License Type 1: 140 - SPECIAL EVENTS RETAIL
License Type 2:
License County: LEE
Business Type: LLC
Trade Name: **PLAINSMAN PARK**
Applicant Name: **ARAMARK EDUCATIONAL SERVICES LLC**
Location Address: 351 SOUTH DONAHUE DRIVE SURROUNDING AREAS INCLUDING PARKING LOT
AUBURN, AL 36849
Mailing Address: 317 EAST CARSON STREET SUITE 333
PITTSBURGH, PA 15219
Contact Person: RAYMOND BELL
Contact Home Phone: 251-300-6293
Contact Business Phone: 251-300-6293
Contact Fax:
Contact Cell Phone:
Contact Email Address:
Contact Web Address:
Contact Relationship to Applicant: LIQUOR COUNSEL

# ABC Application Business License and Zoning Verification Form

Date: 10.29.2025

Applicant name and address: Aramark Educational Services, LLC
317 East Carson Street, Suite 333
Pittsburgh, PA 15219

Trade Name and event location: Plainsman Park
351 South Donahue Drive
Auburn, AL 36849

**Alabama ABC Board License Confirmation Number:** **20251028081911332**

**Finance Department – Business License Verification**

This application is for: A [] new or an [**X**] existing business that [**X**] does or [] does not have an alcohol beverage license.

This is a [**X**] new application [ ] change in ownership [ ] change of name [ ] change of application type

| | | | |
|---|---|---|---|
| This business holds a current business license. | [**X**] Yes | [ ] No | [ ] N/A |
| If no, has a business license application been submitted? | [ ] Yes | [ ] No | [**X**] N/A |
| This business is current on all City license fees and taxes. | [**X**] Yes | [ ] No | [ ] N/A |

**Planning Department – Zoning Verification**

Type of License Requested: 140 – Special Events Retail

Zoning Classification: Holding District (HD)

Permitted Use [**X**] **or** Conditional Use [ ]

Date of Conditional Use approval: n/a

Comments: This license is for an event scheduled to take place on Auburn University property at 351 South Donhaue Drive (Plainsman Park and the surrounding area, including the parking lot) on November 28-29, 2025. The property is State-owned; therefore, it is not subject to the City's zoning regulations.

Planning review by: Amber English Date: October 29, 2025

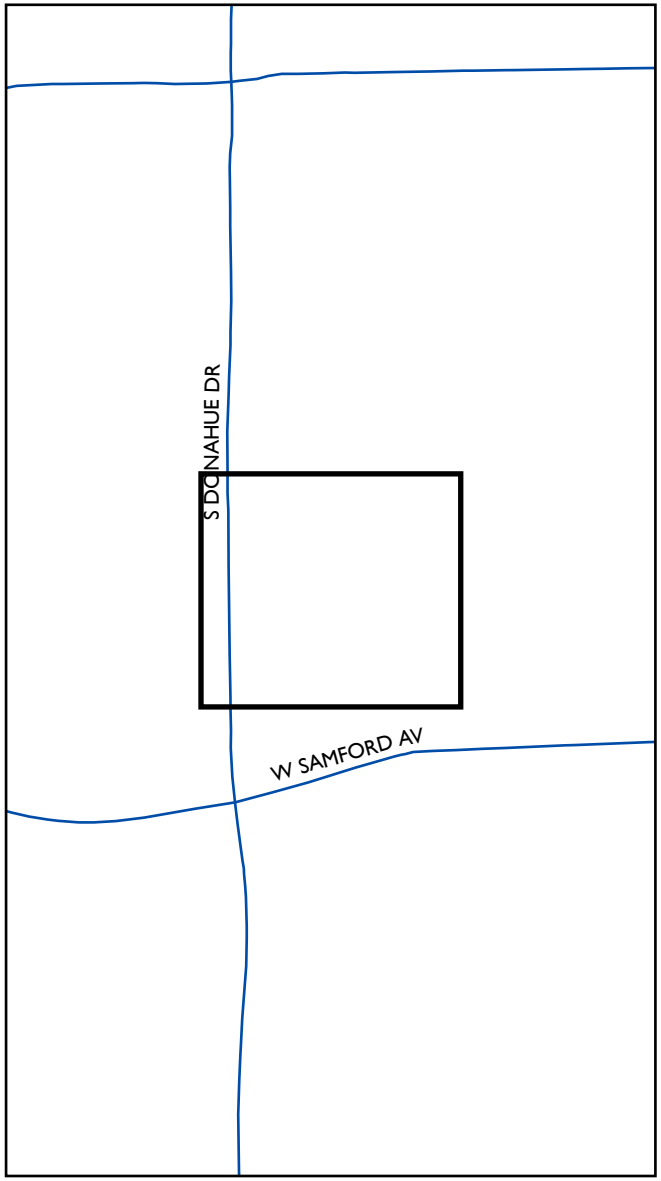
# Plainsman Park

ABC License

Special Events Retail




## Vicinity Map




Subject Property

0 65 130 260

Feet

The applicant is seeking approval for a Special Events Retail alcohol beverage license located at 351 South Donahue Drive (Plainsman Park and the surrounding area, including the parking lot) in the Holding District (HD) zoning district. The special event is scheduled to be held November 28-29, 2025.

N

Planning Dept.
08/27/2025

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

# Agenda Item Summary

**Item No. 8 c**

| | |
|---|---|
| **Council Meeting Date** | November 18, 2025 |
| **Department** | Finance |
| **Submitted By** | Allison Edge |
| **Agenda Section** | Consent |

**Name and address of person(s) or business(es) this item affects:**

Copper Beech
575 Shelton Mill Road
Auburn, AL 36830

**Description of item under consideration**

Copper Beech is requesting a waiver of $7,244.39 in penalties from late payment of residential rental license fees. All associated taxes and interest have been paid, and this company has not requested a waiver of penalty previously.

**Why is Council action needed?**

In accordance with Section 12-1(c) of the City Code, Council action is required on all penalty waiver requests exceeding $1,000.

**Is this a budgeted item?:** N/A

AUBURN
ALABAMA

# MEMORANDUM

**TO:** Megan McGowen Crouch

**THROUGH:** Allison D. Edge, Finance Director/Treasurer

**FROM:** LaTrice K. Mose, Revenue Manager

**DATE:** November 6, 2025

**SUBJECT:** Copper Beach – Penalty Waiver Request

In April 2013, the City Council passed Ordinance 2816 establishing a "one-time waiver" of penalties not more than once every three years, as recognition of good faith and trust in the business community of Auburn. This ordinance grants waivers of penalties regardless of the reason and was passed in accordance with Section 11-51-93 of the Code of Alabama which provides that no penalty shall be assessed or, if assessed, shall be waived if reasonable cause exists. Under this code section, reasonable cause includes deaths, accidents, natural disasters, and erroneous advice given by the taxing authority. Furthermore, this section states that a municipality may, but is not required to, waive the penalty for other reasons, which is where the Council derived the "one-time waiver."

Copper Beech is requesting a penalty waiver in the amount of $7,244.39 pursuant to Ordinance 2816. This waiver is for penalties assessed from late payment of residential rental license fees. All associated taxes and interest have been paid. Copper Beech has never been granted a "one-time waiver" of penalties.

Finance department staff recommends approval of this penalty waiver in accordance with the current rules set forth in Ordinance 2816. This ordinance requires that all penalty waivers greater than $1,000 be approved by the City Council. The penalty waiver request will be presented to the Council for consideration at the November 18, 2025, meeting.

City of Auburn

*Taxpayer Waiver Request to City Council*

Penalty waivers more than $1,000.00 require City Council approval

Council agenda of November 18, 2025

Taxpayer's name and address Copper Beech , 575 Shelton Mill Rd Auburn, AL 36830

Amount of waiver requested in writing by taxpayer $ 7,244.39

Taxpayer's due diligence documented ☑ Yes ☐ No

Taxpayer has previously received a penalty waiver ☐ Yes ☑ No

City ordinance authorizes the granting of one waiver to each taxpayer within a 3- year period.

Finance Director's recommendation ☑ Approval ☐ Denial

City Manager's recommendation ☑ Approval ☐ Denial

Waiver request reviewed and submitted by

LaTrice K. Mose 9/10/2025

LaTrice Mose, Revenue Manager Date

*I hereby acknowledge that I was duly notified that the waiver request must go before City Council and will become a part the City Council Meeting Minutes which is public record.

09/09/2025

*Taxpayer Signature Date

Council action ____ Approval ____ Denial

# Agenda Item Summary

**Item No. 8 d 1**

| | |
|---|---|
| **Council Meeting Date** | November 18, 2025 |
| **Department** | Development Services |
| **Submitted By** | Scott Cummings |
| **Agenda Section** | Consent |

**Name and address of person(s) or business(es) this item affects:**

68V Greenwood Village 2026, LLC
707 Belrose Ave
Daphne, AL 36526

**Description of item under consideration**

Authorization is requested for the City of Auburn to execute an infrastructure development agreement with 68V Greenwood Village 2026, LLC for public infrastructure improvements associated with the proposed Greenwood Village, a mixed unit development that includes a single-family detached residential subdivision with commercial lots located along Farmville Road east of Pepperwood Trail and north of Farmville Road. The agreement describes how the developer would provide a financial contribution toward the construction of the intersection improvements at Farmville Road and North Donahue Drive as well as improve Pepperwood Trail along the western boundary of the development. The developer must acquire a drainage and utility easement(s) from Farmville Road southward to the existing sanitary sewer system and dedicate the easement(s) to the City as well as construct a gravity sanitary sewer pipe to provide service to the development. The attached memorandum and infrastructure development agreement provide further details as to the requirements and obligations of the developer for the proposed development.

This item was postponed by the City Council at its October 21 meeting.

**Why is Council action needed?**

City Council action is needed to authorize the City Manager to execute a development agreement for activities related to development of the Greenwood Village mixed use development.

**Is this a budgeted item?:** N/A

AUBURN
ALABAMA

# MEMORANDUM

**TO:** Megan McGowen Crouch, City Manager

**FROM:** Scott Cummings, Development Services Executive Director

**DATE:** September 25, 2025

**SUBJECT:** Greenwood Village Infrastructure Development Agreement

Staff have been meeting for months with representatives for the Greenwood Village mixed use development that includes commercial and residential uses. The property located on Farmville Road east of North Donahue Drive and adjacent to Pepperwood Trail, would require annexation and rezoning actions to support the proposed density and uses. This infrastructure development agreement acknowledges infrastructure improvements required in order to support the development of this property as proposed.

The development agreement defines the requirements of the developer to contribute a pro rata share of its traffic load on North Donahue Drive toward improvements of the road and Farmville Road intersection. The developer would also be required to make improvements to Pepperwood Trail to bring the segment adjacent to the property up to a paved public street standard and dedicate any necessary right-of-way consistent with the City's street standards. The developer would also be required to dedicate additional right-of-way along Farmville Road to support future improvements.

In addition to the street infrastructure improvements summarized above, the developer will be required to secure a drainage and utility easement from Farmville Road to the existing sanitary sewer system across private property and dedicate the easement(s) to the City. In addition to acquiring the easement(s), the developer shall construct a gravity sanitary sewer from its new development to the existing public sewer system prior to being able to receive building permits in the development.

RESOLUTION NO. _____

BE IT RESOLVED by the City Council of the City of Auburn, Alabama, that for the certain Development Agreement for Greenwood Village attached hereto and made a part hereof by reference by and between the City of Auburn, Alabama and 68V Greenwood Village 2026, LLC (Developer), is hereby duly accepted and approved and that the City Manager be and is hereby duly authorized, directed, and empowered to execute the Development Agreement for and on behalf of the City of Auburn.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the 18th day of November 2025.

_____
Mayor

ATTEST:

_____
City Manager

**State of Alabama** )
**Lee County** )

AUBURN

## INFRASTRUCTURE DEVELOPMENT AGREEMENT

This Agreement made and entered into on this the ____ day of _____, 20__, by and between the City of Auburn, Alabama, a municipal corporation (hereinafter referred to as the "City") 68V Greenwood Village 2026, LLC (hereinafter referred to as the "Developer").

## STATEMENT OF BACKGROUND INFORMATION

1. The Developer owns, or plans to purchase, real property described in Exhibit A.

2. The real property described by the legal description in Exhibit A is proposed to be developed into a 146-lot single-family detached residential subdivision with two commercial outparcels located along Farmville Road known as "Greenwood Village" (the "Development") with its master plan shown in Exhibit B.

3. The Developer and the City have negotiated certain matters pertaining to the Developer's upgrade/expansion of public infrastructure necessary to support the Development under the terms and conditions set forth below.

4. The parties hereto desire to reduce to writing the responsibilities and obligations of each party.

## STATEMENT OF AGREEMENT

NOW, THEREFORE, for and in consideration of the above recitations, and the mutual covenants of the agreements contained herein, the parties do hereby agree as follows:

## SECTION I
## GENERAL REQUIREMENTS

A. The Developer shall provide adequate public access during construction along and within the property for City of Auburn public safety and inspection personnel.

B. The Development shall be planned and constructed in accordance with all requirements and standards set by the City of Auburn in addition to any requirements agreed to by the City and Developer as set forth herein.

C. In the event the City does not approve the Development or the Developer does not obtain required permits or does not complete its purchase of the property described above, this Agreement shall become null and void.

## SECTION II
## TRANSPORTATION INFRASTRUCTURE

A. The Developer proposes to construct a residential development with a commercial product located along Farmville Road as shown in Exhibit B. The proposed development will impact the intersection of Farmville Road and North Donahue Drive that is planned for future improvements. As a result, the developer should contribute $146,000 as a pro rata share of the peak traffic volume predicted to influence North Donahue and its intersection with Farmville Road. Payment terms are described herein Section IV below. To accommodate the intersection widening required transition and taper lengths, 20 feet additional right-of-way shall be platted along Farmville Road and dedicated with the final plat.

B. As part of the Development, the Developer shall improve Pepperwood Trail along the western boundary of the Development from Farmville Road to the northmost boundary of the Development adjacent to Pepperwood Trail. This includes the western entrance to the Development. The improved section of Pepperwood Trail shall be built to local residential design standard, including the sidewalk from the development entrance to Farmville Road. Any additional right-of-way needed to maintain the design standard through this section along Pepperwood Trail shall be platted and dedicated with the final plat.

## SECTION III
## SANITARY SEWER INFRASTRUCTURE

The Developer shall obtain all easements to cross private property to construct a new gravity sanitary sewer main to extend the existing sanitary sewer system to connect to and serve the Development. The Developer shall have constructed the gravity sewer extension to the Development with that being inspected and approved prior to final plat approval for any new residence or commercial establishment in the Development. Easements shall be public drainage and utility easements deeded to the City of Auburn.

## SECTION IV
## SUMMARY OF PAYMENT

The Developer shall pay the City a lump sum total of $146,000 as a pro rata share for improvements to North Donahue Drive and its intersection with Farmville Road. Payment shall be made with the final plat (or final plat for first phase if a phased development if platted in phases).

## SECTION VI
## LEGAL EFFECT & LIMITATIONS OF THIS DEVELOPMENT AGREEMENT

The parties hereto shall be bound by the following:

A. This Agreement shall be binding on the parties hereto, their successors and assigns.

B. All conditions, restrictions, stipulations, and safeguards contained in this Agreement may be enforced by either party hereto by action at law or equity, and all costs of such proceedings, including reasonable attorney fees, shall be paid by the defaulting party.

C. The approval granted by this Agreement is limited. Such approval shall not be construed to obviate the duty of the Developer to comply with all applicable local review and permitting procedures, except where otherwise specifically provided. Such approval shall not be construed to obviate the duty of the Developer to comply with all applicable state review and permitting procedures. Such approval shall not obviate the duty of the Developer to comply with any city ordinance or other regulation adopted after the effective date of this Agreement.

D. The Developer shall explicitly comply with all ordinances and regulations of the City as the same pertains to the Development, including but not limited to all zoning, subdivision, sediment control, planning and engineering ordinances and regulations.

E. The provisions of this Agreement shall terminate at the earliest of either:

(1) all the requirements of the Developer described herein above have been completed and accepted by the City, or,

(2) twenty (20) years from the date of approval of this Agreement by the City Council unless an extension is approved by the City Council of the City of Auburn.

If the Developer has satisfied its obligations hereunder prior to the expiration of 20 years, the City Manager may issue a statement to certify that the provisions of this Agreement have been satisfied.

## SECTION VII
## SEVERABILITY

In the event that any portion or section of this Agreement is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this Agreement, which shall remain in full force and effect.

## SECTION VIII
## ENFORCEABILITY

This Agreement shall become effective upon its adoption by the City Council of the City of Auburn, Alabama and execution by a duly authorized officer of Developer.

## SECTION IX
## BINDING EFFECT

This Agreement shall be recorded in the office of the Judge of Probate of Lee County, Alabama, and shall run with the land and the binding upon the parties hereto, their successors and assigns.

*****THE REMAINDER OF THIS PAGE IS INTENTIALLY LEFT BLANK*****

**WHEREOF**, this Agreement has been executed by the parties hereto in duplicate, each of which shall constitute an original on this the ____ day of _____, 20____.

CITY OF AUBURN, A MUNICIPAL CORPORATION,

BY: _____
MEGAN MCGOWEN CROUCH
Its: CITY MANAGER

ATTEST:

By: _____
LINDSAY MANLEY
Its: ASSISTANT CITY CLERK

_____

By: _____
Name: _____
Its: _____

ATTEST:

By: _____

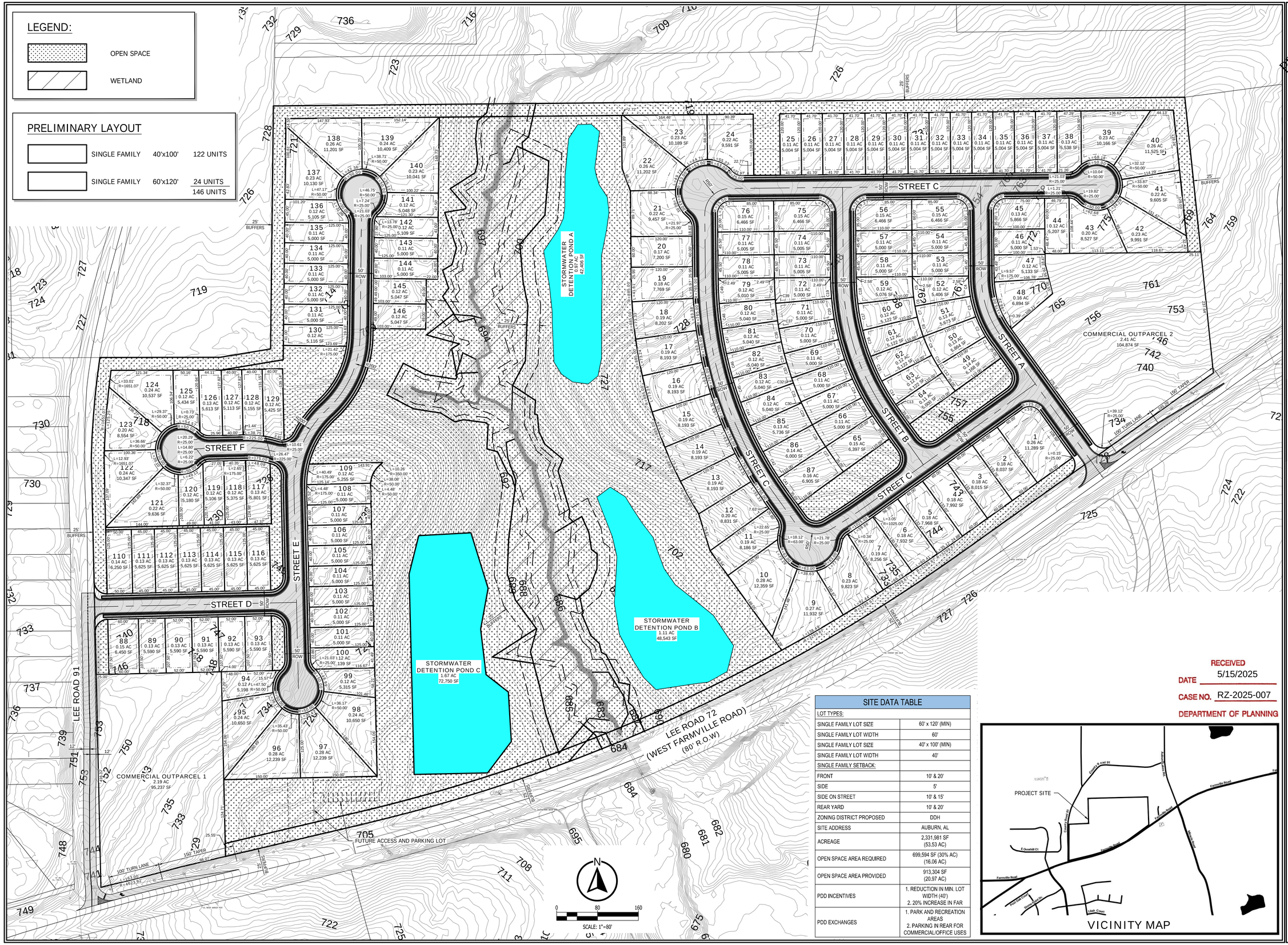
# Exhibit A
## Legal Description

Commencing at a found ½" rebar at the Northeast corner of Lot 26, Highlands Subdivision, Sector 1 as recorded in plat book 27 at page 17 in the Office of the Judge of Probate for Lee County, Alabama, thence North 88'50'28"; east, 10.29 feet to a found 1.2" rebar in the Western Right of Way for Lee Road 091; thence North 89'41'15" East, 41.09 feet to a found ¾" open top iron pin by T. Richard Fuller (TRF), said pin is at the Northwestern corner of the Samples Property and is the Point of Beginning of said property escribed herein: from the POINT OF BEGINNING, then North 89'54'33" Esat, a distance of 235.31 feet to a found ½" rebar by Zack D Sprayberry (ZDS); thence North 80'34'20" East, a distance of 100.00 feet to a found ½" rebar at a fence corner; thence North 00'39'19" East, a distance of 475.65 feet to a found 1" open top pin (disturbed) at the Southwest corner of Lot 1, Golden Subdivision (plat book 36, page 197); thence along Lot 1, North 89'2711" East, a distance of 1783.30 feet to a found ¾" open top iron pin (disturbed); thence along the West line of the Landreth Property South 05'55'28" East, a distance of 542.45 feet to a found ¾" open top iron pin in the North right of way of Lee Road 72 (Farmville Road); thence along the North right of way of said road South 54'30'38" West, a distance of 610.18 feet to a set ½" rebar by Precision Surveying (CA788) at the accepted road station 24+12.22 to the beginning of the curve concave to the northwest, having a radius of 3324.67 feet and a chord of South 65'38'18" West, 1283.29 feet to a found concrete right of way monument at sta 11+03.40; thence South 76'45'57" west tangent to said curve, a distance of 362.24 feet to a concrete right of way monument sta 7+40; thence along the curve of the North right of way for Lee Road 72 along a curve concave to the south having a radius of 4623.92 feet and a chord which bears South 75'44'51" west 162.99 feet for an arc distance of 163.00 feet to a set ½" rebar (CA788); thence along a curve concave to the east having a radius of 1676.07 feet and a chord which bears North 04'53'44" East 196.21 feet for an arc distance of 1296.32 feet to the Point of Beginning.

Said parcel is referenced as being described in deed book 2623, page 535 and is bounded on the West by Lee Road 91, the Northwest by Auburn University property, on the North by Golden Subdivision, Lot 1, on the East by the Landreth property, on the south be Lee Road 72. Containing 53.53 acres, more or less and lying in Section 2, Township 19 North, Range 25 Eat, Auburn, Lee County, Alabama.

# Exhibit B

**[See the next page]**




| SITE DATA TABLE | |
|---|---|
| LOT TYPES: | |
| SINGLE FAMILY LOT SIZE | 60' x 120' (MIN) |
| SINGLE FAMILY LOT WIDTH | 60' |
| SINGLE FAMILY LOT SIZE | 40' x 100' (MIN) |
| SINGLE FAMILY LOT WIDTH | 40' |
| SINGLE FAMILY SETBACK: | |
| FRONT | 10' & 20' |
| SIDE | 5' |
| SIDE ON STREET | 10' & 15' |
| REAR YARD | 10' & 20' |
| ZONING DISTRICT PROPOSED | DDH |
| SITE ADDRESS | AUBURN, AL |
| ACREAGE | 2,331,981 SF (53.53 AC) |
| OPEN SPACE AREA REQUIRED | 699,594 SF (30% AC) (16.06 AC) |
| OPEN SPACE AREA PROVIDED | 913,304 SF (20.97 AC) |
| PDD INCENTIVES | 1. REDUCTION IN MIN. LOT WIDTH (40') 2. 20% INCREASE IN FAR |
| PDD EXCHANGES | 1. PARK AND RECREATION AREAS 2. PARKING IN REAR FOR COMMERCIAL/OFFICE USES |



VICINITY MAP

RECEIVED
DATE 5/15/2025
CASE NO. RZ-2025-007
DEPARTMENT OF PLANNING

PRELIMINARY NOT FOR CONSTRUCTION

KADRE ENGINEERING
BIRMINGHAM · AUBURN · ORANGE BEACH

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These drawings and design intent are the sole property of Kadre Engineering, LLC which may not be reproduced without the written permission.

| No. | Revision | Date |
|---|---|---|
| - | - | --/--/-- |

# GREENWOOD VILLAGE
68VENTURES
AUBURN, AL

SHEET TITLE:
PRELIMINARY LAYOUT
CONCEPT #1

DRAWN BY: INITIALS
CHECKED BY: INITIALS
DATE: 05-16-25
PROJECT NUMBER: 24036
SCALE: 1"=80'
SHEET NUMBER: C1.0
01 of 01

# Agenda Item Summary

**Item No. 8 d 2**

| | |
|---|---|
| **Council Meeting Date** | November 18, 2025 |
| **Department** | Public Works |
| **Submitted By** | Dan Ballard |
| **Agenda Section** | Consent |

**Name and address of person(s) or business(es) this item affects:**

Campbell Oil Company
418 Peanut Road
Elizabethtown, NC 28337

**Description of item under consideration**

Resolution authorizing the City Manager to execute a contract with Campbell Oil Company to provide fuel dispensing services beginning on the date the contract is executed and running through September 30, 2026, including an option to renew thereafter for up to two (2) additional one-year terms. Under State of Alabama Petroleum Products Contract Number T104 through Master Agreement MA23000000424, Campbell Oil Company will provide unleaded and diesel fuel to the City's on-site fueling stations for a cost of $0.0325 per gallon over the average weekly Oil Price Information Service (OPIS) for unleaded fuel and $0.0475 per gallon over the average weekly OPIS for diesel fuel.

**Why is Council action needed?**

Council action is needed to authorize purchases in excess of $30,000.

**Is this a budgeted item?:** Yes

AUBURN
ALABAMA

# MEMORANDUM

**TO:** Megan McGowen Crouch, City Manager

**THROUGH:** Keith Williams, Executive Director of Public Services

**FROM:** Daniel Ballard, Public Works Director

**DATE:** October 28, 2025

**SUBJECT:** Citywide Total Fuel Dispensing Agreement

The Public Works Department is requesting City Council approval to enter into a Fuel Dispensing Agreement with Campbell Oil Company for the provision of diesel fuel, unleaded fuel, and diesel exhaust fluid. The price for these products is established by the State of Alabama Petroleum Products Contract #T104 through Master Agreement MA23000000424.

The City currently owns and operates two fuel stations, one located at the Bailey-Alexander Water and Sewer Complex at 1501 West Samford Avenue and the other at the Environmental Services and Public Works Campus at 4277 Wire Road. Each station has one (1) 12,000-gallon underground storage tank for unleaded fuel and one (1) 12,000-gallon underground storage tank for diesel fuel, for a total storage capacity of 24,000 gallons of unleaded fuel and 24,000 gallons of diesel fuel. The City currently purchases an average of 20,300 gallons of unleaded fuel and 16,000 gallons of diesel fuel each month.

The current unit price for these fuel products is $0.14 per gallon over the average weekly rate set by the Oil Price Information Service (OPIS). The unit price for fuel products set by the proposed agreement is $0.0325 per gallon over the average weekly OPIS for unleaded fuel and $0.0475 per gallon over the average weekly OPIS for diesel fuel. Based upon current fuel usage, this will result in an approximate savings of $45,000 per year in fuel expenses.

In consideration of the information provided, I recommend execution of a Fuel Dispensing Agreement with Campbell Oil Company, with prices established by the State of Alabama Petroleum Products Contract #T104 and through Master Agreement MA23000000424.

**RESOLUTION NO**._____

**WHEREAS,** the City Council of the City of Auburn, Alabama recognizes that it is in the best interest of the City of Auburn to enter into a contract for fuel dispensing services; and,

**WHEREAS,** The State of Alabama Petroleum Products Contract Number T104 through Master Agreement MA23000000424 establishes the unit price of $0.0325 per gallon over the average weekly Oil Price Information Services (OPIS) for unleaded fuel and $0.0475 per gallon over the average weekly OPIS for diesel fuel through Campbell Oil Company.

**NOW THEREFORE BE IT RESOLVED** that the City Council of the City of Auburn, Alabama authorizes the City Manager to execute a contract with Campbell Oil Company beginning on the date the contract is executed and running through September 30, 2026, including an option to renew thereafter for up to two (2) additional one year terms running between October 1 and September 30, for the purchase fuel at the unit price of $0.0325 per gallon over the average weekly OPIS for unleaded fuel and $0.0475 per gallon over the average weekly OPIS for diesel fuel.

**ADOPTED AND APPROVED** by the City Council of the City of Auburn, Alabama, this the 18th day of November 2025.

_____
Mayor

ATTEST:

_____
City Manager

**Fuel Dispensing Agreement**

**THIS AGREEMENT** made and entered into on this _____ day of _____, 2025, by and between _____, hereinafter called the VENDOR and the **City of Auburn, Alabama**, hereinafter called the City;

WHEREAS, the City desires to engage the Vendor to provide services for

**TOTAL FUEL DISPENSING**

under the State of Alabama Petroleum Products Contract #T104; Solicitation No. MA 230000004242. The Vendor is responsible for acquiring the appropriate business licenses and permits to conduct work in the City of Auburn.

The Vendor will be required to provide certificates of insurance showing that it carries, or has in force, automobile liability insurance, general liability insurance, off-site pollution liability insurance, and workers' compensation insurance. Limits of liability for automobile liability insurance shall be, at a minimum, $1,000,000.00 combined single limit. Automobile liability coverage will include pollution coverage unless this exposure is covered under the off-site pollution liability coverage. Limits of liability for general liability insurance shall be, at a minimum, $1,000,000.00 per occurrence, $1,000,000.00 personal and advertising injury, $1,000,000.00 general aggregate and $1,000,000.00 products/completed operations aggregate. General liability insurance will include coverage for contractually assumed liability. Limits of liability for off-site pollution liability insurance shall be, at a minimum, $1,000,000 per occurrence/claim and $1,000,000 aggregate. If the general liability insurance and/or the off-site pollution liability coverage is on a claims-made basis, the Vendor will maintain coverage in force for a period of two (2) years following completion of the work specified in the agreement at the limits specified in this paragraph. Workers' compensation insurance shall provide statutory workers' compensation coverage and employers' liability coverage with limits of, at a minimum, $500,000.00 each accident, $500,000.00 disease- each employee and , $500,000.00 disease – policy limit. The Vendor will be responsible for the payment of any deductibles or self-insured retentions. The Vendor's insurance will be primary. If the Vendor carries higher limits than those specified above, the higher coverage limits will apply.

The certificate of insurance shall provide the City of Auburn, Alabama (City) with thirty (30) days written notice of cancellation of any of the coverage named in said certificate and waivers of subrogation in favor of the City for each of the coverages listed on the certificate.

The City will be named as additional insured under the Vendor's general liability insurance, automobile liability and off-site pollution liability insurance policies.
Certificate(s) of insurance shall be provided along with the signed copy of this Total Fuel Dispensing agreement.

The Vendor shall require certificates of insurance from subcontractors. Subcontractors will carry limits of insurance equal to or greater than those carried by the Vendor. These certificates

shall evidence waivers of subrogation in favor of the Vendor and the City, and shall be made available to the City upon request.

The Vendor agrees to indemnify, hold harmless, and defend the City, its officials, representatives, agents, servants, and employees from and against any and all claims, actions, lawsuits, damages, judgments, liability and expense, including attorneys' fees and litigation expenses, in whole or in part arising out of, connected with, or in any way associated with the activities of the Vendor, its employees, or its sub-contractors in connection with the work to be performed under this contract, except to the extent that the City, its officials, representatives, agents, servants, and employees have been grossly negligent and/or to the extent the City's tanks, equipment and/or premises are not meeting a reasonable level of safety standards. This obligation will survive the payment of any loss by the Vendor's insurance carrier.

The contract may not be assigned by the Vendor without written permission of the City of Auburn.

Vendor shall be compliant with the Beason-Hammon Alabama Taxpayer and Citizen Protection Act, Act No. 2011-535 (Code of Alabama (1975) § 31-13-9) as amended May 16, 2012 regarding employment practices. Documentation of enrollment in E-Verify should be included with the bid and will be required as a condition for the award of any contract. All bidders are advised that the award of the contract is conditioned on the bidder not knowingly employing, hiring for employment or continuing to employ an unauthorized alien within the State of Alabama. The awarded contract will contain a provision whereby the bidder pledges not to violate federal immigration law.

Vendor is responsible for acquiring the appropriate business licenses and permits to conduct work within the City of Auburn. In accordance with Section 39-3-5 of State Code, any non-Alabama bidder must submit a written opinion from an attorney stating the amount and criteria, if any, of local preference granted by law to non-resident businesses in his state of residence. In addition to the business license and permit requirements, the bidder will be subject to the remittance of all applicable sales and use tax, occupational license fees, and contractors/subcontractors license fee in accordance with City ordinances and codes. For tax and licensing questions, contact the Revenue Office at 334.501.7239.

Legislative Act 2016-312 (the "Act") prohibits the City from entering into contracts with any business entity that is actively engaged in or plans to engage in the boycott of a person or an entity based in or doing business with a jurisdiction with which the State can enjoy open trade; unless such business entity provides the goods or services for at least 20 percent (20%) less than the lowest business entity in compliance with the Act. All bidders understand and agree that in the awarded contract, the lowest responsive bidder must either certify that it is in compliance with the Act and agree that it will not violate the act during the term of the contract; or agree to offer the goods or services for at least 20 percent (20%) less than the lowest business entity certifying compliance with the Act.

**SCOPE AND INTENT**

The City hereby engages the Vendor to be the primary source of supply for both Unleaded Gasoline and Diesel Fuel for the City of Auburn. The Vendor acknowledges that the City is procuring such goods/services for the benefit of the public. Vendor agrees, in support of public good purposes, to consider the City as the customer of first priority and shall make its best effort to provide the City requested goods/services in as timely a manner as practicable.

## I. FUEL AND FUEL PRICES

***FUEL ARE TO BE BASED UPON DESIGNATED OPIS NET WEEKLY AVERAGES.***

Per State Petroleum Products Contract # T104:

Gasoline may contain a maximum of 10% ethanol.

all gasolines must meet the following minimum octane ratings -

Unleaded gas: 87 octane minimum
Mid-range gas: 89 octane minimum
Premium gas: 91 octane minimum

Clear and dyed (off-road) diesel:
Unless an agency specifically requests dyed (off-road) diesel, vendors must deliver clear diesel, charge the appropriate price from the fuel report for clear diesel, and charge applicable taxes/fees (which the inspection fee is exempt).

If an agency specifically requests dyed (off-road) diesel, vendors must deliver dyed (off-road) diesel, charge the appropriate price from the fuel report, and charge applicable taxes/fees (which does include an inspection fee).

Fuel report:

Unit prices only include "margin over Oil Price Information Service (OPIS)". **The unit price set by Contract MA230000004242 for unleaded gasoline in Lee County is $0.0325 per gallon and for diesel in Lee County is $0.0475 per gallon.** A fuel report will be prepared by state purchasing based off the "rack avg" pricing for the Montgomery, Alabama location from the daily reports (M-F)* that state purchasing subscribes to from OPIS. Purchases from this Contract will be paid at the Contract unit price per gallon + the fuel report price per gallon (based on delivery date) + all applicable taxes/fees, as per federal, state, and local laws.
*Excludes state and federal holidays.

Awarded vendors must register with state purchasing to receive this report and must use these figures when invoicing agencies purchasing fuel from this contract.
In the event fuel is delivered on a weekend or holiday (day that the fuel report is not done), Vendors may charge the higher of the report from the day before or the day after.

## II. GENERAL INFORMATION

At present, the City of Auburn utilizes an automated fuel dispensing/management system, FuelMaster, and is able to operate the management system directly on-site. The City-owned tank sizes are:

Fuel Station #2 – 1501 West Samford Avenue, Auburn, Alabama
one (1) 12,000-gallon underground storage tank for unleaded gasoline
one (1) 12,000-gallon underground storage tank for diesel fuel
one (1) 500-gallon aboveground storage tank for diesel exhaust fluid

Fuel Station #3 – 4277 Wire Road, Auburn, Alabama
one (1) 12,000-gallon underground storage tank for unleaded gasoline
one (1) 12,000-gallon underground storage tank for diesel fuel
one (1) 500-gallon aboveground storage tank for diesel exhaust fluid

Public Safety Building – 141 N Ross Street, Auburn, Alabama
one (1) 6,000-gallon aboveground storage tank for diesel fuel
two (2) 166 gallon generator tanks for diesel fuel

Engineering Services Building – 161 N Ross Street, Auburn, Alabama
one (1) 2,000-gallon aboveground storage tank for diesel fuel

Fire Station 6 – 1501 West Farmville Road, Auburn, Alabama
one (1) 410-gallon generator tank for diesel fuel

City Hall – 144 Tichenor Avenue, Auburn, Alabama
one (1) 680-gallon generator tank for diesel fuel

Bailey-Alexander Water and Sewer Complex – 1501 West Samford, Auburn, Alabama
one (1) 610-gallon generator tank for diesel fuel

**Approximate Monthly Fuel Usage**

- Approximate monthly unleaded fuel usage is 20,300 gallons
- Approximate monthly diesel fuel usage is 16,000 gallons
- Approximate monthly diesel exhaust fluid usage is 600 gallons

## III. SPECIAL TERMS AND CONDITIONS

**Per State Petroleum Products Contract # T104**

A. **Term of Contract**: The initial contract term shall begin on the date the contract is executed by both parties and run through September 30, 2026. At its discretion, the City may elect to renew this agreement annually, for a period of up to two (2) additional years. Upon renewal, the contract performance period shall be from October 1 through September 30.
B. **Termination:** Termination will take place by a 30-day written notice in whole or part if the vendor fails to perform adequately the services, terms or promises.
C. **Delivery:** Fuel must be delivered within 48 hours after the order is placed by the City. Delivery time frame extensions will be dealt with on a case-by-case basis, provided the Vendor notifies State Purchasing and/or the City, in writing, of the problem and the anticipated delivery date. All late deliveries must be approved, in writing, by State Purchasing and/or the City.

## IV. GENERAL TERMS AND CONDITIONS

A. **Applicable Law**: The contract shall be construed and governed in accordance with the laws of the State of Alabama. All actions whether sound in contract or tort relating to the validity, construction, interpretation and enforcement of this contract shall be instituted and litigated in the courts of the state of Alabama, located in Lee County, Alabama and no other. In accordance therewith, the parties to this contract submit to the jurisdiction of the courts of the state of Alabama located in Lee County.
B. **Severability**: Should any provision of this contract be declared to be invalid by any court of competent jurisdiction, such provision shall be severed and shall not affect the validity of the remaining provisions of this contract.
**Force Majeure**: No party shall have any liability to the other hereunder by reason of any delay or failure to perform any obligation or covenant if the delay or failure to perform is occasioned by force majeure; meaning any act of God, storm, fire, casualty, work stoppage, strike, lockout, labor dispute, civil disturbance, riot, war, national emergency, act of government, act of public enemy, or other cause of similar or dissimilar nature beyond its control.
C. **Tax Exemption**: The City of Auburn is exempt from payment of all federal, state and local taxes in connection with the purchase of property.

*[Remainder of page intentionally left blank]*

**WHEREAS**, the VENDOR desires to accept such engagement, upon and subject to the terms and conditions of this Agreement;

**NOW, THEREFORE**, in consideration of the mutual covenants contained herein, the CITY and the VENDOR hereby agree as follows:

The CITY hereby engages the VENDOR to provide Fleet Fuel Dispensing Services in accordance with State Contract T104, Petroleum Products (defined hereof) and the VENDOR hereby accepts the agreement, upon the terms and conditions hereinafter set forth.

*[Remainder of page intentionally left blank]*

**IN WITNESS, THEREOF** the parties hereto have executed this agreement on the day and date written above in two (2) counterparts, each of which shall, without proof or accounting for the other counterpart, be deemed an original contract.

SEAL

ATTEST:

BY: _____

NAME: _____

TITLE: _____

_____
AUTHORIZED SIGNATURE

_____
PRINTED NAME

_____
TITLE

_____
VENDOR'S NAME

_____
STREET ADDRESS

_____
CITY, STATE

_____
TELEPHONE NUMBER

_____
FAX NUMBER (Optional)

(SEAL)

ATTEST:

BY:_____

Lindsay Manley
ASSISTANT CITY CLERK

THE CITY OF AUBURN, ALABAMA
A Municipal Corporation

BY: _____

Megan McGowen Crouch
ITS CITY MANAGER

# Agenda Item Summary

**Item No. 8 d 3**

| | |
|---|---|
| **Council Meeting Date** | November 18, 2025 |
| **Department** | Development Services |
| **Submitted By** | Scott Cummings |
| **Agenda Section** | Consent |

**Name and address of person(s) or business(es) this item affects:**

Musco Sports Lighting, LLC
211 2nd Ave W
P.O. Box 808
Oskaloosa, IA 52577

**Description of item under consideration**

Resolution authorizing the City Manager to approve payment to Musco Sports Lighting, LLC in the amount of $51,900 for the cost of two (2) poles, fixtures, and all components to be installed at the Wire Road Soccer Complex.

**Why is Council action needed?**

City Council approval is needed to authorize contracts in excess of $30,000.

**Is this a budgeted item?:** Yes

AUBURN
ALABAMA

# MEMORANDUM

**TO:** Megan McGowen Crouch, City Manager

**THROUGH:** B. Scott Cummings, Development Services Executive Director

**FROM:** Brad Griffith, Capital Projects Director

**DATE:** November 18, 2025

**SUBJECT:** Wire Road Soccer Complex Lighting

The City of Auburn has been replacing existing lighting with new energy-efficient lighting in Auburn athletic complexes throughout town. As part of the addition of a new synthetic turf field at the Wire Road Soccer Complex, two (2) new light poles, fixtures and components are needed to provide lighting for the field. The City is proposing to purchase the lighting equipment from Musco Sports Lighting, LLC for $51,900, in accordance with State of Alabama Sourcewell Contract #041123-MSL. Installation of the lighting will be bid separately. The addition of a new synthetic turf field will include lighting, sidewalks and synthetic turf.

It is recommended that the City Council authorize the purchase of the two (2) poles, fixtures, and all components for the lighting from Musco Sports Lighting, LLC for $51,900.

RESOLUTION NO. _____

**WHEREAS,** the City Council of the City of Auburn recognizes that it is in the best interest of the City of Auburn to purchase two (2) poles, fixtures, and all components for future installation at the Wire Road Soccer Complex associated with the construction of a new synthetic turf field; and

**WHEREAS**, Musco Sports Lighting, LLC has provided a quote in accordance with State of Alabama Sourcewell Purchase Contract #041123-MSL to supply two (2) poles, fixtures, and all components to be installed at the Wire Road Soccer Complex in the amount of $51,900.

**NOW THEREFORE BE IT RESOLVED** that the City Council of the City of Auburn, Alabama, does hereby authorize the City Manager to execute a contract to purchase two (2) poles, fixtures, and all components from Musco Sports Lighting, LLC and further authorizes payment to Musco Sports Lighting, LLC in the amount of $51,900.

**ADOPTED AND APPROVED** by the City Council of the City of Auburn, Alabama, this the 18th day of November 2025.

_____
Mayor

ATTEST:

_____
City Manager

**Wire Road Practice Soccer**
**Auburn, AL**
**October 31, 2025**

**Sourcewell**
**Master Project:** 199030, **Contract Number:** 041123-MSL, **Expiration:** 06/16/2027
**Category:** Sports lighting with related supplies and services

**All purchase orders should note the following: SOURCEWELL PURCHASE – CONTRACT NUMBER: 041123-MSL**

## *Quotation Price – Materials Only Delivered to Job Site*

***Musco Materials Soccer Fields Quote(2 Poles, Fixtures, All Components) .....$56,052.00***
***State of Alabama Sourcewell Musco Discount.....$ 4,152.00***
***Final City of Auburn Musco Materials Quote.....$51,900.00***

***Sales tax, bonding, labor, installation, and unloading of the equipment are not included.***
***Pricing Valid until December 15th, 2025***

## *Light-Structure System™ with Total Light Control – TLC for LED™ technology*

**System Description**

- Factory aimed and assembled luminaires
- 2Galvanized steel poles
- Pre-cast concrete bases with integrated lightning grounding
- Pole length factory assembled wire harnesses
- Factory wired and tested remote electrical component enclosures
- UL listed assemblies
- Existing Control-Link® control system to be utilized
- Product assurance and warranty program that covers materials and onsite labor, eliminating 100% of your maintenance costs for 25 years

## *Payment Terms*

Final payment terms are subject to approval by Musco credit department. Final payment shall not be withheld by Buyer on account of delays beyond the control of Musco.

Email a copy of the Purchase Order to Musco Sports Lighting, LLC:

Musco Sports Lighting, LLC
Attn: Jimmy Jumper
Email: jimmy.jumper@musco.com

**All Purchase orders should note the following: SOURCEWELL PURCHASE – CONTRACT NUMBER: 041123-MSL**

## *Delivery Timing*

8 - 10 weeks for delivery of materials to the job site from the time of order, submittal approval, and confirmation of order details including voltage, phase, and pole/luminaire locations.

## *Notes*

Quote is based on following conditions:

- Shipment of entire project together to one location..
- Structural code and wind speed = 2021 IBC, 110mph, Exposure C, Importance Factor 1.0.
- Due to the built-in custom light control per luminaire, pole or luminaire locations need to be confirmed prior to production.
- Standard soil conditions – rock, bottomless, wet, or unsuitable soil may require additional engineering, special installation methods and additional cost.

Thank you for considering Musco for your lighting needs. Please contact me with any questions or if you need additional details.

Jimmy Jumper
Musco Sports Lighting, LLC
Phone: 256-483-5433
E-mail: jimmy.jumper@musco.com

2016, 2025 Musco Sports Lighting, LLC M-2168-enUS-18

# Agenda Item Summary

**Item No. 8 d 4**

| | |
|---|---|
| **Council Meeting Date** | November 18, 2025 |
| **Department** | Engineering Services |
| **Submitted By** | Brandy Ezelle |
| **Agenda Section** | Consent |

**Name and address of person(s) or business(es) this item affects:**

National Auto Fleet Group
490 Auto Center Drive
Watsonville, CA 95076

**Description of item under consideration**

Resolution authorizing the City Manager to execute a contract to purchase one (1) 2026 Ford F-150 XL 4WD regular cab truck from National Auto Fleet Group for a total of $47,307.84. The truck is under the Sourcewell Contract 091521-NAF and will be used by the Traffic Division of the Engineering Services Department. The new vehicle will replace an existing vehicle that is used within the Traffic Division. Replacement of the vehicle is recommended with consideration given to the vehicle's age, cost to maintain, and overall reliability as discussed in the attached memorandum. Through the contract, the truck will be purchased at a discounted price, as shown in the attached quote.

**Why is Council action needed?**

City Council action is needed to execute a contract in excess of $30,000.

**Is this a budgeted item?:** Yes

AUBURN
ALABAMA

# MEMORANDUM

**TO:** Megan McGowen Crouch, City Manager

**THROUGH:** B. Scott Cummings, Development Services Executive Director

**FROM:** Brandy Ezelle, Interim Engineering Services Director/City Engineer

**DATE:** November 4, 2025

**SUBJECT:** Purchase of one (1) 2026 F-150 XL 4WD Regular Cab Truck for Engineering Services

Engineering Services is requesting approval to purchase one (1) 2026 Ford F-150 XL 4WD Regular Cab Truck at a cost of $47,307.84 for the Traffic Division. This vehicle would replace vehicle number 345, a 2001 Chevrolet Silverado 2500, which will be transferred to Public Safety Services to replace a vehicle that recently sustained damage in a vehicular accident. Vehicle 345 has a total mileage of 101,568. The repair costs over the life of this vehicle are $33,569.67, and the vehicle was purchased in 2001 for $20,131.

Vehicle number 345 will be transferred for use by Public Safety to replace vehicle number 1201, a 2011 Ford F-250 that sustained significant damage in a vehicular accident. The cost of the repairs exceeds the value of the vehicle. The vehicle has a total mileage of 87,048, and the repair costs over the life of the vehicle are $17,362 prior to the recent accident. The vehicle was originally purchased in 2010 for $29,999.

| VENDOR | BID PRICE |
|---|---|
| National Auto Fleet Group<br>Watsonville, CA | $47,307.84 |

This is a replacement vehicle to be purchased under Sourcewell Contract 091521-NAF. Purchasing the vehicle from National Auto Fleet Group is recommended for a total cost of $47,307.84.

RESOLUTION NO. _____

**WHEREAS**, the City Council of the City of Auburn, Alabama recognizes that it is in the best interest of the City of Auburn to purchase one (1) 2026 Ford F-150 XL 4WD regular cab truck to be used by the Engineering Services Department; and

**WHEREAS**, Sourcewell Contract 091521-NAF establishes the price of the truck at $47,307.84 through National Auto Fleet Group.

**NOW THEREFORE, BE IT RESOLVED** that the City Council of the City of Auburn, Alabama authorizes the City Manager to execute a contract with National Auto Fleet Group to purchase one (1) 2026 Ford F-150 XL 4WD regular cab truck at a total price of $47,307.84.

**ADOPTED AND APPROVED** by the City Council of the City of Auburn, Alabama, this the 18th day of November 2025.

_____
Mayor

ATTEST:

_____
City Manager

National Auto Fleet Group
A Division of Chevrolet of Watsonville
490 Auto Center Drive, Watsonville, CA 95076
(855) 289-6572 • (831) 480-8497 Fax
Fleet@NationalAutoFleetGroup.com

10/14/2025
10/20/2025 Re-Configured

Quote ID: **33306 R3**

Order Cut Off Date: **TBA**

Ms Emily Meadows
City of Auburn

356 North Donahue Dr.

Auburn, Alabama, 36830

Dear Emily Meadows,

National Auto Fleet Group is pleased to quote the following vehicle(s) for your consideration.
**One (1) New/Unused (2026 Ford F-150 (F1L) XL 4WD Reg Cab 8' Box 141" WB, )** and delivered to your specified location, each for

| | One Unit (MSRP) | One Unit | Total % Savings | Total Savings |
|---|---|---|---|---|
| Contract Price | $48,115.00 | $46,707.84 | 2.925 % | $1,407.16 |
| 2 additional key(s) | | $600.00 | | |
| Tax (0.0000 %) | | $0.00 | | |
| Tire fee | | $0.00 | | |
| Total | | $47,307.84 | | |

- per the attached specifications.

This vehicle(s) is available under the **Sourcewell Contract 091521-NAF** . Please reference this Contract number on all purchase orders to National Auto Fleet Group. Payment terms are Net 20 days after receipt of vehicle.

Thank you in advance for your consideration. Should you have any questions, please do not hesitate to call.

Sincerely,

Jesse Cooper
Account Manager
Email: Fleet@NationalAutoFleetGroup.com
Office: (855) 289-6572
Fax: (831) 480-8497

Standard Quoting Department
Account Manager
Fleet@NationalAutoFleetGroup.com
(855) 289-6572

# Purchase Order Instructions & Resources

***Once units are scheduled by OEM, no cancellations are accepted***

**In order to finalize your purchase please submit this purchase packet to your governing body for a purchase order approval and submit your purchase order in the following way:**

**Email: Fleet@NationalAutoFleetGroup.com**

**Fax: (831) 480-8497**

**Mail: National Auto Fleet Group**

**490 Auto Center Drive**

**Watsonville, CA 95076**

**We will send a courtesy confirmation for your order and a W-9 if needed.**

## Additional Resources

| | |
|---|---|
| **Learn how to track your vehicle:** | **www.NAFGETA.com** |
| **Use the upfitter of your choice:** | **www.NAFGpartner.com** |
| **Vehicle Status:** | **ETA@NationalAutoFleetGroup.com** |
| **General Inquiries:** | **Fleet@NationalAutoFleetGroup.com** |

**For general questions or assistance please contact our main office at:**

# 1-855-289-6572

# Vehicle Configuration Options

| ENGINE | |
|---|---|
| **Code** | **Description** |
| 995 | Engine: 5.0L V8, -inc: auto start-stop technology, Electronic Locking w/3.73 Axle Ratio, GVWR: 7,000 lbs Payload Package, 50-State Emissions, Standard equipment on 2.7L (99P) and 5.0L V8 (995), Automatically added to 3.5L EcoBoost (998) and 3.5L PowerBoost full hybrid (99D) orders from dealers located in the following California, Massachusetts, New York, Oregon, Pennsylvania, Vermont, Washington, Available 3.5L EcoBoost (998), 3.5L PowerBoost Full Hybrid (99D) and 3.5L EcoBoost High Output (99G) option for dealers in Federal states for all order types (retail / stock / fleet): Arizona, Connecticut, Delaware, Idaho, Maine, Maryland, Montana, New Hampshire, New Jersey, Nevada, Ohio, Rhode Island and West Virginia, Available option for dealers located in all states for retail orders, Available option for dealers located in all states for fleet orders w/"Ship-To" addresses in California emissions states |
| **TRANSMISSION** | |
| **Code** | **Description** |
| 44G | Transmission: Electronic 10-Speed Automatic, (STD) |
| **WHEELS** | |
| **Code** | **Description** |
| 64C | Wheels: 17" Silver Steel, (STD) |
| **TIRES** | |
| **Code** | **Description** |
| ___ | Tires: 265/70R17 BSW A/T, (STD) |
| **PRIMARY PAINT** | |
| **Code** | **Description** |
| UM | Agate Black Metallic |
| **SEAT TYPE** | |
| **Code** | **Description** |
| AS | Black w/Medium Dark Slate, Vinyl 40/20/40 Front Seat |
| **AXLE RATIO** | |
| **Code** | **Description** |
| XL6 | Electronic Locking w/3.73 Axle Ratio |
| **ADDITIONAL EQUIPMENT** | |
| **Code** | **Description** |

| | |
|---|---|
| 425 | 50-State Emissions, -inc: Standard equipment on 2.7L (99P) and 5.0L V8 (995), Automatically added to 3.5L EcoBoost (998) and 3.5L PowerBoost full hybrid (99D) orders from dealers located in the following California, Massachusetts, New York, Oregon, Pennsylvania, Vermont, Washington, Available 3.5L EcoBoost (998), 3.5L PowerBoost Full Hybrid (99D) and 3.5L EcoBoost High Output (99G) option for dealers in Federal states for all order types (retail / stock / fleet): Arizona, Connecticut, Delaware, Idaho, Maine, Maryland, Montana, New Hampshire, New Jersey, Nevada, Ohio, Rhode Island and West Virginia, Available option for dealers located in all states for retail orders, Available option for dealers located in all states for fleet orders w/"Ship-To" addresses in California emissions states |
| ___ | GVWR: 7,000 lbs Payload Package |
| 18B | Black Platform Running Boards |
| 96W | Tough Bed Spray-In Bedliner |

**OPTION PACKAGE**

| Code | Description |
|---|---|
| 101A | Equipment Group 101A Standard, -inc: 50-State Emissions, Standard equipment on 2.7L (99P) and 5.0L V8 (995), Automatically added to 3.5L EcoBoost (998) and 3.5L PowerBoost full hybrid (99D) orders from dealers located in the following California, Massachusetts, New York, Oregon, Pennsylvania, Vermont, Washington, Available 3.5L EcoBoost (998), 3.5L PowerBoost Full Hybrid (99D) and 3.5L EcoBoost High Output (99G) option for dealers in Federal states for all order types (retail / stock / fleet): Arizona, Connecticut, Delaware, Idaho, Maine, Maryland, Montana, New Hampshire, New Jersey, Nevada, Ohio, Rhode Island and West Virginia, Available option for dealers located in all states for retail orders, Available option for dealers located in all states for fleet orders w/"Ship-To" addresses in California emissions states |

# 2026 Fleet/Non-Retail Ford F-150 XL 4WD Reg Cab 8' Box 141" WB

## *WINDOW STICKER*

2026 Ford F-150 XL 4WD Reg Cab 8' Box 141" WB

| CODE | MODEL | MSRP |
|---|---|---|
| F1L | 2026 Ford F-150 XL 4WD Reg Cab 8' Box 141" WB | $42,305.00 |
| | **OPTIONS** | |
| 995 | Engine: 5.0L V8, -inc: auto start-stop technology, Electronic Locking w/3.73 Axle Ratio, GVWR: 7,000 lbs Payload Package, 50-State Emissions, Standard equipment on 2.7L (99P) and 5.0L V8 (995), Automatically added to 3.5L EcoBoost (998) and 3.5L PowerBoost full hybrid (99D) orders from dealers located in the following California, Massachusetts, New York, Oregon, Pennsylvania, Vermont, Washington, Available 3.5L EcoBoost (998), 3.5L PowerBoost Full Hybrid (99D) and 3.5L EcoBoost High Output (99G) option for dealers in Federal states for all order types (retail / stock / fleet): Arizona, Connecticut, Delaware, Idaho, Maine, Maryland, Montana, New Hampshire, New Jersey, Nevada, Ohio, Rhode Island and West Virginia, Available option for dealers located in all states for retail orders, Available option for dealers located in all states for fleet orders w/"Ship-To" addresses in California emissions states | $2,340.00 |
| 44G | Transmission: Electronic 10-Speed Automatic, (STD) | $0.00 |
| 64C | Wheels: 17" Silver Steel, (STD) | $0.00 |
| ___ | Tires: 265/70R17 BSW A/T, (STD) | $0.00 |
| UM | Agate Black Metallic | $0.00 |
| AS | Black w/Medium Dark Slate, Vinyl 40/20/40 Front Seat | $0.00 |
| XL6 | Electronic Locking w/3.73 Axle Ratio | INC |
| 425 | 50-State Emissions, -inc: Standard equipment on 2.7L (99P) and 5.0L V8 (995), Automatically added to 3.5L EcoBoost (998) and 3.5L PowerBoost full hybrid (99D) orders from dealers located in the following California, Massachusetts, New York, Oregon, Pennsylvania, Vermont, Washington, Available 3.5L EcoBoost (998), 3.5L PowerBoost Full Hybrid (99D) and 3.5L EcoBoost High Output (99G) option for dealers in Federal states for all order types (retail / stock / fleet): Arizona, Connecticut, Delaware, Idaho, Maine, Maryland, Montana, New Hampshire, New Jersey, Nevada, Ohio, Rhode Island and West Virginia, Available option for dealers located in all states for retail orders, Available option for dealers located in all states for fleet orders w/"Ship-To" addresses in California emissions states | INC |
| ___ | GVWR: 7,000 lbs Payload Package | INC |
| 18B | Black Platform Running Boards | $250.00 |
| 96W | Tough Bed Spray-In Bedliner | $625.00 |
| 101A | Equipment Group 101A Standard, -inc: 50-State Emissions, Standard equipment on 2.7L (99P) and 5.0L V8 (995), Automatically added to 3.5L EcoBoost (998) and 3.5L PowerBoost full hybrid (99D) orders from dealers located in the following California, Massachusetts, New York, Oregon, Pennsylvania, Vermont, Washington, Available 3.5L EcoBoost (998), 3.5L PowerBoost Full Hybrid (99D) and 3.5L EcoBoost High Output (99G) option for dealers in Federal states for all order types (retail / stock / fleet): Arizona, Connecticut, Delaware, Idaho, Maine, Maryland, Montana, New Hampshire, New Jersey, Nevada, Ohio, Rhode Island and West Virginia, Available option for dealers located in all states for retail orders, Available option for dealers located in all states for fleet orders w/"Ship-To" addresses in California emissions states | $0.00 |

Please note selected options override standard equipment

| | |
|---|---|
| **SUBTOTAL** | **$45,520.00** |
| Advert/ Adjustments | $0.00 |
| Manufacturer Destination Charge | $2,595.00 |
| **TOTAL PRICE** | **$48,115.00** |

Est City: N/A MPG
Est Highway: N/A MPG
Est Highway Cruising Range: N/A mi

Any performance-related calculations are offered solely as guidelines. Actual unit performance will depend on your operating conditions.

## Notes

## Standard Equipment

### MECHANICAL

| |
|---|
| Engine: 2.7L V6 EcoBoost -inc: auto start-stop technology, 50-State Emissions, Standard equipment on 2.7L (99P) and 5.0L V8 (995), Automatically added to 3.5L EcoBoost (998) and 3.5L PowerBoost full hybrid (99D) orders from dealers located in the following California, Massachusetts, New York, Oregon, Pennsylvania, Vermont, Washington, Available 3.5L EcoBoost (998), 3.5L PowerBoost Full Hybrid (99D) and 3.5L EcoBoost High Output (99G) option for dealers in Federal states for all order types (retail / stock / fleet): Arizona, Connecticut, Delaware, Idaho, Maine, Maryland, Montana, New Hampshire, New Jersey, Nevada, Ohio, Rhode Island and West Virginia, Available option for dealers located in all states for retail orders, Available option for dealers located in all states for fleet orders w/"Ship-To" addresses in California emissions states (STD) |
| Transmission: Electronic 10-Speed Automatic -inc: SelectShift w/progressive range select and selectable drive modes: normal, ECO, sport, tow/haul, slippery, deep snow/sand and mud/rut (STD) |
| 3.55 Axle Ratio (STD) |

### EXTERIOR

| |
|---|
| Wheels: 17" Silver Steel (STD) |
| Tires: 265/70R17 BSW A/T (STD) |

### ADDITIONAL EQUIPMENT

| |
|---|
| Transmission w/Driver Selectable Mode |
| Electronic Transfer Case |
| Part-Time Four-Wheel Drive |
| 200 Amp Alternator |
| 70-Amp/Hr 760CCA Maintenance-Free Battery w/Run Down Protection |
| Class IV Towing Equipment -inc: Hitch and Trailer Sway Control |
| Trailer Wiring Harness |
| 1715# Maximum Payload |
| GVWR: 6,450 lbs Payload Package |
| HD Gas-Pressurized Shock Absorbers |
| Front Anti-Roll Bar |
| Electric Power-Assist Steering |
| Single Stainless Steel Exhaust |
| 36 Gal. Fuel Tank |
| Auto Locking Hubs |
| Double Wishbone Front Suspension w/Coil Springs |
| Solid Axle Rear Suspension w/Leaf Springs |
| 4-Wheel Disc Brakes w/4-Wheel ABS, Front And Rear Vented Discs, Brake Assist, Hill Hold Control and Electric Parking Brake |
| |

| |
|---|
| Regular Box Style |
| Wheels w/Hub Covers |
| Steel Spare Wheel |
| Full-Size Spare Tire Stored Underbody w/Crankdown |
| Black Rear Step Bumper |
| Black Front Bumper w/Black Rub Strip/Fascia Accent and 2 Tow Hooks |
| Black Side Windows Trim |
| Black Door Handles |
| Black Power Heated Side Mirrors w/Manual Folding |
| Fixed Rear Window |
| Light Tinted Glass |
| Variable Intermittent Wipers |
| Aluminum Panels |
| Black Grille |
| Tailgate Rear Cargo Access |
| Tailgate/Rear Door Lock Included w/Power Door Locks |
| Ford Co-Pilot360 - Autolamp Auto On/Off Reflector Led Low/High Beam Auto High-Beam Daytime Running Lights Preference Setting Headlamps w/Delay-Off |
| Cargo Lamp w/High Mount Stop Light |
| Perimeter/Approach Lights |
| Headlights-Automatic Highbeams |
| Radio w/Seek-Scan, Clock, Speed Compensated Volume Control, Steering Wheel Controls, Voice Activation, Radio Data System and External Memory Control |
| Radio: AM/FM Stereo w/SiriusXM 360L -inc: 4 speakers and auxiliary audio input jack, Note: includes a three (3)-month prepaid subscription, Service is not available in Alaska and Hawaii, Note: all SiriusXM services require a subscription, sold separately by SiriusXM after the trial period, Your SiriusXM service will automatically stop at the end of your trial unless you decide to subscribe, If you decide to continue service, the subscription plan chosen will automatically renew and be charged according to your chosen payment method at the then-current rates, Fees and taxes apply, See the SiriusXM customer agreement & privacy policy at http://www.siriusxm.com/ www.siriusxm.com for full terms and how to cancel, which includes online methods or calling 1-866-635-2349, Available in the 48 contiguous United States, D.C, and Puerto Rico (w/coverage limits and capable receiver), Visit http://www.siriusxm.com/FAQS for most current service area information, Availability of some services and features is subject to device capabilities and location restrictions, All fees, content and features are subject to change, SiriusXM, Pandora and all related logos are trademarks of Sirius XM Radio Inc, and its respective subsidiaries |
| 4 Speakers |
| Streaming Audio |
| Fixed Antenna |
| 2 LCD Monitors In The Front |
| Cloth 40/20/40 Front Seat -inc: 2-way manual driver/passenger and armrest |
| Driver Seat |
| Passenger Seat |
| Manual Tilt/Telescoping Steering Column |

| |
|---|
| Gauges -inc: Speedometer, Odometer, Oil Pressure, Engine Coolant Temp, Tachometer, Transmission Fluid Temp, Trip Odometer and Trip Computer |
| Front Cupholder |
| Compass |
| Remote Keyless Entry w/Integrated Key Transmitter, Illuminated Entry and Panic Button |
| Cruise Control w/Steering Wheel Controls |
| Manual Air Conditioning |
| Locking Glove Box |
| Interior Trim -inc: Cabback Insulator and Chrome Interior Accents |
| Full Cloth Headliner |
| Urethane Gear Shifter Material |
| Day-Night Rearview Mirror |
| Passenger Visor Vanity Mirror |
| Mini Overhead Console w/Storage |
| Front Map Lights |
| Fade-To-Off Interior Lighting |
| Full Vinyl/Rubber Floor Covering |
| Cab Mounted Cargo Lights |
| Smart Device Remote Engine Start |
| SYNC 4 w/Enhanced Voice Recognition -inc: 12" center display, wireless phone connection, cloud connected, AppLink w/App catalog, 911 Assist, Apple CarPlay and Android Auto compatibility, digital owners manual and conversational voice command recognition |
| Ford Connectivity Package (1-Year Included) -inc: (features may vary by make and model) unlimited Wi-Fi hotspot, audio and video streaming, voice assistant and entertainment, Included for one-year from warranty start date, Requires activation via Ford app w/credit card authorization; customer may cancel at any time, Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features, Ford may temporarily slow data speeds if such data usage reaches or exceeds 50GB within a billing cycle or due to network limitations, If a customer uses more than 50% of their data usage in a roaming country during a 60-day period, Ford may remove or limit the customer's data plan |
| Instrument Panel Bin, Dashboard Storage, Interior Concealed Storage, Driver And Passenger Door Bins |
| Power 1st Row Windows w/Driver And Passenger 1-Touch Up/Down |
| Delayed Accessory Power |
| Power Door Locks w/Autolock Feature |
| Driver Information Center |
| Redundant Digital Speedometer |
| Trip Computer |
| Outside Temp Gauge |
| Digital Appearance |
| Seats w/Carpet Back Material |
| Manual Adjustable Front Head Restraints |
| Front Center Armrest |

| |
|---|
| Perimeter Alarm |
| Securilock Anti-Theft Ignition (pats) Immobilizer |
| Air Filtration |
| AdvanceTrac w/Roll Stability Control Electronic Stability Control (ESC) And Roll Stability Control (RSC) |
| ABS And Driveline Traction Control |
| Side Impact Beams |
| Dual Stage Driver And Passenger Seat-Mounted Side Airbags |
| Rear Parking Sensors |
| BLIS (Blind Spot Information System) Blind Spot |
| PCA with AEB and Intersection Assist |
| Cross-Traffic Alert with Reverse Brake Assist |
| Lane Keeping Alert Lane Keeping Assist |
| Lane Keeping Alert Lane Departure Warning |
| Collision Mitigation-Front |
| Driver Monitoring-Alert |
| Tire Specific Low Tire Pressure Warning |
| Dual Stage Driver And Passenger Front Airbags |
| Safety Canopy System Curtain 1st Row Airbags |
| Airbag Occupancy Sensor |
| Outboard Front Lap And Shoulder Safety Belts -inc: Height Adjusters and Pretensioners |
| Reverse Camera Back-Up Camera |


RESERVED PARKING
CITY VEHICLES ONLY
351
AUBURN
ALABAMA
345
AUBURN
ALABAMA

# Vehicle 1201






# Agenda Item Summary

**Item No. 8 d 5**

| | |
|---|---|
| **Council Meeting Date** | November 18, 2025 |
| **Department** | Water Resource Management |
| **Submitted By** | Eric Carson |
| **Agenda Section** | Consent |

**Name and address of person(s) or business(es) this item affects:**

Roofing Solutions, LLC
17206 Jefferson Hwy, Suite D
Baton Rouge, LA 70817

**Description of item under consideration**

Resolution authorizing the City Manager to execute a contract with the lowest responsible bidder, Roofing Solutions, LLC in the amount of $81,000 for the H.C. Morgan Water Pollution Control Facility Blower and Electrical Building Reroofing Project with an additional authorization up to 10 percent of the contract amount ($8,100) as contingency to be used for unforeseen conditions.

**Why is Council action needed?**

City Council approval is required for purchases over $30,000.

**Is this a budgeted item?:** Yes

AUBURN
ALABAMA

# MEMORANDUM

**TO:** Megan McGowen Crouch – City Manager

**THROUGH:** Keith Williams – Public Services Executive Director

**FROM:** Eric A. Carson, P.E. – Water Resource Management Director

**DATE:** November 18, 2025

**SUBJECT:** H.C. Morgan Water Pollution Control Facility (WPCF) Blower and Electrical Building Reroofing Project

The Water Resource Management Department is requesting City Council approval to enter into a contract agreement for construction of the H.C. Morgan WPCF Blower and Electrical Building Reroofing Project as bid on October 23, 2025. This project will generally consist of replacement of the existing roofs on the Blower and Electrical Buildings to include demolition of the existing roofs, installation of new Thermoplastic Membrane roofing, insulation, flashing, gutters and other related appurtenances. The existing roofs are over twenty (20) years old and at the end of their useful life. Significant leaks are occurring in both buildings which can potentially cause damage to electrical and mechanical equipment in these buildings.

Five (5) bids were received for this project at the October 23, 2025, bid opening. The lowest responsible bidder is Roofing Solutions, LLC in the amount of $81,000. The Water Resource Management Department and consulting engineer, JACOBS, have evaluated the bids and recommend the award of the contract to Roofing Solutions, LLC in the amount of $81,000.

| Bidder | Bid Amount |
|---|---|
| Roofing Solutions, LLC | $81,000.00 |
| Advanced Roofing Solutions | $97,000.00 |
| Garner & Associates Roofing | $121,400.00 |
| Alabama Roofing & Steel Sheet Metal | $140,600.00 |
| MMC Contracting | $156,740.00 |

**RESOLUTION NO. _____**

**WHEREAS**, the City Council of the City of Auburn has determined that it is in the best interest of the City of Auburn to construct the H.C. Morgan Water Pollution Control Facility (WPCF) Blower and Electrical Building Reroofing Project; and

**WHEREAS**, sealed bids were opened on October 23, 2025 and Roofing Solutions, LLC was identified as the lowest responsible bidder meeting the specifications for the H.C. Morgan WPCF Blower and Electrical Building Reroofing Project; and

**WHEREAS**, the City of Auburn requests a contract agreement with Roofing Solutions, LLC in the amount of $81,000 for the construction of the H.C. Morgan WPCF Blower and Electrical Building Reroofing Project.

**NOW THEREFORE BE IT RESOLVED** that the City Council of the City of Auburn, Alabama does hereby authorize the City Manager to execute a contract with Roofing Solutions, LLC for the construction of the H.C. Morgan WPCF Blower and Electrical Building Reroofing Project and further authorizes an additional 10 percent of the bid amount ($8,100.00) as contingency for unforeseen conditions for a total approval of $89,100.00

**ADOPTED AND APPROVED** by the City Council of the City of Auburn, Alabama, this the 18th day of November 2025.

_____
Mayor

ATTEST:

_____
City Manager

# HC Morgan WPCF Blower and Electrical Building Reroofing Project - Bid October 23, 2025

| | Item | Qty | Unit | Roofing Solutions<br>Written Total | Advanced Roofing Solutions<br>Written Total | Garner & Associates Roofing<br>Written Total | Alabama Roofing & Sheet Metal<br>Written Total | MMC Contracting<br>Written Total |
|---|---|---|---|---|---|---|---|---|
| **Base Bid Items** | | | | | | | | |
| 1 | Demolition of Existing Roof | 1 | LS | $2,200.00 | $18,200.00 | $13,850.00 | $12,800.00 | $45,000.00 |
| 2 | TPO Roofing System including insulation, aluminum gutters and downspouts, flashing and all other related appurtenances. | 1 | LS | $78,800.00 | $78,800.00 | $107,550.00 | $127,800.00 | $111,740.00 |
| | **SUM OF HANDWRITTEN EXT. TOTAL AMOUNT** | | | **$81,000.00** | **$97,000.00** | **$121,400.00** | **$140,600.00** | **$156,740.00** |

Jacobs

4121 Carmichael Road
Suite 400
Montgomery, AL 36106
United States

T +1.334.271.1444
www.jacobs.com

October 30, 2025

Attn: Matt Dunn
Assistant Director
City of Auburn Water Resources Management Department
1501 West Samford Avenue
Auburn, AL 36832

Project name: HC Morgan WPCF Blower and Electrical Building Reroofing Project

**Subject: Analysis of Bids and Recommendation of Award**

Dear Matt,

We have completed our review of the bids submitted on October 23, 2025, for the HC Morgan WPCF Blower and Electrical Building Reroofing Project. Of the five bids received, Roofing Solutions, LLC., submitted the lowest bid in an amount of $81,000.00. There were no apparent issues with the bid they submitted, and all bidding requirements were met. Advanced Roofing Solutions., submitted the second lowest bid at $97,000; however, there was no acknowledgement of the Addendum in their bid package.

All Contractors submitting bids met the experience requirements set forth in the Instruction to Bidders. Based on experience submitted with the proposal, it is our opinion that Roofing Solutions, LLC. is the lowest responsive, responsible bidder.

We have attached the tabulation of bids for your records. Jacobs recommends that the City of Auburn, Alabama award the contract to Roofing Solutions, LLC., in the amount of the Base Bid, $81,000.00.

We appreciate the opportunity to assist you on this project. If you have any questions, please give me a call at (334) 220-4091.

Regards,

Kerry Henry
Project Manager

# BID DOCUMENTS

| | |
|---|---|
| PROJECT: | H.C. Morgan WPCF Blower and Electrical Building Reroofing Project |
| TO: | City of Auburn<br>144 Tichenor Avenue<br>Auburn, AL 36830 |
| BIDDER: | Roofing Solutions, L.L.C<br>17206 Jefferson Hwy, Ste D,<br>Baton Rouge, LA 70817 |
| LICENSE #: | 45780 |
| BID TIME AND DATE: | October 23rd, 2025 @ 10:00 AM |

AUBURN
ALABAMA

October 22, 2025

# ADDENDUM No. 1

## HC Morgan WPCF Blower and Electrical Building Reroofing Project

The following is included for information purposes for the HC Morgan WPCF Blower and Electrical Building Reroofing Project. No other provisions or conditions are waived or changed hereby.

**Acknowledgement of this addendum shall be included with the contractor's sealed bid submitted by 10:00am on Thursday, October 23, 2025.**

**Insurance Requirements**

Page 4 of the Supplementary Conditions (page 76 of the Project Manual), Section 5.04.C.8 states that railroad protective liability insurance is required for this project. That requirement is hereby removed for this project. All other insurance specifications, including the Pollution Liability Insurance referenced in Section 5.04.C.5, are still required.

_____

I acknowledge receipt of Addendum No. 1 to HC Morgan WPCF Blower and Electrical Building Reroofing Project

_____Roofing Solutions, LLC_____
(Name)

_____10/23/25_____
(Date)

## H.C. MORGAN WPCF Blower and Electrical Building Reroofing Project

## BASE BID

### SCHEDULE OF ESTIMATED QUANTITIES AND BID PRICES

| ITEM DESCRIPTION | UNIT | QUANTITY | TOTAL COST |
|---|---|---|---|
| 1. Demolition of Existing Roof | 1 | LS | $ 2,200 |
| 2. TPO Roofing System including insulation, aluminum gutters and downspouts, flashing and all other related appurtenances. | 1 | LS | $ 78,800 |

| | |
|---|---|
| TOTAL COST: | $ 81,000.00 |

**Total Base Bid:** Eighty - One thousand 00/100

**(In Words)**

## H.C. Morgan WPCF Blower and Electrical Building Reroofing Project

**CONTRACTOR NAME:** Roofing Solutions, LLC

**COMPANY NAME:** Roofing Solutions, LLC

**ADDRESS:** Same as Below

**MAILING ADDRESS:** 17260 Jefferson Hwy, Ste D

**CITY/STATE/ZIP CODE:** Baton Rouge, LA 70817

**TELEPHONE NUMBER:** 225-744-391

**FAX NUMBER:**

# PROPOSAL

TO: CITY OF AUBURN, ALABAMA

Submitted: Oct 23rd , 2025

The undersigned, as Bidder, hereby declares that he has examined the site of the work and informed himself fully in regard to all conditions pertaining to the place where the work is to be done; that he has examined the plans and specifications for the work and contractual documents relative thereto; and has read all Special provisions furnished prior to the opening of bids; that he has satisfied himself relative to the work to be performed.

The Bidder proposes and agrees, if this proposal is accepted, to contract with the City of Auburn, Alabama, in the form of contract specified, to furnish all necessary materials, equipment, machinery, tools, apparatus, means of transportation, and labor necessary to and to complete

**H.C. MORGAN WPCF BLOWER AND ELECTRICAL BUILDING REROOFING PROJECT**

in full and complete accordance with the shown, noted, described and reasonably intended requirements of the plans, specifications and contract documents, to the full and entire satisfaction of the City of Auburn, Alabama, with a definite understanding that no money will be allowed for extra work except as set forth in the attached General Conditions and Contract Documents, for the unit prices listed opposite each item in the attached schedule of estimated quantities and bid prices.

It is agreed that the description under each item, being briefly stated, implies, although it does not mention, all incidentals and that the prices stated are intended to cover all such work, materials and incidentals as constitute Bidder's obligations as described in the specifications and any details not specifically mentioned, but evidently included in the contract shall be compensated for in the item which most logically includes it.

The quantities for bid items listed on the proposal sheets are estimated quantities only for the purpose of comparing bids. Any difference between these estimated quantities and actual quantities required for construction shall not be taken as a basis for claims by the Contractor for extra compensation. Compensation will be based on the unit prices and actual construction quantities.

The Bidder further proposes and agrees hereby to commence the work with an adequate force, plant and equipment at the time stated in the notice to the Contractor from the Engineer to proceed and fully complete performance within one hundred twenty **(120)** or less calendar days from and after the date stated in said notice.

The undersigned further agrees that, in case of failure on his part to execute the said contract and the bonds within ten **(10)** consecutive calendar days after written notice being given of the award of the contract, the check or bid bond in the amount of five percent **(5%)**, and the monies payable thereon, shall be paid into the funds of the City of Auburn, Alabama as liquidated damages for such failure; otherwise, the check or bid bond accompanying this proposal shall be returned to the undersigned.

Attached hereto is a certified or cashiers check on the

N/A Bank of N/A or bid bond for the sum of Four-thousand Fifty 00/100 Dollars ($ 4,050.00 ) made payable to the City of Auburn, Alabama. (5% of AMOUNT BID)

Base Bid: Eighty-One Thousand 00/100 (in words)

TOTAL LUMP SUM BID PRICE: $ 81,000.00

EXCEPTIONS: If "none", so state here: None
If any exceptions of Owner's specifications are offered, attach full explanations to this bid

BY: 

TITLE: Co-Manager

ADDRESS: 17260 Jefferson Hwy, Ste D

CITY Baton Rouge STATE LA

45780
CONTRACTOR'S LICENSE NUMBER

225-744-3912
TELEPHONE NUMBER

# Agenda Item Summary

**Item No. 8 d 6**

| | |
|---|---|
| **Council Meeting Date** | November 18, 2025 |
| **Department** | Development Services |
| **Submitted By** | Scott Cummings |
| **Agenda Section** | Consent |

**Name and address of person(s) or business(es) this item affects:**

Samford Group Land, LLC
2449 Moores Mill Road Suite 120
Auburn, AL 36830

**Description of item under consideration**

Authorization is requested for the City of Auburn to execute an infrastructure development agreement with Samford Group Land, LLC for public infrastructure improvements associated with the Farmville Oaks residential development. The agreement describes how the developer would provide a financial contribution toward the infrastructure improvements on a pro rata share (based on the number of lots developed) for projects including North Donahue Drive improvements, West Farmville Road widening, and the West Farmville Road/Mrs James Road intersection improvements. It also details how the developer shall design and construct a low-pressure sanitary sewer conveyance system to serve the development prior to final plat approval. The City has negotiated terms for a pro rata share of the infrastructure cost attributed to Farmville Oaks. In contributing to the cost of these projects, the developer agrees to share with other developers which are providing similar pro rata cost investments for these future improvements to be performed by the City. The developer will pay the City $2,085 per lot for the proposed 42-lot single-family detached residential subdivision ($87,570 total) as a share of the cost for future infrastructure improvements to be performed.

**Why is Council action needed?**

City Council action is needed to authorize the City Manager to execute an infrastructure development agreement for activities related to the development of Farmville Oaks.

**Is this a budgeted item?:** N/A

RESOLUTION NO. _____

**BE IT RESOLVED** by the City Council of the City of Auburn, Alabama, that for the certain Infrastructure Development Agreement for Farmville Oaks attached hereto and made a part hereof by reference by and between the City of Auburn, Alabama and Samford Group Land, LLC (Developer), is hereby duly accepted and approved and that the City Manager be and is hereby duly authorized, directed, and empowered to execute the Infrastructure Development Agreement for and on behalf of the City of Auburn.

**ADOPTED AND APPROVED** by the City Council of the City of Auburn, Alabama, this the 18TH day of November 2025.

_____
Mayor

ATTEST:

_____
City Manager

**State of Alabama )**
**Lee County )**

**INFRASTRUCTURE DEVELOPMENT AGREEMENT**

This Agreement made and entered into on this the ____ day of _____, 20__, by and between the City of Auburn, Alabama, a municipal corporation (hereinafter referred to as the "City") and Samford Group Land, LLC (hereinafter referred to as the "Developer").

**STATEMENT OF BACKGROUND INFORMATION**

1. The Developer owns, or has rights to purchase, real property described as follows:

   See Exhibit A

2. The real property described by the legal description in Exhibit A is being developed into a 42-lot single family detached residential subdivision known as "Farmville Oaks" (the "Development") with its master plan shown in Exhibit B.

3. The Developer and the City have negotiated certain matters pertaining to the Developer's upgrade/expansion of public infrastructure necessary to support the Development under the terms and conditions set forth below.

4. The parties hereto desire to reduce to writing the responsibilities and obligations of each party.

**STATEMENT OF AGREEMENT**

NOW, THEREFORE, for and in consideration of the above recitations, and the mutual covenants of the agreements contained herein, the parties do hereby agree as follows:

**SECTION I**
**GENERAL REQUIREMENTS**

A. The Developer shall provide adequate public access during construction along and within the property for City of Auburn public safety and inspection personnel.

B. The Development shall be planned and constructed in accordance with all requirements and standards set by the City of Auburn in addition to any requirements agreed to by the City and Developer as set forth herein.

C. In the event the City does not approve the Development or the Developer does not obtain required permits or does not complete its purchase of the property described above, this Agreement shall become null and void.

## SECTION II
## TRANSPORTATION INFRASTRUCTURE

A. The Developer proposes to construct a residential development located on the north side of Mrs. James Road, south of West Farmville Road, and directly west of the Shadow Wood Estates subdivisions as shown in the master development plan included with Exhibit B.

B. The Developer agrees to contribute to the following future infrastructure improvements on a pro rata share based on the number of lots developed:

   a. North Donahue Drive Improvements

   b. West Farmville Road Widening

   c. West Farmville Road/Mrs. James Road Intersection Improvements

C. In contributing to the cost of these projects, the Developer agrees to share with other developers which are providing similar pro rata cost investments for these future improvements to be performed by the City.

D. The Developer will also be required to make improvements including turn lanes on Mrs. James Road and West Farmville Road as necessary for access management to the development on these streets.

## SECTION III
## SANITARY SEWER INFRASTRUCTURE

A. The Developer shall design and construct a low-pressure sanitary sewer conveyance system to serve the development, pumping sanitary sewer to an existing public lift station located in Shadow Wood adjacent and to the east of the Development.

B. The route and details of such system will be determined during the Development Review Team process.

C. The Developer shall have constructed and approved the low pressure forcemain connected to the Shadow Wood lift station before final plat approval and building permits issues for new houses.

## SECTION IV
## SUMMARY OF PAYMENT

A. The Developer agrees to pay $2,085 per lot developed as a pro rata share for future transportation infrastructure improvements cited in Section II above. These improvements include the following:

| | | |
|---|---|---|
| a. | North Donahue Drive | $1,425 per lot |
| b. | West Farmville Road Widening | $260 per lot |
| c. | West Farmville Rd/Mrs. James Rd Intersection | $400 per lot |

B. The Developer agrees to pay agrees to pay per lot fees described in Section IV.A for the number of lots platted for the development at the time a final plat is requested for the Development.

## SECTION V
## LEGAL EFFECT & LIMITATIONS OF THIS DEVELOPMENT AGREEMENT

The parties hereto shall be bound by the following:

A. This Agreement shall be binding on the parties hereto, their successors and assigns.

B. All conditions, restrictions, stipulations, and safeguards contained in this Agreement may be enforced by either party hereto by action at law or equity, and all costs of such proceedings, including reasonable attorney fees, shall be paid by the defaulting party.

C. The approval granted by this Agreement is limited. Such approval shall not be construed to obviate the duty of the Developer to comply with all applicable local review and permitting procedures, except where otherwise specifically provided. Such approval shall not be construed to obviate the duty of the Developer to comply with all applicable state review and permitting procedures. Such approval shall not obviate the duty of the Developer to comply with any city ordinance or other regulation adopted after the effective date of this Agreement.

D. The Developer shall explicitly comply with all ordinances and regulations of the City as the same pertains to the Development, including but not limited to all zoning, subdivision, sediment control, planning and

engineering ordinances and regulations.

E. The provisions of this Agreement shall terminate at the earliest of either:

(1) all the requirements of the Developer described herein above have been completed and accepted by the City, or,

(2) twenty (20) years from the date of approval of this Agreement by the City Council unless an extension is approved by the City Council of the City of Auburn.

If the Developer has satisfied its obligations hereunder prior to the expiration of 20 years, the City Manager may issue a statement to certify that the provisions of this Agreement have been satisfied.

## SECTION VI
## SEVERABILITY

In the event that any portion or section of this Agreement is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this Agreement, which shall remain in full force and effect.

## SECTION VII
## ENFORCEABILITY

This Agreement shall become effective upon its adoption by the City Council of the City of Auburn, Alabama and execution by a duly authorized officer of Developer.

## SECTION VIII
## BINDING EFFECT

This Agreement shall be recorded in the office of the Judge of Probate of Lee County, Alabama, and shall run with the land and the binding upon the parties hereto, their successors and assigns.

*****THE REMAINDER OF THIS PAGE IS INTENTIALLY LEFT BLANK*****

**IN WITNESS WHEREOF**, this Agreement has been executed by the parties hereto in duplicate, each of which shall constitute an original on this the ____ day of _____, 20____.

CITY OF AUBURN, A MUNICIPAL CORPORATION,

BY: _____
MEGAN MCGOWEN CROUCH
Its: CITY MANAGER

ATTEST:

By: _____
LINDSAY MANLEY
Its: ASSISTANT CITY CLERK

_____

By: Samford Group Land, LLC

Name: Hayes Eiford

Its: Manager

ATTEST:

By: _____
Joey White

# Exhibit A

**[Legal Description]**

COMMENCING AT THE PURPORTED NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 10, T-19-N, R-25-E, LEE COUNTY, ALABAMA; THENCE S 00°34'43" E 40.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF WEST FARMVILLE ROAD (80' R/W) FOR THE POINT OF BEGINNING OF THE PROEPRTY HEREIN DESCRIBED; THENCE CONTINUE S 00°34'43" E 10.00 FEET TO A 5/8" SOLID ROD AT THE NORTHWEST CORNER OF SHADOW WOOD ESTATES PHASE ONE AS RECORDED IN PLAT BOOK 23 PAGE 194, PROBATE COURT RECORDS, LEE COUNTY, ALABAMA; THENCE CONTINUE S 00°34'43" E 523.68 FEET TO A 1/2" REBAR CAP #15722 RDR AT THE NORTHWEST CORNER OF SHADOW WOOD ESTATES FIRST ADDITION PHASE TWO AS RECORDED IN PLAT BOOK 33 PAGE 159 OF THE AFORESAID RECORDS; THENCE S 01°02'12" E 342.70 FEET TO A 1/2" REBAR; THENCE S 06°22'56" E 175.85 FEET TO A 1/2" REBAR; THENCE S 02°56'44" E 233.54 FEET 1/2" REBAR CAP CA CBF; THENCE S 02°04'43" W 190.32 FEET TO A 1/2" REBAR; THENCE S 01°29'19" W 169.68 FEET TO A 1/2" REBAR; THENCE S 00°28'01" W 189.25 FEET TO A 1/2" REBAR; THENCE S 02°29'30" W 207.70 FEET TO A 1/2" REBAR CAP CA788 AT THE SOUTHWEST CORNER OF SHADOW WOOD ESTATES FIRST ADDITION PHASE TWO; THENCE S 01°01'19" E 20.24 FEET TO A 1/2" REBAR CAP #17280 ON THE NORTH RIGHT OF WAY OF MRS. JAMES ROAD AND A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 7395.16 FEET; THENCE SOUTHWESTWARDLY ALONG THE ARC OF SAID RIGHT OF WAY 200.41 FEET (CHORD BEARS: S 53°05'18" W 200.40 FEET) TO A 1/2" REBAR WITH CAP (PLS CA#1067-LS) FOR THE P.T THEREOF AND TO A PC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1431.72 FEET; THENCE SOUTHWESTWARDLY ALONG THE ARC OF SAID CURVE 474.64 FEET (CHORD BEARS: S 61°48'10" W 472.47 FEET) TO A 1/2" REBAR WITH CAP ( PLS CA#1067-LS) TO THE P.C OF A CURVE TO THE LEFT HAVING A RADIUS OF 10696.27 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 279.00 FEET (CHORD BEARS: S 71°50’01" W 278.99 FEET) TO A POINT; THENCE N 18°09'04" W 235.74 FEET TO THE P.C. OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC 107.60 FEET (CHORD BEARS: S 85°05'55" W 106.92 FEET) TO A POINT FOR THE P.T. THEREOF; THENCE N 83°41’30” W 68.52 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 465.70 FEET (CHORD BEARS: S 37°99’47” W 386.91 FEET) TO THE P.T. OF SAID CURVE; THENCE S 22°16’57” E 74.09 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 11.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 17.12 FEET (CHORD BEARS: S 66°51’23” E 15.44 FEET) TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MRS. JAMES ROAD AND A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 10950.48 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 96.27 FEET (CHORD BEARS: DISTANCE OF S 68°18'39" W 96.27 FEET) TO A 1/2" REBAR WITH CAP (PLS CA#1067-LS) AND THE P.T THEREOF; THENCE S 68°03'06" W 258.64 FEET TO A 1/2" REBAR WITH CAP (PLS CA#1067-LS); THENCE LEAVING SAID RIGHT OF WAY N 00°45'39" W 175.50 FEET TO A

5/8" SOLID ROD; THENCE CONTINUE N 00°45'39" W 781.59 FEET TO A 5/8" SOLID ROD; THENCE N 86°48'53" W 100.03 FEET TO A 5/8" SOLID ROD; THENCE N 00°46'22" W 522.23 FEET TO A 5/8" SOLID ROD; THENCE N 89°14'19" E 99.86 FEET TO A 5/8" SOLID ROD; THENCE N 00°50'12" W 109.79 FEET TO A 5/8" SOLID ROD; THENCE N 89°14'54" E 1116.54 FEET TO A 1" SOLID ROD; THENCE N 01°10'51" W 791.55 FEET TO A 1/2" REBAR WITH CAP ( PLS CA#1067-LS); THENCE S 82°29'58" E 217.48 FEET TO A 5/8" SOLID ROD; THENCE N 00°42'45" W 420.33 FEET TO A 5/8" REBAR ON THE SOUTH RIGHT OF WAY OF WEST FARMVILLE ROAD AND A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 1472.39 FEET; THENCE SOUTHEASTWARDLY ALONG SAID SOUTH RIGHT OF WAY AND THE ARC OF SAID CURVE 196.96 FEET (CHORD BEARS: S 87°05'30" E 196.81 FEET) TO A 6"X6" CONCRETE MONUMENT; THENCE N 89°16'12" E 102.46 FEET TO THE POINT OF BEGINNING. SAID PARCEL LYING IN THE NW 1/4 AND THE N 1/2 OF THE N 1/2 OF THE SW 1/4 OF SECTION 10, T-19-N, R-25-E, LEE COUNTY, ALABAMA AND CONTAINING 58.34 ACRES, MORE OR LESS.

# Exhibit B




## SITE INFORMATION:

SITE AREA

| | |
|---|---|
| TOTAL SITE AREA: | 63.40 AC. |
| COMMERCIAL AREA: | 3.09 AC. |

ZONING INFORMATION:

| | |
|---|---|
| JURISDICTION: | CITY OF AUBURN |
| PROPOSED ZONING: | LLRD AND LDD |
| TOTAL LOTS: | 42 RESIDENTIAL<br>1 COMMERCIAL |
| PROP. DENSITY: | 0.66 DU. AC. |
| MAX. DENSITY: | 1.0 DU/AC. |

## SFD LOT STANDARDS:

LOT SUMMARY

| | |
|---|---|
| MIN. LOT AREA | 5,000 SF |
| MAX. F.A.R. | .35 |
| MAX I.S.R. | .50 |

BUILDING SETBACKS:

| | |
|---|---|
| FRONT SETBACK: | 20 FT. |
| REAR SETBACK: | 20 FT. |
| SIDE SETBACK: | 5 FT. |
| SIDE SETBACK (STREET): | 15 FT. |

## NEIGHBORHOOD SHOPPING CENTER:

LOT SUMMARY

| | |
|---|---|
| MAX. F.A.R. | .40 |
| MAX I.S.R. | .60 |

Parcel Area Table

| PARCEL | AREA SF | AREA AC. | DESCRIPTIO |
|---|---|---|---|
| 1 | 44312.41 | 1.02 | SFD LOT |
| 2 | 43784.86 | 1.01 | SFD LOT |
| 3 | 43158.52 | 0. | SFD LOT |
| 4 | 45654.72 | 1.05 | SFD LOT |
| 5 | 44879.45 | 1.03 | SFD LOT |
| 6 | 42938.90 | 0. | SFD LOT |
| 7 | 44803.25 | 1.03 | SFD LOT |
| 8 | 44485.65 | 1.02 | SFD LOT |
| 9 | 44058.11 | 1.01 | SFD LOT |
| 10 | 43701.70 | 1.00 | SFD LOT |
| 11 | 43684.17 | 1.00 | SFD LOT |
| 12 | 46023.83 | 1.06 | SFD LOT |
| 13 | 43841.29 | 1.01 | SFD LOT |
| 14 | 43807.09 | 1.01 | SFD LOT |
| 15 | 43002.93 | 0. | SFD LOT |
| 16 | 47538.76 | 1.0 | SFD LOT |
| 17 | 43824.77 | 1.01 | SFD LOT |
| 18 | 43796.31 | 1.01 | SFD LOT |
| 19 | 44828.05 | 1.03 | SFD LOT |
| 20 | 44384.09 | 1.02 | SFD LOT |
| 21 | 49699.94 | 1.1 | SFD LOT |
| 22 | 44005.51 | 1.01 | SFD LOT |
| 23 | 43811.44 | 1.01 | SFD LOT |
| 24 | 43553.90 | 1.00 | SFD LOT |
| 25 | 45041.80 | 1.03 | SFD LOT |
| 26 | 44341.46 | 1.02 | SFD LOT |
| 27 | 43800.79 | 1.01 | SFD LOT |
| 28 | 43455.93 | 1.00 | SFD LOT |
| 29 | 51010.78 | 1.17 | SFD LOT |
| 30 | 43650.00 | 1.00 | SFD LOT |
| 31 | 43417.05 | 1.00 | SFD LOT |
| 32 | 48021.16 | 1.10 | SFD LOT |
| 33 | 64877.77 | 1. | SFD LOT |
| 34 | 176523.34 | .05 | SFD LOT |
| 35 | 236130.16 | 5. 2 | SFD LOT |
| 36 | 196858.20 | .52 | SFD LOT |
| 37 | 42210.37 | 0. 7 | SFD LOT |
| 38 | 42620.56 | 0. | SFD LOT |
| 39 | 46109.26 | 1.06 | SFD LOT |
| 1001 | 134540.66 | 3.0 | COMMERCIAL LOT |

SAMFORD GROUP

SAMFORD GROUP, LLC.
2449 MOORE'S MILL ROAD
SUITE 120
AUBURN, AL 36830

SAMFORDGROUPLLC.COM

| REV. | DATE: | DESCRIPTION: |
|---|---|---|

# MRS JAMES

984 MRS JAMES ROAD

CITY OF AUBURN, LEE COUNTY, AL 36879

THESE DOCUMENTS ARE THE PROPERTY OF SAMFORD GROUP, LLC. ANY DISTRIBUTION OR USE BEYOND THEIR INTENT WITHOUT WRITTEN CONSENT IS A VIOLATION OF COPYWRITE LAWS.

SEAL:

PRELIMINARY

811

SAFETY IS IN YOUR HANDS.
EVERY DIG. EVERY TIME.

DESIGN TEAM:

| | |
|---|---|
| DRAWN BY: | HE |
| DESIGNED BY: | -- |
| REVIEWED BY: | -- |

SCALE & NORTH ARROW:

NORTH ARROW

0 150 300
75 225
SCALE: 1"=150'

| | |
|---|---|
| JOB NUMBER: | 011000 |
| DATE: | 07/31/2025 |

SHEET TITLE:
MASTER DEVELOPMENT CONCEPT PLAN

# Agenda Item Summary

**Item No. 8 e 1**

| | |
|---|---|
| **Council Meeting Date** | November 18, 2025 |
| **Department** | Planning |
| **Submitted By** | Justice Wahid Cotton |
| **Agenda Section** | Consent |

**Name and address of person(s) or business(es) this item affects:**

Industrial Development Board of the City of Auburn, AL
144 Tichenor Ave, Suite 2
Auburn, AL 36830

**Description of item under consideration**

Resolution accepting public right-of-way as shown on the plat: Beehive Road Plat No. 1 - Final Plat (AS-2025-085), located at the corner of Beehive Road and Biltmore Lane.

**Why is Council action needed?**

City Council action is necessary for acceptance of all easements and rights-of-way per Article III, Section G, of the City of Auburn Subdivision Regulations, which requires that acceptance of dedicated lands by the City Council must occure prior to recording the final plat.

**Is this a budgeted item?:** N/A

**RESOLUTION NO. _____**

**WHEREAS**, it is in the best interest of the City of Auburn to accept public rights-of-way as shown on the plat: "Beehive Road Plat No. 1 – Final Plat" (AS-2025-085), located at the corner of Beehive Road and Biltmore Lane; and

**WHEREAS**, the owner of said property, The Industrial Development Board of The City of Auburn, desires to dedicate the same.

**NOW THEREFORE BE IT RESOLVED** by the City Council of the City of Auburn, Alabama, as follows:

That the City of Auburn does hereby accept public rights-of-way as shown on the plat: "Beehive Road Plat No. 1 – Final Plat" (AS-2025-085), located at the corner of Beehive Road and Biltmore Lane.

**ADOPTED AND APPROVED** by the City Council of the City of Auburn, Alabama, this the 18th day of November 2025.

_____
Mayor

ATTEST:

_____
City Manager

# BEEHIVE ROAD PLAT NO. 1 - FINAL PLAT

STATE OF ALABAMA
LEE COUNTY

I, ARTHUR R. NETTLES, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF.

IN WITNESS WHEREOF, I HAVE HEREONTO SET MY HAND AND SEAL ON THIS THE 23RD DAY OF OCTOBER, 2025.

_____
ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346
NOT A CERTIFIED SURVEY UNLESS SIGNED AND STAMPED WITH MY SEAL

IN WITNESS WHEREOF, THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF AUBURN, AN ALABAMA PUBLIC CORPORATION, HAS EXECUTED THIS INSTRUMENT ON THIS THE ___ DAY OF _____ 2025.

THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF AUBURN, AN ALABAMA PUBLIC CORPORATION

BY:_____ BY:_____
DAVID DEBAETS, ITS CHAIRMAN
PHILLIP DUNLAP, ITS SECRETARY/TREASURER

STATE OF ALABAMA )
COUNTY OF LEE )

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT DAVID DEBAETS, WHOSE NAME AS CHAIRMAN OF THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF AUBURN, AN ALABAMA PUBLIC CORPORATION, IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF SAID INSTRUMENT, HE, AS SUCH CHAIRMAN AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND THIS THE ____ DAY OF _____, 2025.

(SEAL)
_____
NOTARY PUBLIC
MY COMMISSION EXPIRES:

STATE OF ALABAMA )
COUNTY OF LEE )

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT PHILLIP DUNLAP, WHOSE NAME AS SECRETARY/TREASURER OF THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF AUBURN, AN ALABAMA PUBLIC CORPORATION, IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF SAID INSTRUMENT, HE, AS SUCH SECRETARY/TREASURER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND THIS THE ____ DAY OF _____, 2025.

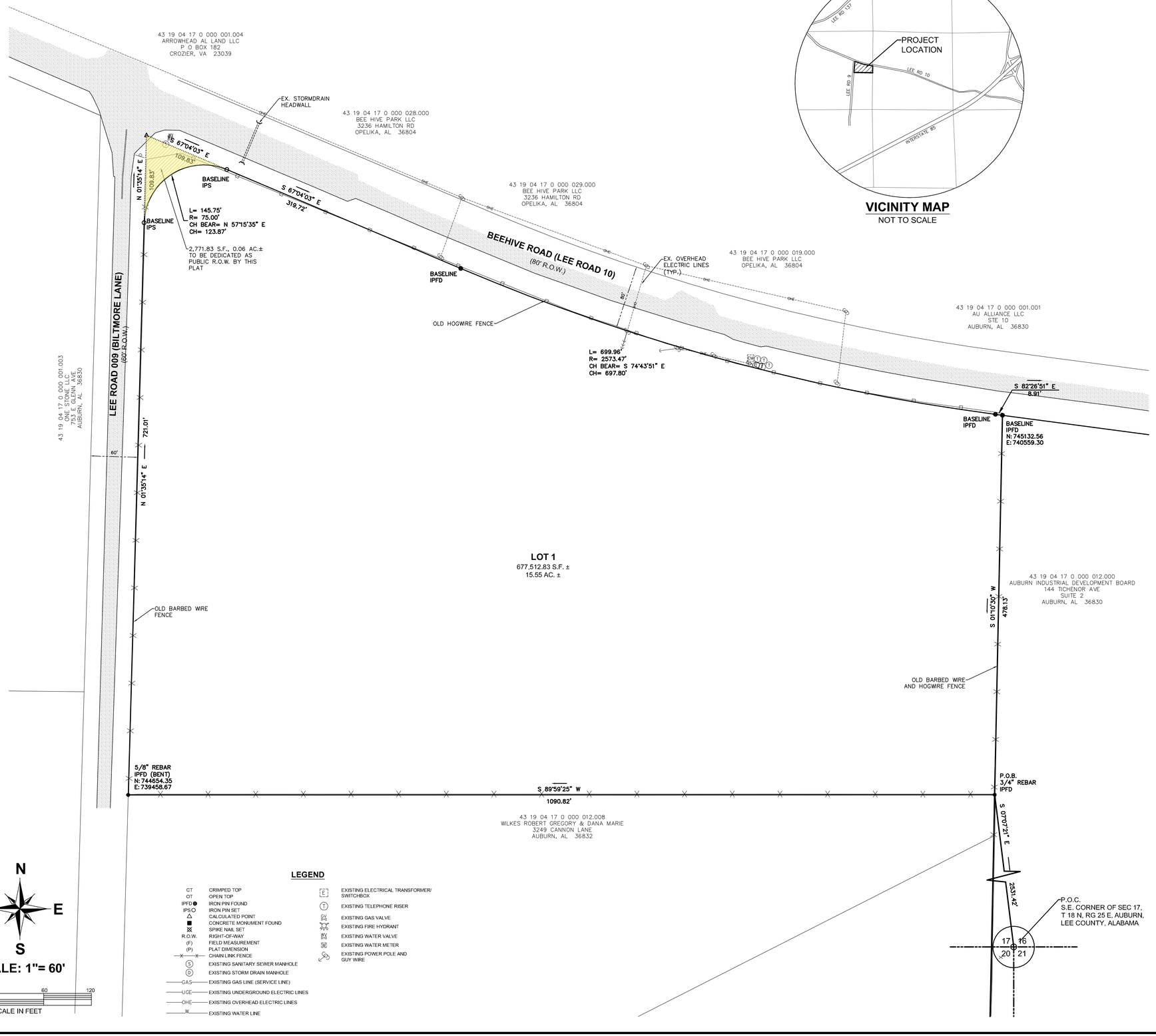
(SEAL)
_____
NOTARY PUBLIC
MY COMMISSION EXPIRES:

**NOTES:**

1. THIS PARCEL IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAY, OR OTHER RESTRICTIONS OF RECORD THAT MAY EXIST.
2. BEARINGS BASED ON GPS RTK OBSERVATION USING AUBURN CORS. HORIZONTAL DATUM IS NAD 83 ALABAMA EAST ZONE STATE PLANE COORDINATE SYSTEM.
3. NORTH IS BASED ON GRID NORTH.
4. FIELDWORK COMPLETED SEPTEMBER 9, 2025. OFFICEWORK COMPLETED SEPTEMBER 30, 2025.
5. NO PERMANENT STRUCTURES MAY BE CONSTRUCTED OR PLACED ON EASEMENTS. FENCES MAY BE ERECTED PERPENDICULARY ACROSS THE EASEMENT PROVIDED THERE IS A MINIMUM 12' WIDE ACCESS GATE INSTALLED. IF THE GATE IS TO BE LOCKED, THERE MUST BE A CITY APPROVED LOCK INSTALLED IN CONJUNCTION WITH THE OWNER'S LOCK. NO CANOPY TREES SHALL BE PLANTED WITHIN TEN (10) FEET OF UTILITIES.
6. ACCORDING TO THE FEMA FIRM MAP NO.01081C0190H AND 01081C0191H, EFFECTIVE DATE JANUARY 17, 2025, PANEL 190 AND 191 OF 381, FOR LEE COUNTY, ALABAMA, THE PROPERTY LIES IN ZONE X, WHICH IS OUTSIDE THE 0.2% OF ANNUAL FLOOD.
7. BY PLACING OBSTRUCTIONS WITHIN OR ENCROACHING ONTO THE EASEMENT, THE PROPERTY OWNER DOES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS AGREE TO INDEMNIFY, HOLD HARMLESS AND DEFEND THE CITY OF AUBURN, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS, AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COSTS OR JUDGEMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENT INCLUDING ITS REASONABLE COSTS IN DEFENDING AGAINST ANY SUCH CLAIMS AND FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF AUBURN FROM ANY DAMAGES TO THE OBSTRUCTION ARISING FROM UTILITY MAINTENANCE WORK WITHIN THE EASEMENT OR ANY DAMAGES TO THE OBSTRUCTION RESULTING FROM ITS PLACEMENT IN THE EASEMENT.
8. BY PLACING ANY PORTION OF AN IRRIGATION SYSTEM WITHIN THE EASEMENTS OR RIGHT OF WAY, THE PROPERTY OWNER DOES FOR ITSELF , ITS SUCCESSORS AND ASSIGNS AGREES TO INDEMNIFY, HOLD HARMLESS AND DEFEND THE CITY OF AUBURN, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS, AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COST OR JUDGMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENTS OR RIGHT OF WAY INCLUDING ITS REASONABLE COST IN DEFENDING AGAINST ANY SUCH CLAIMS.~ THE PROPERTY OWNER FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF AUBURN FROM ANY DAMAGES TO THE IRRIGATION SYSTEM ARISING FROM ANY WORK OR MAINTENANCE WORK WITHIN THE GRANTED EASEMENT OR RIGHT OF WAY OR ANY DAMAGES TO THE IRRIGATIONS SYSTEM RESULTING FROM ITS PLACEMENT WITHIN THE EASEMENT OR RIGHT OF WAY.~ IRRIGATION SYSTEMS ARE LIMITED TO ONLY LATERALS BEING PLACED WITHIN ANY EASEMENTS OR RIGHT OF WAY.
9. THE PURPOSE OF THIS PLAT IS TO DEDICATE A PORTION OF LAND AS PUBLIC RIGHT-OF-WAY AND SUBDIVIDE THE LOT AS SHOWN.
10. PROPERTY DESCRIBED BELOW IS HEREBY DEDICATED TO THE CITY OF AUBURN AS ADDITIONAL RIGHT-OF-WAY.
11. EXISTING FENCES ARE SHOWN FOR INFORMATIONAL PURPOSES.

DESCRIPTION OF PUBLIC RIGHT-OF-WAY DEDICATED BY THIS PLAT

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 25 EAST, AUBURN, LEE COUNTY, ALABAMA THENCE NORTH 07°07'21" WEST, A DISTANCE OF 2531.42 FEET; THENCE SOUTH 89°59'25" WEST, A DISTANCE OF 1090.82 FEET TO AN IRON PIN FOUND ON THE EASTERLY MARGIN OF LEE ROAD 009 (BILTMORE LANE); THENCE ALONG THE WESTERLY MARGIN OF SAID ROAD NORTH 01°35'17" EAST, A DISTANCE OF 721.01 FEET TO THE POINT OF BEGINNING OF AN AREA OF LAND TO BE DEDICATED AS PUBLIC RIGHT-OF-WAY, MORE FULLY DESCRIBED AS FOLLOWS: FROM THIS POINT OF BEGINNING THENCE CONTINUING ALONG THE WESTERLY MARGIN OF SAID ROAD NORTH 01°35'14" EAST, A DISTANCE OF 109.83 FEET TO A POINT WHICH IS THE SOUTHEAST CORNER OF THE INTERSECTION OF LEE ROAD 009 (BILTMORE LANE) AND LEE ROAD 010 (BEEHIVE ROAD); THENCE ALONG THE SOUTHERLY MARGIN OF LEE ROAD 010 (BEEHIVE ROAD) SOUTH 67°04'03" EAST, A DISTANCE OF 109.83 FEET; THENCE LEAVING THE SOUTHERLY MARGIN OF SAID ROAD AND ALONG A CURVE TO THE LEFT, SAID CURVE HAVING AN ARC LENGTH OF 145.75 FEET, A RADIUS OF 75.00 FEET, A CHORD BEARING OF SOUTH 57°15'35" WEST, AND A CHORD LENGTH OF 123.87 FEET TO THE POINT OF BEGINNING, SAID AREA CONTAINING 2,771.83 SQUARE FEET, OR 0.06 ACRES, MORE OR LESS.







**VICINITY MAP**
NOT TO SCALE

**LEGEND**

| | | | |
|---|---|---|---|
| CT | CRIMPED TOP | E | EXISTING ELECTRICAL TRANSFORMER/ SWITCHBOX |
| OT | OPEN TOP | T | EXISTING TELEPHONE RISER |
| IPFD ● | IRON PIN FOUND | GV | EXISTING GAS VALVE |
| IPS ○ | IRON PIN SET | | EXISTING FIRE HYDRANT |
| △ | CALCULATED POINT | WV | EXISTING WATER VALVE |
| ■ | CONCRETE MONUMENT FOUND | WM | EXISTING WATER METER |
| ⊠ | SPIKE NAIL SET | | EXISTING POWER POLE AND GUY WIRE |
| R.O.W. | RIGHT-OF-WAY | | |
| (F) | FIELD MEASUREMENT | | |
| (P) | PLAT DIMENSION | | |
| -X-X- | CHAIN LINK FENCE | | |
| S | EXISTING SANITARY SEWER MANHOLE | | |
| D | EXISTING STORM DRAIN MANHOLE | | |
| GAS | EXISTING GAS LINE (SERVICE LINE) | | |
| UGE | EXISTING UNDERGROUND ELECTRIC LINES | | |
| OHE | EXISTING OVERHEAD ELECTRIC LINES | | |
| W | EXISTING WATER LINE | | |

N
W E
S
SCALE: 1"= 60'

60 30 0 60 120
SCALE IN FEET

**CITY OF AUBURN, ALABAMA:**

APPROVED BY THE AUBURN CITY COUNCIL, AUBURN, ALABAMA:

MAYOR:_____ DATE:_____

APPROVED BY THE AUBURN CITY PLANNING DEPARTMENT, AUBURN, ALABAMA:

PLANNING DIRECTOR:_____ DATE:_____

APPROVED BY THE AUBURN CITY ENGINEER:

CITY ENGINEER: _____ DATE:_____

**LOACHAPOKA WATER AUTHORITY**

APPROVED BY THE LOACHAPOKA WATER AUTHORITY:

AUTHORIZED OFFICIAL:_____ DATE:_____

ALABAMA LICENSED No. 23346 PROFESSIONAL LAND SURVEYOR ARTHUR R. NETTLES


2004 Yarbrough Drive, Ste A
Opelika, Alabama 36801
Phone: (334) 749-8681
Web:www.baseline-llc.com
BASELINE
SURVEYING & DESIGN, LLC


| JOB NO. | DRAWN | CREW CHIEF |
|---|---|---|
| B12225.08 | ARN | RAB |


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**BEEHIVE ROAD PLAT NO. 1-FINAL PLAT**

SEC: 17 T 18 N Rg 25 E
AUBURN LEE COUNTY ALABAMA
SCALE: 1"=60' OCTOBER 23, 2025
ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346
ALABAMA CERT. OF AUTH. CA. NO. 922

# Agenda Item Summary

**Item No. 8 e 2**

| | |
|---|---|
| **Council Meeting Date** | November 18, 2025 |
| **Department** | Engineering Services |
| **Submitted By** | Brandy Ezelle |
| **Agenda Section** | Consent |

**Name and address of person(s) or business(es) this item affects:**

Legends of Magnolia Owners Association
248 South Gay Street
Auburn, AL 36830

**Description of item under consideration**

Resolution accepting a Permanent Sidewalk, Drainage, Utility and Lighting Easement and a Temporary Construction Easement located at 126 Toomer Street on property owned by Legends of Magnolia Owners Association (234 West Magnolia Avenue) to extend the streetscape improvements along Toomer Street.

**Why is Council action needed?**

Council must accept and approve the Permanent Sidewalk, Drainage, Utility and Lighting Easement and Temporary Construction Easement from Legends of Magnolia Owners Association to extend the streetscape improvements along Toomer Street.

**Is this a budgeted item?:** Yes

RESOLUTION NO. _____

**WHEREAS**, the City Council of the City of Auburn has determined that it is in the best interest of the City to accept the dedication of that certain real estate as the same as described in the attached Permanent Sidewalk, Drainage, Utility and Lighting Easement and Temporary Construction Easement; and,

**WHEREAS**, the owner of said real property, Legends of Magnolia Owners Association, desires to convey the same to the City of Auburn for the streetscape extension improvements along Toomer Street.

**NOW THEREFORE BE IT RESOLVED** by the City Council of the City of Auburn, Alabama, as follows:

That the City of Auburn does hereby accept the Permanent Sidewalk, Drainage, Utility and Lighting Easement and Temporary Construction Easement from Legends of Magnolia Owners Association to be used to extend the streetscape improvements along Toomer Street.

**ADOPTED AND APPROVED** by the City Council of the City of Auburn, Alabama, this the 18th day of November 2025.

_____
Mayor

ATTEST:

_____
City Manager

**STATE OF ALABAMA** )
)
**COUNTY OF LEE** )

**THE CITY OF AUBURN**
**AUBURN, ALABAMA**

**PERMANENT SIDEWALK, DRAINAGE, UTILITY AND LIGHTING EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of One and 00/100 Dollars ($1.00) and other good and valuable considerations, in hand paid to the undersigned Grantor, **LEGENDS OF MAGNOLIA OWNERS ASSOCIATION, A DOMESTIC NON-PROFIT CORPORATION,** the receipt and sufficiency of which is hereby acknowledged, and for and in consideration of the benefit to its property, the said, **LEGENDS OF MAGNOLIA OWNERS ASSOCIATION, A DOMESTIC NON-PROFIT CORPORATION,** does hereby grant, bargain, sell and convey unto **THE CITY OF AUBURN, A MUNICIPAL CORPORATION,** subject to the terms and conditions hereinafter set forth, a permanent sidewalk, drainage, utility and lighting easement and temporary construction easement across the land of the Grantors for the purpose of construction and maintenance of a sidewalk, lighting and landscaping, said easement being more particularly described as follows to wit:

**PERMANENT SIDEWALK, DRAINAGE, UTILITY AND LIGHTING EASEMENT**

**LEE COUNTY, ALABAMA:**

Commence at a calculated point at the Northwest Corner of Section 30, T 19 N, R 26 E, City of Auburn, Lee County, Alabama as per Plat Book 52 Page 21 and Plat Book 14 Page 93; thence, as per said plat, S33°35'24"E, 2,772.39' to a calculated point at the Point of Beginning on the East Right of Way (ROW) of Toomer Street; thence S87°12'14"E, 4.69' to a calculated point; thence S00°11'11"E, 79.67' to a calculated point; thence S88°45'15"W, 4.69' to a calculated point on the East Right of Way (ROW) of Toomer Street; thence along said East (ROW) of Toomer Street N00°11'11"W, 80.00' to a calculated point at the Point of Beginning;

Subject Permanent Sidewalk, Drainage, Utility and Lighting Easement contains 0.009 Acres +/- (374.112 SF).

**TEMPORARY CONSTRUCTION EASEMENT**

**LEE COUNTY, ALABAMA:**

Commence at a calculated point at the Northwest Corner of Section 30,T 19 N, R 26 E, City of Auburn, Lee County, Alabama as per Plat Book 52 Page 21 and Plat Book14 Page 93; Thence as per said plat S33°35'24"E, 2,772.39' to a calculated point on the East Right of Way (ROW) of Toomer Street; thence S87°12'14"E, 4.69' to a calculated point at the Point of Beginning; thence S87°12'14"E,12.61' to a calculated point; thence S00°11'11"E, 78.78' to a calculated point; thence S88°45'17"W,12.59' to a calculated point; thence N00°11'11"W,79.67' to a calculated point at the Point of Beginning;

Subject Temporary Construction Easement contains 0.023 Acres+/- (998.002 SF).

By the Execution of this easement, we do hereby waive any rights which we may have under federal or state law to have our property appraised.

**TO HAVE AND TO HOLD** unto the said Grantee, its successors and assigns, forever, subject to the following terms and conditions:

1. The within Grantee, its successors and assigns and designated servants, agents, employees or contractors, shall have the right to enter upon said easement to install, construct, and make necessary repairs to the sidewalk, lighting, landscaping, drainage and utilities, and shall have ingress and egress at any and all items to the property covered by this easement without hindrance or delay of any kind.

2. The grant of the easements shall run with the land and shall be binding on and shall inure to the benefit of the parties hereto, their heirs, successors and assigns. If however, the within Grantee, its successors or assigns, should abandon said easements or fail to use the same for a period of ten (10) consecutive years, then in either of such events all of the rights and interests hereby granted herein shall be vested in the then owner of the fee simple title in and to the land over which said easements cross.

3. The granted temporary construction easement will expire one (1) year from the date of completion of the project for which it is granted.

**IN WITNESS WHEREOF**, the said **LEGENDS OF MAGNOLIA OWNERS ASSOCIATION, A DOMESTIC NON-PROFIT CORPORATION,** has caused this Instrument to be executed by Cleav Peavy and Loren Neuenschwander its duly authorized members hereunto affixed this 10th day of October, 2025.

**LEGENDS OF MAGNOLIA OWNERS ASSOCIATION**

BY: _____(L.S.)

BY: _____(L.S.)

**STATE OF ALABAMA**

**COUNTY OF LEE**

I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that Cleav Peavy and Loren Neuenschwander whose name as members of **LEGENDS OF MAGNOLIA OWNERS ASSOCIATION, A DOMESTIC NON-PROFIT CORPORATION**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of this conveyance, he/she, with full authority, executed the same voluntarily on the day the same bears date, for and as the act of said **LEGENDS OF MAGNOLIA OWNERS ASSOCIATION, A DOMESTIC NON-PROFIT CORPORATION.**

Given under my hand and seal of office this the 10th day of October, 2025.

Notary Public

My Commission Expires: May 22, 2027

PHOBIE D. SATTERWHITE NOTARY PUBLIC STATE OF ALABAMA

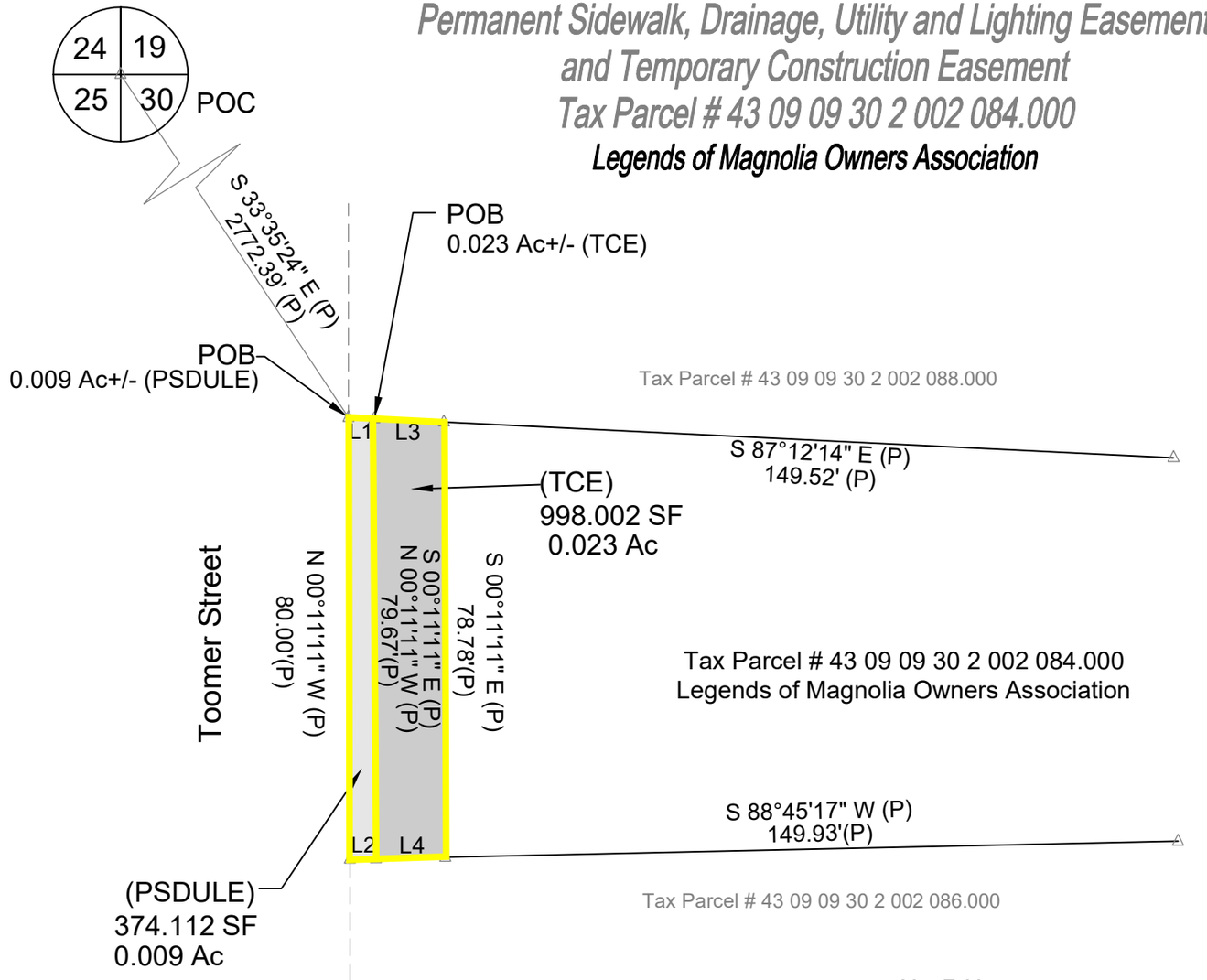
This instrument prepared by:
Audrea Carr, City of Auburn
Engineering Services Department
161 North Ross Street
Auburn, Alabama 36830

# Exhibit "A"

## Permanent Sidewalk, Drainage, Utility and Lighting Easement and Temporary Construction Easement

## Tax Parcel # 43 09 09 30 2 002 084.000

### Legends of Magnolia Owners Association




**LEGEND**

- Permanent Sidewalk, Drainage, Utilty, and Lighting Easement (PSDULE)
- Temporary Construction Easement (TCE)
- POC — Point of Commencement
- POB — Point of Begining
- △ — Calculated Point
- (P) — Plat

**Line Table**

| | | |
|---|---|---|
| L1 | S 87°12'14" E | 4.69' |
| L2 | S 88°45'15" W | 4.69' |
| L3 | S 87°12'14" E | 12.61' |
| L4 | S 88°45'17" W | 12.59' |

*Checked: Rob Perry*
*Date: 8.08.2025*
*Edit: 11.6.2025*
*Drawn: Bryan Coté*
*Scale: 1" =30'*
*Job #16025*
*Sheet No. 1*

**NOTES:**

1) Current Owner of Subject Parcel: Legends of Magnolia Owners Association, **248 South Gay Street Auburn, AL 36830.**

2) Purpose of this Exhibit "A" document is to establish a Temporary Construction Easement and a Permanent Sidewalk,Drainage,Utility and Lighting Easement along the existing West Boundary Line of Tax Parcel # 43 09 09 30 2 002 084.000

3) Any use of this document outside of it's specific purpose is not authorized. The City of Auburn & its agents accept no responsibility or liability for the unauthorized use of this document.

4) No sectional or section line retracement was performed for this easement.

5) No title search or abstract was performed or provided for this project. Additional records pertaining to each parcel, as well as, the existing right of way, may exist in the public record.

6) All improvements & structures not shown for this project.

7) See Deed Book 8004 Page 290, Plat Book 52 Page 21, and Plat Book 14 Page 93.

PLAT NORTH

30 0 30

Scale 1" = 30'

State of Alabama
Lee County
City of Auburn

Permanent Sidewalk, Drainage, Utility and Lighting Easement. (PSDULE)
0.009 Acres +/- (374.112 SF)

Commence at a calculated point at the Northwest Corner of Section 30, T 19 N, R 26 E, City of Auburn,Lee County, Alabama as per Plat Book 52 Page 21 and Plat Book 14 Page 93; thence, as per said plat, S33°35'24"E, 2,772.39' to a calculated point at the Point of Beginning on the East Right of Way (ROW) of Toomer Street; thence S87°12'14"E, 4.69' to a calculated point; thence S00°11'11"E, 79.67' to a calculated point; thence S88°45'15"W, 4.69' to a calculated point on the East Right of Way (ROW) of Toomer Street; thence along said East (ROW) of Toomer Street N00°11'11"W, 80.00' to a calculated point at the Point of Beginning; Subject Permanent Sidewalk, Drainage, Utility and Lighting Easement contains 0.009 Acres +/- (374.112 SF).

State of Alabama
Lee County
City of Auburn

Temporary Construction Easement (TCE)
0.023 Acres +/- (998.002 SF)

Commence at a calculated point at the Northwest Corner of Section 30,T 19 N,R 26 E,City of Auburn,Lee County,Alabama as per Plat Book 52 Page 21 and Plat Book14 Page 93; Thence as per said plat S33°35'24"E, 2,772.39' to a calculated point on the East Right of Way (ROW) of Toomer Street; thence S87°12'14"E, 4.69' to a calculated point at the Point of Beginning; thence S87°12'14"E,12.61' to a calculated point; thence S00°11'11"E, 78.78' to a calculated point; thence S88°45'17"W,12.59' to a calculated point; thence N00°11'11"W,79.67' to a calculated point at the Point of Beginning; Subject Temporary Construction Easement contains 0.023 Acres+/- (998.002 SF).

# Agenda Item Summary

**Item No. 8 f**

| | |
|---|---|
| **Council Meeting Date** | November 18, 2025 |
| **Department** | Economic Development |
| **Submitted By** | Phillip Dunlap |
| **Agenda Section** | Consent |

**Name and address of person(s) or business(es) this item affects:**

Core Scientific Inc.
2407 S. Congress Ave., Ste E-101
Austin, TX 78704

Industrial Development Board of the City of Auburn
144 Tichenor Avenue, Suite 2
Auburn, AL 36830

**Description of item under consideration**

Resolution concurring with the Industrial Development Board to sell approximately 1.32 acres of property located between 1501 and 1571 West Samford Avenue to Core Scientific Inc. The property will be utilized to construct a customer sub-station with Alabama Power. The resolution is for concurrence with a proposed action by the Industrial Development Board.

**Why is Council action needed?**

Resolution 94-171 passed on November 15, 1994, requires Council concurrence on Industrial Development Board actions involving resources.

**Is this a budgeted item?:** N/A

RESOLUTION NO._____

**BE IT RESOLVED** BY THE CITY COUNCIL OF THE CITY OF AUBURN, ALABAMA, as follows:

**WHEREAS**, under Resolution No. 94-171, adopted by the City Council on November 15, 1994, the Mayor and the City Manager were authorized to convey to The Industrial Development Board of the City of Auburn certain properties to be used for the recruitment of industry and the development of new infrastructure for industry in the City; and

**WHEREAS**, as part of said Resolution, the City Council required that prior to the sale, conveyance, lease or change of ownership of the property so conveyed, The Industrial Development Board of the City of Auburn would obtain the approval of the City Council of the City of Auburn; and

**WHEREAS**, The Industrial Development Board of the City of Auburn has authorized the sale of approximately 1.32 acres of property located between 1501 and 1571 West Samford Avenue for $141,714.06 to Core Scientific Inc. to construct a customer sub-station with Alabama Power.

**NOW, THEREFORE**, the City Council of the City of Auburn, Alabama does concur with and consent to the actions of The Industrial Development Board of the City of Auburn.

**ADOPTED AND APPROVED** by the City Council of the City of Auburn, Alabama, this the 18th day of November, 2025.

_____
Mayor

ATTEST:

_____
City Manager

# 1501 and 1571 West Samford Avenue
# Auburn, Alabama 36832

AUBURN




Subject Property

N

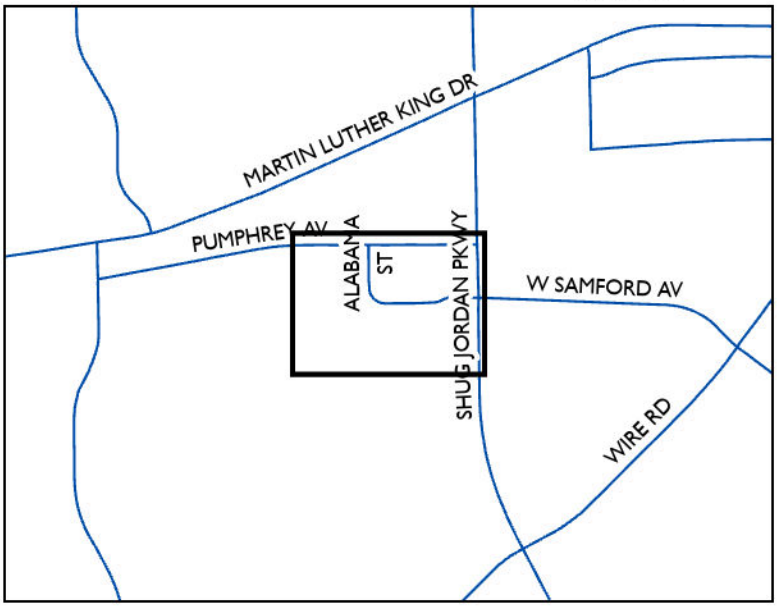
0 85 170 340

Feet

Economic Development

11/14/2025

## Vicinity Map




The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

# Agenda Item Summary

**Item No. 9 a**

| | |
|---|---|
| **Council Meeting Date** | November 18, 2025 |
| **Department** | Office of the City Manager |
| **Submitted By** | Megan Crouch |
| **Agenda Section** | Ordinances |

Public Hearing
Recommended

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**Name and address of person(s) or business(es) this item affects:**

City of Auburn
Citizens of Auburn

**Description of item under consideration**

Ordinance declaring a temporary moratorium on the construction of multiple unit developments and private dormitory developments within the Urban Core and Urban Neighborhood – West zoning districts.

Postponed from November 4, 2025.

**Why is Council action needed?**

Council action is required to pass an ordinance if Council determines a temporary moratorium is necessary.

**Is this a budgeted item?:** N/A

**ORDINANCE NO. _____**

**AN ORDINANCE OF THE CITY OF AUBURN, ALABAMA, TO PROTECT THE HEALTH, SAFETY AND GENERAL WELFARE OF THE PEOPLE RELATING TO MULTI-FAMILY DEVELOPMENTS, REGULATIONS, DECLARING A MORATORIUM ON THE CONSTRUCTION OF MULTIPLE UNIT DEVELOPMENTS AND PRIVATE DORMITORY DEVELOPMENTS WITHIN THE URBAN CORE AND URBAN NEIGHBORHOOD WEST ZONES OF THE CITY.**

**WHEREAS**, the City of Auburn has adopted certain regulations, ordinances, codes, policies, and procedures which regulate the development and approval of various types of residential projects and development, including multi-family developments; and

**WHEREAS**, there has been rapid, substantial, and sustained growth in the development of multi-family developments in the Urban Core zone, including the College Edge Overly District, which is a part thereof (hereinafter collectively referred to as "Urban Core"), and Urban Neighborhood West zones of the City of Auburn; and

**WHEREAS**, the City of Auburn Zoning Ordinance defines a Multiple Unit Development as a building or buildings consisting of two (2) unattached or any arrangement of three (3) or more dwelling units on an undivided lot; and

**WHEREAS**, the City of Auburn Zoning Ordinance defines a Private Dormitory Development as a building or buildings not operated by an academic institution containing rooms forming one or more habitable units which are used or intended to be used by residents of academic institutions. The typical unit configuration is a suite with common space for living and cooking and private bedrooms, each with a dedicated bathroom. Most properties offer furnished units that rent by the bed with parental guarantees. Utilities are typically included with the lease rate and lease terms are most commonly for one (1) academic year; and

**WHEREAS**, there is data indicating that the proliferation and saturation of the developmental densities associated with Multiple Unit Developments and Private Dormitory Developments within the Urban Core and Urban Neighborhood West zones in the City is exceeding or will soon exceed the ability of the City's public utilities, roads, and other infrastructure to accommodate such developments in those areas of the City; and

**WHEREAS**, City is in the process of taking several steps to evaluate and plan for growth in the City that will also allow the City to specifically address further growth in the Urban Core and Urban Neighborhood West zones of the City, including, but not limited to: the initiation and completion of a City-wide road assessment; the implementation and completion of stormwater and wastewater capacity studies; a comprehensive review of the City's Zoning Ordinance; and the formulation of recommendations to the Planning Commission and City Council to manage the proliferation of Multiple Unit Developments and Private Dormitory Developments within the Urban Core and Urban Neighborhood West zones; and

**WHEREAS**, it is necessary for the City Council to temporarily suspend construction of Multiple Unit Developments and Private Dormitory Developments within the Urban Core and Urban Neighborhood West zones in the City while the recommendations are finalized and specific zoning and code amendments are considered by the Planning Commission and City Council; and

**WHEREAS**, the temporary suspension of construction of Multiple Unit Developments, and Private Dormitory Developments within the Urban Core and Urban Neighborhood West zones in the City is necessary to prevent conditions that may threaten the City's health, safety, and general welfare; and

**WHEREAS**, the temporary suspension of construction of Multiple Unit Developments, and Private Dormitory Developments within the Urban Core and Urban Neighborhood West zones in the City is in the public interest and will promote orderly development of land within the City.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Auburn, Alabama, on November 18, 2025 as follows:

Section 1. That in order to protect the public health, safety and welfare, there is hereby declared, effective on the publication date of this ordinance, a moratorium on the construction of Multiple Unit Developments and Private Dormitory Developments within the Urban Core and Urban Neighborhood West zones of the City.

Section 2. That this moratorium shall not affect or impact any Multiple Unit Developments or Private Dormitory Development projects which have, on or prior to its effective date, received from the City's Engineering Services Department a letter confirming DRT approval for the project (regardless of whether the letter was issued with conditions), a valid zoning certificate, or a valid construction permit.

Section 3. That this moratorium shall be effective immediately upon passage and publication as required by law and shall continue through May 31, 2027, unless terminated or extended by action of the City Council.

Section 4. That all laws, regulations and ordinances inconsistent herewith are temporarily suspended or superseded by this ordinance until this ordinance terminates or is revoked or amended by further action.

**ADOPTED AND APPROVED** by the City Council of the City of Auburn, Alabama, this the 18th day of November, 2025.

_____
Mayor

ATTEST:

_____
City Manager

# Agenda Item Summary

**Item No. 9 b 1**

| | |
|---|---|
| **Council Meeting Date** | November 18, 2025 |
| **Department** | Planning |
| **Submitted By** | Justice Wahid Cotton |
| **Agenda Section** | Ordinances |

Public Hearing
Required

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**Name and address of person(s) or business(es) this item affects:**

Kadre Engineering
c/o Lee Tharp
Authorized Representative
P.O. Box 101205
Irondale, AL 35210

**Description of item under consideration**

Pre-zoning of approximately 53.5 acres to Development District Housing (DDH) for the proposed Greenwood Village Development (Case RZ-2025-013). The subject property is located on West Farmville Road between Pepperwood Trail and Auburn Lakes Road. The Planning Commission recommended denial by a vote of 2-7 at its August 14, 2025, meeting. The attached Planning Commission staff report provides a detailed analysis of the pre-zoning request.

This item was postponed by the City Council at its October 21 meeting.

**Why is Council action needed?**

Section 906.02 of the Zoning Ordinance provides that City Council shall take action to approve or deny rezoning requests.

**Is this a budgeted item?:** N/A

# City of Auburn Planning Commission
# Pre-zoning Request
# Case RZ-2025-013
# Greenwood Village – DDH

**Meeting Date:** August 14, 2025

**Applicant:** Lee Tharp, Kadre Engineering, on behalf of Lora G. Samples

**Request:** Pre-zoning of approximately 53.5 acres to Development District Housing (DDH)

**Zoning Ordinance requires:** Upon application, the Planning Commission shall, after giving 15 days' notice, conduct a public hearing on the proposed amendment. The Planning Commission shall consider and make recommendations on all proposed amendments, taking into account: (1) the testimony at the hearing; (2) a site inspection of the property in question; (3) the recommendations from interested official bodies; and (4) the standards for map amendments.

**Location:** North side of West Farmville Road (Lee Road 72) between Pepperwood Trail (Lee Road 91) and Auburn Lakes Road

**Reviewed by:** Reid Bearden, Planner

**Discussion:** The applicant is requesting to pre-zone the subject property to Development District Housing (DDH). A subsequent request to apply the Planned Development District (PDD) designation to the subject property has also been made (RZ-2025-014).

**Current Zoning:** Outside City Limits

**Surrounding Zoning/Use:**

| Direction | Zoning | Land Use |
|---|---|---|
| **North** | Outside of City Limits | Vacant |
| **South** | Rural (R) | Institutional (Woodland Pines Elementary School) |
| **East** | Outside of City Limits & Rural (R) | Single-Family Residential |
| **West** | Limited Development District (LDD) & ACT 99-577 | Single-family residential & Auburn University |

**Property Description:** The subject property is comprised of approximately 53.5 acres and is currently vacant. The property is located on the north side of West Farmville Road, north of Woodland Pines Elementary School, and directly west of Auburn Lakes Road.

**Previous Action Related to this Site:** This request had previously made it to Planning Commission but was withdrawn prior to the meeting.

**Greenway/Greenspace Impact & Bike Plan Facilities:** According to the Greenway and Greenspace Master Plan, bike paths are proposed along West Farmville Road. There are no proposed greenways that affect this property.

**Land Use Plan Designation:** The Future Land Use Map in the Comprehensive Plan 2030 designates this property as Rural. This allows for single-family detached residential at a density of one (1) dwelling unit per three (3) acres, as well as agricultural and other uses as permitted in the Rural zoning district. The proposed rezoning and accompanying development of 146 single-family detached units are not consistent with this designation

**Major Street Plan Impact:** None.

**Analysis:** The applicant is requesting to pre-zone the subject property to Development District Housing (DDH) and apply the Planned Development District (PDD) overlay to the property prior to annexation. The ability to pre-zone property prior to annexation is granted to municipalities by Section 11.52.85 of the Code of Alabama. While the Code of Alabama does not allow municipalities to zone properties outside of the corporate limits, this section of the code allows municipalities the ability to pre-zone properties that are actively seeking annexation. The pre-zoning becomes null and void if the annexation of the pre-zoned property is not approved within 180 days of the approved pre-zoning. The "pre-zoning" provision in the State Code effectively allows a property owner to not annex into the city limits should they not obtain the zoning they are seeking. A Master Development Plan (MDP) and written report have been provided to accompany the subsequent PDD request (RZ-2025-014). The plan proposes 146 performance single-family detached units, approximately 20.97 acres (39.2%) of open space, and two future commercial lots. Applying the Planned Development District (PDD) overlay to the subject property would allow the applicant to develop the property in a manner more consistent with the proposed Master Development Plan.

**Staff Recommended Conditions:**

None

**General Staff Comments:**

**Planning:**

1. *The approval of this request is based on the approval of the accompanying PDD rezoning request (RZ-2025-014).*
2. *Public sewer access must be expanded and accessible to the property upon approval of the rezoning requests.*
3. *A Development Agreement will be required to accompany both of the rezoning requests related to this property (RZ-2025-013 & RZ-2025-014).*
4. *Occupancy in the DDH zone is limited to the "Family" definition as per Section 203 of the City of Auburn Zoning Ordinance.*

**Engineering:**

1. *An engineering certification has been submitted.*

2. *A traffic impact study has been submitted and is under review. All improvements recommended in the traffic study must be installed with the development of the property.*

**Water Resource Management:**

1. *The Water Works Board of the City of Auburn can provide water service to this area.*
2. *Property is located in the Saugahatchee Creek Watershed.*
3. *Sanitary sewer is available to this development through off-site easement. Costs associated with expansion of the existing sanitary sewer system are the responsibility of the Developer. A development agreement is needed requiring expansion of the gravity sewer system to the development.*
4. *Streams and wetlands are present on this property, a wetland delineation shall be provided during DRT.*

**RESOLUTION**
**OF THE**
**AUBURN PLANNING COMMISSION**

| | |
|---|---|
| Case: | Greenwood Village DDH (Case RZ-2025-013) |
| Subject: | The applicant is requesting to prezone approximately 53.5 acres from Rural (R) to Development District Housing (DDH) |
| Location: | Northside of West Farmville Road (Lee Road 72) between Pepperwood Trail (Lee Road 91) and Auburn Lakes Road |
| Applicant: | Lee Tharp, Kadre Engineering, on behalf of Lora G. Samples |
| Property Zoned: | Outside of City Limits |

**Commission Action**

**BE IT RESOLVED** by the Planning Commission of the City of Auburn that the request to prezone approximately 53.5 acres from Rural (R) to Development District Housing (DDH), marked "Received" July 18, 2025, Auburn Planning Commission Case RZ-2025-013, is hereby **DENIED.**

---

STATE OF ALABAMA
LEE COUNTY

I, Justice Wahid Cotton, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held August 14, 2025, and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 14th day of August, 2025.



Justice Wahid Cotton, AICP, Director of Planning

*ORDINANCE NO. _____*

**AN ORDINANCE TO FURTHER AMEND ORDINANCE NO. 1883 OF THE CITY OF AUBURN, DATED DECEMBER 21, 1999, AS AMENDED, TO PRE-ZONE APPROXIMATELY 53.53 ACRES, LOCATED ON THE NORTH SIDE OF WEST FARMVILLE ROAD, IN BETWEEN PEPPERWOOD TRAIL AND AUBURN LAKES ROAD, TO DEVELOPMENT DISTRICT HOUSING (DDH).**

**(GREENWOOD VILLAGE DDH – RZ-2025-013)**

**BE IT ORDAINED** by the City Council of the City of Auburn, Alabama, as follows:

**Section 1.** That Ordinance No. 1883 of the City of Auburn, Alabama dated December 21, 1999, as amended by subsequent amendments, is further amended in the following respect:

The zoning map of the City of Auburn, Alabama, which is made an exhibit to and is a part of said Ordinance No. 1883, is amended to pre-zone approximately 53.53 acres, located on the north side of West Farmville Road, in between Pepperwood Trail and Auburn Lakes Road, to Development District Housing (DDH).

Commencing at a found ½" rebar at the Northeast corner of Lot 26, Highlands Subdivision, Sector 1 as recorded in plat book 27 at page 17 in the Office of the Judge of Probate for Lee County, Alabama, thence North 88'50'28"; east, 10.29 feet to a found 1.2" rebar in the Western Right of Way for Lee Road 091; thence North 89'41'15" East, 41.09 feet to a found ¾" open top iron pin by T. Richard Fuller (TRF), said pin is at the Northwestern corner of the Samples Property and is the Point of Beginning of said property escribed herein: from the POINT OF BEGINNING, then North 89'54'33" Esat, a distance of 235.31 feet to a found ½" rebar by Zack D Sprayberry (ZDS); thence North 80'34'20" East, a distance of 100.00 feet to a found ½" rebar at a fence corner; thence North 00'39'19" East, a distance of 475.65 feet to a found 1" open top pin (disturbed) at the Southwest corner of Lot 1, Golden Subdivision (plat book 36, page 197); thence along Lot 1, North 89'2711" East, a distance of 1783.30 feet to a found ¾" open top iron pin (disturbed); thence along the West line of the Landreth Property South 05'55'28" East, a distance of 542.45 feet to a found ¾" open top iron pin in the North right of way of Lee Road 72 (Farmville Road); thence along the North right of way of said road South 54'30'38" West, a distance of 610.18 feet to a set ½" rebar by Precision Surveying (CA788) at the accepted road station 24+12.22 to the beginning of the curve concave to the northwest, having a radius of 3324.67 feet and a chord of South 65'38'18" West, 1283.29 feet to a found concrete right of way monument at sta 11+03.40; thence South 76'45'57" west tangent to said curve, a distance of 362.24 feet to a concrete right of way monument sta 7+40; thence along the curve of the North right of way for Lee Road

72 along a curve concave to the south having a radius of 4623.92 feet and a chord which bears South 75’44’51” west 162.99 feet for an arc distance of 163.00 feet to a set ½” rebar (CA788); thence along a curve concave to the east having a radius of 1676.07 feet and a chord which bears North 04’53’44” East 196.21 feet for an arc distance of 1296.32 feet to the Point of Beginning.

Said parcel is referenced as being described in deed book 2623, page 535 and is bounded on the West by Lee Road 91, the Northwest by Auburn University property, on the North by Golden Subdivision, Lot 1, on the East by the Landreth property, on the south be Lee Road 72. Containing 53.53 acres, more or less and lying in Section 2, Township 19 North, Range 25 Eat, Auburn, Lee County, Alabama.

**Section 2.** If any section or provision of this ordinance be declared invalid or unconstitutional by judgment or decree of a court of competent jurisdiction, such judgment or decree shall not affect any other section or provision of this ordinance.

**Section 3.** This ordinance shall take effect upon its approval by the City Council or upon its otherwise becoming law, but shall be published as required by law and codified as part of the Code of Auburn, Alabama.

**ADOPTED AND APPROVED** by the City Council of the City of Auburn, Alabama, this the 18th day of November, 2025.

_____
Mayor

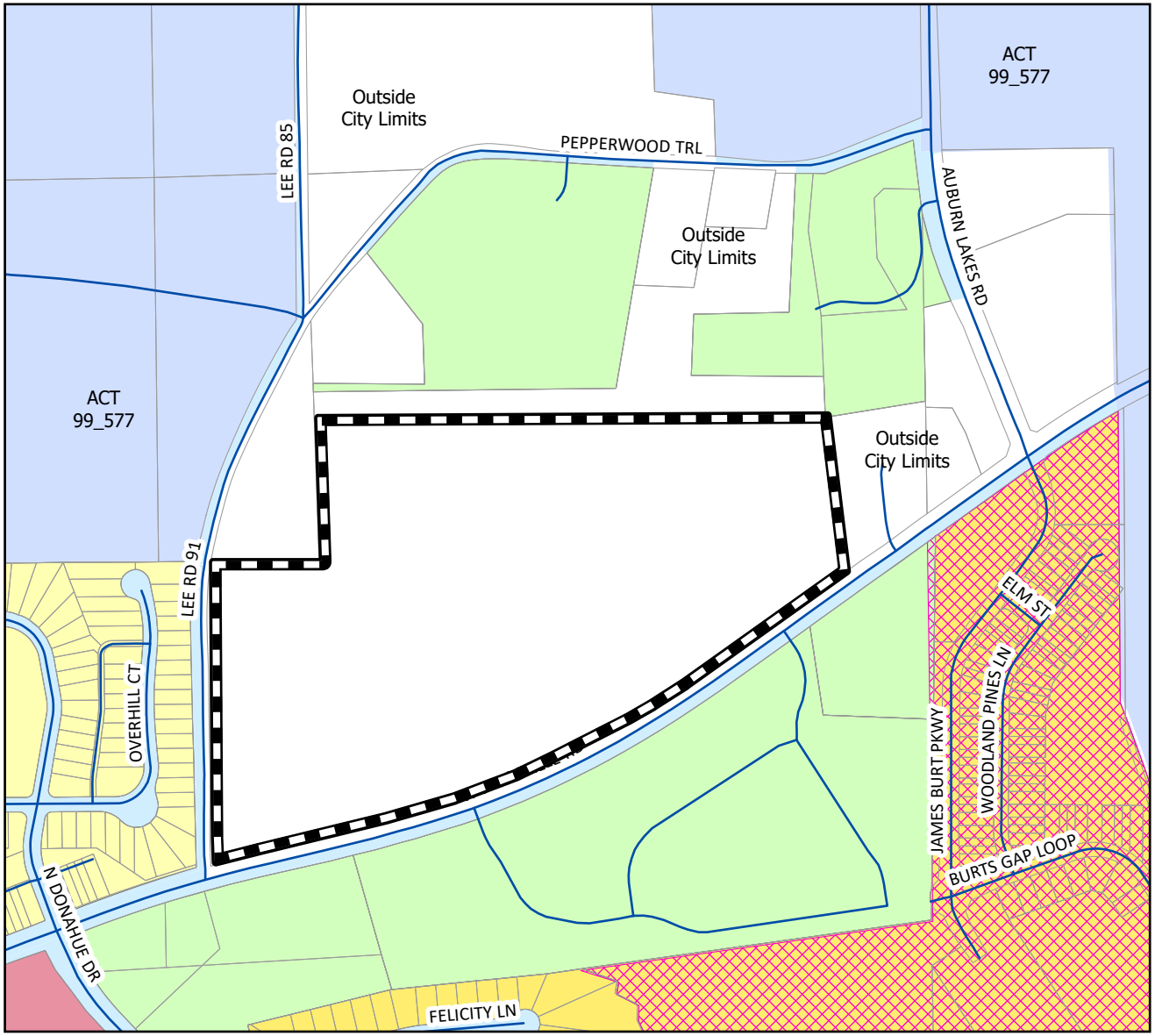
ATTEST:

_____
City Manager

# Greenwood Village DDH

Pre-zoning Request

Case # RZ-2025-013



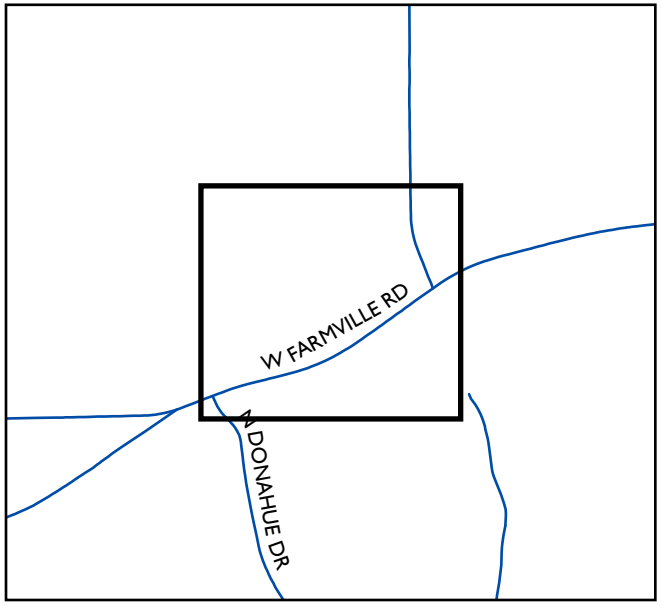

Subject Property

0 220 440 880

Feet

The Planning Commission will consider a request to pre-zone 53.5 acres to Development District Housing (DDH) (pending approval of AX-2025-009).

## Vicinity Map




**PUBLIC HEARING NOTICE**

The Planning Commission will meet **08/14/2025** in the Council Chambers at 141 N. Ross St. at **5:00 PM**. Please call the City of Auburn Planning Department at **(334)501-3040** for additional information.

*The entire Planning Commission packet can be found at www.auburnalabama.org no less than five (5) days prior to the public meeting date. There is a direct link at http://www.auburnalabama.org/pc/*

N

Planning Dept.
08/12/2025

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

CONCEPTUAL SITE PLAN RENDERING

GREENWOOD VILLAGE

AUBURN



MK DESIGN COLLECTIVE

# Agenda Item Summary

**Item No. 9 b 2**

| | |
|---|---|
| **Council Meeting Date** | November 18, 2025 |
| **Department** | Planning |
| **Submitted By** | Justice Wahid Cotton |
| **Agenda Section** | Ordinances |

Public Hearing
Required

---

**Name and address of person(s) or business(es) this item affects:**

Kadre Engineering
c/o Lee Tharp
Authorized Representative
P.O. Box 101205
Irondale AL, 35210

**Description of item under consideration**

Pre-zoning of approximately 53.5 acres from Development District Housing (DDH) to Planned Development District (PDD) designation for the Greenwood Village Development (Case RZ-2025-014). The subject property is located on West Farmville Road between Pepperwood Trail and Auburn Lakes Road. The Planning Commission recommended approval of this request by a vote of 5-4 at its August 14, 2025, meeting. The attached Planning Commission staff report provides a detailed analysis of the pre-zoning request.

This item was postponed by the City Council at its October 21 meeting.

**Why is Council action needed?**

Section 906.02 of the Zoning Ordinance provides that City Council shall take action to approve or deny rezoning requests.

**Is this a budgeted item?:** N/A

# City of Auburn Planning Commission
# Planned Development District
# Case RZ-2025-014
# Greenwood Village – PDD Pre-Zoning

| | |
|---|---|
| **Meeting Date:** | August 14, 2025 |
| **Applicant:** | Lee Tharp, Kadre Engineering, on behalf of Lora G. Samples |
| **Request:** | The applicant is requesting to pre-zone approximately 53.5 acres with the Planned Development District (PDD) |
| **Zoning Ordinance requires:** | Upon application, the Planning Commission shall, after giving 15 days' notice, conduct a public hearing on the proposed amendment. The Planning Commission shall consider and make recommendations on all proposed amendments, taking into account: (1) the testimony at the hearing; (2) a site inspection of the property in question; (3) the recommendations from interested official bodies; and (4) the standards for map amendments. |
| **Location:** | North side of West Farmville Road (Lee Road 72) between Pepperwood Trail (Lee Road 91) and Auburn Lakes Road |
| **Reviewed by:** | Reid Bearden, Planner |
| **Discussion:** | The applicant is seeking to pre-zone approximately 53.5 acres with the Planned Development District (PDD) overlay designation. A Master Development Plan (MDP) and written report have been provided. The plan proposes 146 performance single-family detached units, approximately 20.97 acres (39.2%) of open space, and two future commercial lots.<br><br>The applicant is seeking two incentives. To allow a ten-foot decrease to the required minimum lot width in a single-family performance subdivision and an up to 20% increase to allowable floor area ratio (FAR) in exchange for providing an approximately 20-acre park and recreation area and parking in rear of future commercial. |
| **Recommendation:** | **Forward to City Council with a recommendation for denial due to the proposed use not being compatible with the future land use designation.** |
| **Current Zoning:** | Development District Housing (DDH) (pending approval of RZ-2025-013& AX-2025-009) |

**Surrounding Zoning/Use:**

| Direction | Zoning | Land Use |
|---|---|---|
| **North** | Outside of City Limits | Vacant |
| **South** | Rural (R) | Institutional (Woodland Pines Elementary School) |
| **East** | Outside of City Limits & Rural (R) | Single-Family Residential |
| **West** | Limited Development District (LDD) & ACT 99-577 | Single-family residential & Auburn University |

**Property Description:** The subject property is comprised of approximately 53.5 acres and is currently vacant. The property is located on the north side of West Farmville Road and Woodland Pines Elementary School, west of Auburn Lakes Road.

**Previous Action Related to this Site:** This request had previously made it to Planning Commission but was withdrawn prior to the meeting.

**Greenway/Greenspace Impact & Bike Plan Facilities:** According to the Greenway and Greenspace Master Plan, bike paths are proposed along West Farmville Road. There are no proposed greenways that affect this property.

**Land Use Plan Designation:** The Future Land Use Map in the Comprehensive Plan 2030 designates this property as Rural. This allows for single-family detached residential at a density of one (1) dwelling unit per three (3) acres, as well as agricultural and other uses as permitted in the Rural zoning district. The proposed rezoning and accompanying development of 146 single-family detached units are not consistent with this designation

**Major Street Plan Impact:** The property is located on the future outer loop road. Upon development, additional right-of-way may be needed along Farmville Road.

**Analysis:** The request is for a recommendation to City Council to pre-zone 53.5 acres with the PDD designation located on the north side of West Farmville Road (Lee Road 72) between Pepperwood Trail (Lee Road 91) and Auburn Lakes Road. The ability to pre-zone property prior to annexation is granted to municipalities by Section 11.52.85 of the Code of Alabama, this section of the code allows municipalities the ability to pre-zone properties that are actively seeking annexation (AX-2025-009). The pre-zoning becomes null and void if the annexation of the property is not approved within 180 days of the approved pre-zoning. The applicant has proposed a subdivision consisting of 146 performance single-family detached units, approximately 20.97 acres (39.2%) of open space, and two future commercial lots.

Section 504 highlights the fundamental purposes and requirements of the Planned Development District (PDD) overlay and those include the following:

- Intended to allow for mixed uses
- To be applied only in areas zoned DDH, MDRD, NRD, CDD, LDD, RDD, CRD, SCCD, and ICD.
- Properties zoned PDD are meant to be subject to both PDD requirements and those of the base zone

- The base zone determines lot area, setback, bulk regulations, parking, maximum floor area ratio and impervious surface ratio, maximum gross density and minimum open space ratio (for residential uses), and the minimum site area and lot width for nonresidential uses.
- The PDD overlay is intended to regulate the permitted and conditional uses, the mixed-use development components, and the maximum percentage of allowable dwelling units in a commercial/residential development.

**Section 504.01 minimum size and ownership** – The proposed PDD must be at least 10 acres and under single ownership.

*The proposed PDD is approximately 53.5 acres and is under single ownership, thereby meeting this requirement.*

**Section 504.02 Uses Permitted on Approval** – All conditional uses set forth on Table 4-1 for PDD are allowed if approved by City Council. Mixed-use developments are allowed within the PDD provided the maximum gross density, minimum open space ratio and maximum density factor is the same as the base district from which the site was rezoned. Approval of the MDP shall constitute conditional use approval for performance residential uses set forth in the MDP.

*The plan proposes performance residential uses (single-family detached residences), which would be approved as part of the master development plan. The plan also includes two lots for commercial use which would be reviewed upon submitting a conditional use request.*

**Section 504.03 Connection between uses and adjoining development** – PDDs should be connected between uses onsite and those off site. The design of any planned uses is to be harmonious not only between uses, but with adjacent uses as well.

*The proposed development shows two new access points, one along West Farmville Road and the other along Pepperwood Trail (Lee Road 91). Both of the new access points will extend public streets to and through the requested PDD. Sidewalks would be required as part of any subdivision plat associated with the project. The applicant has indicated that internal sidewalks would be provided along both sides of all streets within the proposed subdivision that would terminate at the Farmville Road right-of-way where no future sidewalks are proposed.*

**Section 504.05 Development Incentives** – These are to be provided upon written request of the developer.

*The applicant is seeking two incentives. One is to allow a ten-foot decrease to the required minimum lot width in a single-family performance subdivision. The minimum lot width for a performance single-family detached development within the Development District Housing zoning district is 50 feet, so the decrease of 10 feet would allow properties within the PDD a minimum lot width of 40 feet. The second would allow an up to 20% increase to allowable floor area ratio (FAR). The maximum FAR for a performance single-family detached lot is 35%, so an increase of 20% would allow properties within the PDD a maximum FAR of 42%.*

*The incentives would move the Master Development Plan forward, allowing the applicant to develop the proposed 146 dwelling units. This number of dwelling units maintains a total density of 2.73 du/ac, which*

*is still significantly less than the 5.50 du/ac maximum allowed for performance residential subdivisions within the DDH zoning district.*

*The applicant states: "The reduction in minimum lot width would allow a 40' wide lot. This would benefit the development with allowing for a more diverse unit type that could be provided by the developer without a significant loss in available density on the property. This would also allow the development to be at a lower price point to promote affordability to buyers, which is at a low inventory within the city. The up to 20% increase in allowable FAR would allow for additional diversity in unit type on the 40' wide lots such that homes in excess of 2,000 sf could be constructed without impacting the proposed ISR on each individual lot and therefore minimizing impervious surface created by the development."*

*In exchange for these incentives, the applicant proposes to provide an approximately 20-acre private neighborhood park and recreation area that will be maintained by the developer and/or the homeowners' association and rear parking for the future commercial lots. Only one of the exchanges will be realized through the Master Development Plan as there is no real timeline for the buildout of the commercial lots and subsequent rear parking exchange.*

*The applicant states: "The exchange benefits the public by providing a local park area to the north side of Auburn where none exist now, without the tax burden of a publicly maintained park operated by the City's Parks and Recreation Department. This exchange would promote public health and wellness for both residents of the new neighborhood as well as the public at large. The incentive of an increased far would benefit the public by bringing additional diversity to the available housing types in the auburn market without creating additional impact on existing public infrastructure because it would not have an effect on the density of the project."*

**Section 505. Master Development Plan –** A Master Development Plan is a conceptual drawing that provides for the coordinated development of a specific area. A Master Development Plan is required when a request is made for PDD zoning.

According to Section 505.03 the staff report shall address the following findings:

**(A) As to the suitability of the site for the planned development zoning proposed and the relation of the proposed development to the surrounding areas as it relates to existing and probable future development.**

*The subject property is currently vacant and undisturbed. The surrounding area is mostly developed with a variety of lot sizes. There is a mixture of existing lots that utilize West Farmville Road for access that are inside and outside of the city limits. The Highlands Subdivision, a larger subdivision, is also located in the area and has access to West Farmville Road. The properties in the area have future land use designations of Low-Density Residential, Neighborhood Preservation, and Rural.*

*The applicant is proposing to construct 146 single-family detached residences. Within the DDH zoning district, the maximum gross density for performance development is 5.50 du/ac (294 maximum dwelling units), so the development's current density of 2.73 du/ac makes the proposed development consistent with the DDH density standards. Applying the Planned Development District (PDD) overlay to the subject property would move the Master Development Plan forward, allowing the applicant to develop the proposed 146 dwelling units, the park and recreation area, and the eventual commercial lots.*

**(B) As to the suitability of proposed streets to adequately carry anticipated traffic, and whether increased densities will generate traffic in such an amount as to overload the street network outside the development site.**

*From West Farmville Road, the subject property is approximately 1.3 miles west of North College Street and 0.5 miles east of North Donahue Drive. West Farmville Road is classified as an arterial street and is maintained by the city. The proposed single family residential development is expected to generate approximately 124 total trips in the morning peak hour (31 entering and 93 exiting trips), approximately 129 total trips in the afternoon school peak hour (78 entering and 51 existing trips), and approximately 165 total trips in the afternoon commuter peak hour (104 entering and 61 exiting trips). A traffic impact analysis has been provided as part of the application. Infrastructure improvements recommended in the study would be required to be installed with the development.*

**(C) As to access to utilities and proposed utility services that will be adequate for the population densities proposed.**

*The site can be served by the Auburn Water Works Board. The applicant stated in the written report that the development will have access to water service via an existing public water main in the Farmville Road right-of-way. A public water main will be extended alongside the city street and will provide hydrants for fire protection. Sanitary sewer is not directly available to the site. System expansion is needed to serve the development. Off-site easements are needed for system expansion. The nearest existing public sewer main is located on the south side of the lot containing Woodland Pines Elementary School. The sanitary sewer main will need to be extended across Farmville Road to serve the proposed development. The City of Auburn can provide sanitary sewer service to the area through an off-site easement.*

*The applicant states that "Sanitary Sewer service will be provided via a sanitary sewer main extension to the existing 8" City of Auburn sanitary sewer main located on the south side of the Woodland Pines Elementary School property. The main extension will access this existing main by routing south through the Woodland Pines Elementary School property via force main and a new public utility easement to connect to the existing City of Auburn manhole."*

**(D) As to proper justification for the development proposed, including commercial, and its consistency with the Land Use Plan and adopted development policy of the City of Auburn.**

*Applying the Planned Development District (PDD) overlay to the subject property would allow the applicant to develop the property in a manner more consistent with the proposed Master Development Plan. The request to rezone the property to DDH if combined with the PDD zoning and Master Development Plan represented by this rezoning request would make the proposed development compatible.*

**(E) As to the impact the proposed development would have on local natural resources in the general area.**

*The subject property has an existing stream running north to south through it that will separate the east and west sides of the development. The applicant indicates it will remain undisturbed and will be incorporated into the proposed park and recreation area. There is up to an approximately 80-foot elevation change across the property that will create significant challenges in transitioning grades across*

*the property's topography. The DDH zoning district requires 30% of open space for residential uses, which equates to approximately 14.69 acres for this development. The MDP shows 39.2% of the subject property's residential area (approximately 20.97 acres) preserved as open space. The open space areas include slight slopes, streams, and three detention ponds. Of the total open space calculated, approximately 20-acres will be included as part of the park and recreation area. Additionally, any required bufferyards in subdivisions where such bufferyards are located inside residential lots shall not count toward the fulfillment of designated open space requirements.*

**(F) As to whether the applicant submitted the application and all relevant materials and adequately addressed all the information required in the written report. The applicant's written report shall be submitted as part of the Planning Department's staff report.**

*The applicant submitted all relevant materials necessary to adequately review the proposal.*

**(G) As to the proposed development compliance with this Ordinance, the Land Use Plan and other plans, maps, and ordinance adopted by the City to guide its growth and development.**

*The DDH district is intended to promote conventional and performance single-family housing and/or provide a transition between the NC and the CDD. For properties in the DDH zone with no PDD overlay, performance residential uses are permitted conditionally. Application of the PDD designation serves as conditional use approval for performance residential housing types shown on the MDP. The PDD designation is intended to encourage flexibility in mixtures of housing types and land uses, open space, and the preservation of significant natural features. The goal of the development in which buildings, land use, transportation facilities, utility systems and open spaces are integrated through an overall design. Through a master development plan for the subject property, allowable uses, densities, street and building configuration, open space, amenities, and buffering shall be established.*

**Staff Recommended Conditions:**

**Planning:**

1. *In order for development to exceed 60%, lots at Final Plat approval, construction of agreed upon park amenities must occur (Pavilions, Trails, Playgrounds, Gazebos)*

**Staff Comments:**

**Planning:**

1. *The proposal does not align with the current future land use designation of Rural, hence the recommendation for denial.*
2. *The development shall be substantially consistent with the master plan narrative and MDP.*
3. *Should City Council approve this development, an updated MDP that satisfied requirements of the zoning ordinance will be required within 90 days, as well as any additional conditions of approval as specified by either the Planning Commission or City Council.*
4. *According to Section 504.05, any proposed improvements to the park and recreation area must be approved by the Planning Director and Parks and Recreation Director. This exchange cannot be offered in conjunction with the open space improvement unless approved by the Director of Parks and Recreation.*
5. *The parks and recreation areas must be owned and maintained by the developer and/or a homeowners' association.*

6. *Parking for the private park can't take access from West Farmville Road.*
7. *Access from the East side of the development to the park will be addressed at final.*
8. *An updated MDP must be provided that includes the changed location of the Park amenities and parking.*

**Engineering Services:**

1. *An engineering certification has been submitted.*
2. *A traffic impact study has been submitted and is under review. All improvements recommended in the traffic study must be installed with the proposed development.*
3. *Left and right turn lanes will be required on Farmville Road at the eastern development access point (Street A) and at Lee Road 91.*
4. *Improvements to Lee Road 91 will be required. The extents of these improvements are being coordinated with Lee County.*
5. *Additional right-of-way on West Farmville Road will be required to accommodate the future outer loop road.*
6. *A pedestrian trail, or other pedestrian connectivity, is recommended between the east and west sides of the development. It is also recommended that pedestrian access to Woodland Pines Elementary School be evaluated as part of the DRT submittal.*
7. *A Development Agreement will be required to address off-site infrastructure.*

**Water Resource Management:**

1. *The Water Works Board of the City of Auburn can provide water service to this area.*
2. *Property is located in the Saugahatchee Creek Watershed.*
3. *Sanitary sewer is available to this development through off-site easement. Costs associated with expansion of the existing sanitary sewer system are the responsibility of the Developer. A development agreement is needed requiring expansion of the gravity sewer system to the development.*
4. *Streams and wetlands are present on this property, a wetland delineation shall be provided during DRT.*

**RESOLUTION**
**OF THE**
**AUBURN PLANNING COMMISSION**

| | |
|---|---|
| Case: | Greenwood Village PDD (Case RZ-2025-014) |
| Subject: | The applicant is requesting prezone approximately 53.5 acres with the Planned Development District (PDD) |
| Location: | Northside of West Farmville Road (Lee Road 72) between Pepperwood Trail (Lee Road 91) and Auburn Lakes Road |
| Applicant: | Lee Tharp, Kadre Engineering, on behalf of Lora G. Samples |
| Property Zoned: | Development District Housing (DDH) (pending approval of RZ-2025-013 & AX-2025-009) |

**Commission Action**

**BE IT RESOLVED** by the Planning Commission of the City of Auburn that the request to prezone approximately 53.5 acres with the Planned Development District (PDD), marked "Received" July 18, 2025, Auburn Planning Commission Case RZ-2025-014, is hereby **APPROVED.**

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STATE OF ALABAMA
LEE COUNTY

I, Justice Wahid Cotton, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held August 14, 2025, and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 14th day of August, 2025.



Justice Wahid Cotton, AICP, Director of Planning

*ORDINANCE NO. _____*

**AN ORDINANCE TO FURTHER AMEND ORDINANCE NO. 1883 OF THE CITY OF AUBURN, DATED DECEMBER 21, 1999, AS AMENDED, TO PRE-ZONE APPROXIMATELY 53.53 ACRES LOCATED ON THE NORTH SIDE OF WEST FARMVILLE ROAD, IN BETWEEN PEPPERWOOD TRAIL AND AUBURN LAKES ROAD TO PLANNED DEVELOPMENT DISTRICT (PDD).**

**(GREENWOOD VILLAGE PDD – RZ-2025-014)**

**WHEREAS**, the subject property considered in this rezoning request is within the City of Auburn corporate limits; and,

**WHEREAS**, the City Council finds that the proposed Master Development Plan, as shown on Exhibit B, as attached, for the Greenwood Village PDD will result in a desirable development within the City of Auburn and provide needed housing and commercial space for future residents; and,

**WHEREAS**, the request to pre-zone to Planned Development District meets the standards set forth in Article 5, Section 505.03, of the Zoning Ordinance; and,

**WHEREAS**, the City Council desires to apply the Planned Development District overlay to the subject property and create the Greenwood Village Planned Development District.

**NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Auburn, Alabama**, that the Master Development Plan, consisting of Exhibits A and B for Greenwood Village is hereby approved, as follows:

**Section 1.** The development of the Greenwood Village PDD shall be substantially consistent with the following Exhibits and the conditions set forth in Section 2:

**Exhibit A:** Master Development Plan – Greenwood Village PDD, prepared by Kadre Engineering dated Received July 18, 2025.

**Exhibit B:** Written Report – Greenwood Village PDD prepared by Kadre Engineering dated July 18, 2025.

**Section 2.** The development of the site shall be subject to all City of Auburn ordinances and regulations.

**Section 3.** This ordinance shall take effect upon its approval by the City Council or upon its otherwise becoming law, but shall be published as required by law and codified as part of the Code of Auburn, Alabama.

**SECTION 4.** That Ordinance No. 1883 of the City of Auburn, Alabama dated December 21, 1999, as amended by subsequent amendments is further amended in the following respect:

The zoning map of the City of Auburn, Alabama, which is made an exhibit to and is a part of said Ordinance No. 1883, is amended to rezone approximately 53.53 acres located on the North side of West Farmville Road, in between Pepperwood Trail and Auburn Lakes Road, from Development District Housing (DDH) to Planned Development District (PDD). The following describes the real property:

Commencing at a found ½" rebar at the Northeast corner of Lot 26, Highlands Subdivision, Sector 1 as recorded in plat book 27 at page 17 in the Office of the Judge of Probate for Lee County, Alabama, thence North 88'50'28"; east, 10.29 feet to a found 1.2" rebar in the Western Right of Way for Lee Road 091; thence North 89'41'15" East, 41.09 feet to a found ¾" open top iron pin by T. Richard Fuller (TRF), said pin is at the Northwestern corner of the Samples Property and is the Point of Beginning of said property escribed herein: from the POINT OF BEGINNING, then North 89'54'33" Esat, a distance of 235.31 feet to a found ½" rebar by Zack D Sprayberry (ZDS); thence North 80'34'20" East, a distance of 100.00 feet to a found ½" rebar at a fence corner; thence North 00'39'19" East, a distance of 475.65 feet to a found 1" open top pin (disturbed) at the Southwest corner of Lot 1, Golden Subdivision (plat book 36, page 197); thence along Lot 1, North 89'2711" East, a distance of 1783.30 feet to a found ¾" open top iron pin (disturbed); thence along the West line of the Landreth Property South 05'55'28" East, a distance of 542.45 feet to a found ¾" open top iron pin in the North right of way of Lee Road 72 (Farmville Road); thence along the North right of way of said road South 54'30'38" West, a distance of 610.18 feet to a set ½" rebar by Precision Surveying (CA788) at the accepted road station 24+12.22 to the beginning of the curve concave to the northwest, having a radius of 3324.67 feet and a chord of South 65'38'18" West, 1283.29 feet to a found concrete right of way monument at sta 11+03.40; thence South 76'45'57" west tangent to said curve, a distance of 362.24 feet to a concrete right of way monument sta 7+40; thence along the curve of the North right of way for Lee Road 72 along a curve concave to the south having a radius of 4623.92 feet and a chord which bears South 75'44'51" west 162.99 feet for an arc distance of 163.00 feet to a set ½" rebar (CA788); thence along a curve concave to the east having a radius of 1676.07 feet and a chord which bears North 04'53'44" East 196.21 feet for an arc distance of 1296.32 feet to the Point of Beginning.

Said parcel is referenced as being described in deed book 2623, page 535 and is bounded on the West by Lee Road 91, the Northwest by Auburn University property, on

the North by Golden Subdivision, Lot 1, on the East by the Landreth property, on the south be Lee Road 72. Containing 53.53 acres, more or less and lying in Section 2, Township 19 North, Range 25 East, Auburn, Lee County, Alabama.

**ADOPTED AND APPROVED** by the City Council of the City of Auburn, Alabama, this the 18th day of November 2025.

_____
Mayor

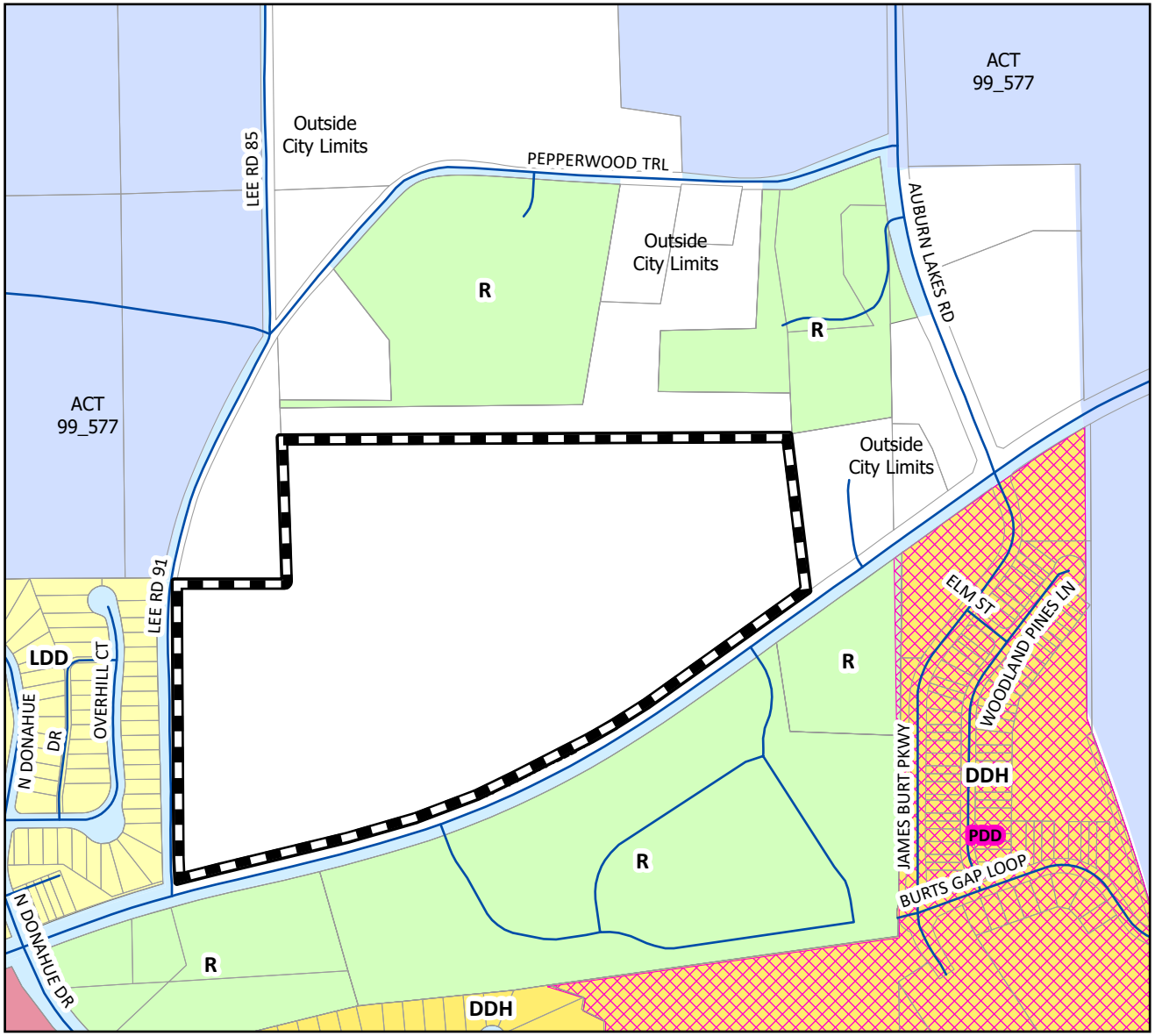
ATTEST:

_____
City Manager

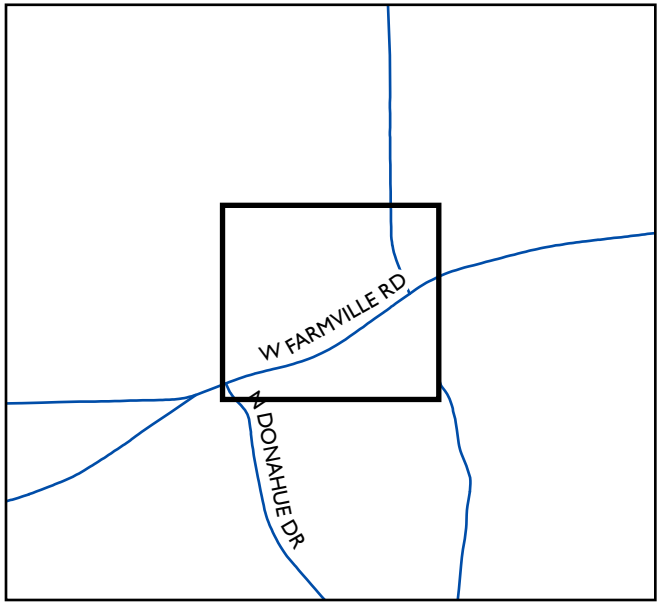
# Greenwood Village PDD

Pre-zoning Request

Case # Rz-2025-014




## Vicinity Map




**PUBLIC HEARING NOTICE**

The Planning Commission will meet **08/14/2025** in the Council Chambers at 141 N. Ross St. at **5:00 PM**. Please call the City of Auburn Planning Department at **(334)501-3040** for additional information.

*The entire Planning Commission packet can be found at www.auburnalabama.org no less than five (5) days prior to the public meeting date. There is a direct link at http://www.auburnalabama.org/pc/*

Subject Property

0 220 440 880

Feet

The Planning Commission will consider a request to apply the Planned Development District (PDD) designation to approximately 53.5 acres in the Development District Housing (DDH) zoning district (pending approval of AX-2025-009 & RZ-2025-013)

N

Planning Dept.
08/12/2025

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

# Master Development Plan
# Written Report

*A master development plan must be accompanied by a written report, to be adopted as a part of the master development plan. The following information must be completed as accurately as possible. No written report will be accepted unless all issues in this report are addressed. The Planning Director may waive some requirements upon a determination that they are not applicable to the proposed application.*

*Upon approval, the written statement shall become a component of the Master Development Plan and shall be binding upon all future development on the proposed site.*

*If additional space is needed, please attach another sheet.*

1. What are the methods of screening and buffering especially where incompatible land use configurations necessitate protection for the proposed development or surrounding development?

**A 25' wide buffer will be maintained around the entire perimeter where applicable and where grades allow. Existing vegetation within the 25' buffer will be maintained where grades allow, and new plantings will be provided within the 25' buffer where clearing is necessary in those areas for site development to provide adequate screening where screening for adjacent incompatible land uses are required.**

2. What are the provisions for creation, use and maintenance of open space and recreation areas?

**Open space required per the zoning ordinance will be platted as a designated lot within the subdivision and shall be owned and maintained by the Greenwood Village Home Owner's Association. The development will provide several amenities within the designated open space including open "play" field areas, natural walking trails throughout the open space, parking lot access for public use and access to the open space if access is allowed by the City of Auburn, and a children's playground with associated equipment should budget allow.**

3. What are the significant natural topographical and natural features of the subject property and how will the natural features of the land be preserved or protected?

**The property contains isolated wetlands along an existing intermittent stream that bisects the east and west sides of the proposed development. The rest of the property slopes significantly from the stream uphill to the east and west approximately 90' and 70', respectively.**

4. Describe the general provisions for pedestrian and bicycle circulation throughout the development.

**4' wide sidewalks with a 2' greenspace at the back of curb will be provided along both sides of all streets within the proposed subdivision, meeting the City of Auburn's standards. The sidewalks will end at the Farmville Road right of way, where no future sidewalks are proposed. A bicycle parking area will be provided near the primary access for the community and publicly access open space, should access be allowed by the City of Auburn.**

5. Specifying how roads, waste disposal, water supply, fire protection, and utilities will be provided, with approximate timing and location, including closest sewer and community waterlines and capacity to serve this development.

**Several new roads will be constructed with the development, including two new road connections to Farmville Road to provide access to the east and west sides of the development. All new roads will be constructed as local residential streets to be owned and maintained by the City of Auburn, with the exception of improvements of Lee County Road 91 on the west side of the development to City of Auburn Standards for use as the primary access point for the west side of the development. Waste disposal will be provided by the City of Auburn with individual cans for each lot and weekly trash pickup service. Two new 8" water main connections will provide domestic water and fire service supply to the development by making new connection to the existing 12" City of Auburn water main located in the northern right of way of Farmville Road. An analysis of flow and capacity of the existing 12" water main and proposed 8" water mains is provided as an attachment to this narrative to represent the adequacy of the City's infrastructure to serve the development. Sanitary Sewer service will be provided via a sanitary sewer main extension to the existing 8" City of Auburn sanitary sewer main located on the south side of the Woodland Pines Elementary School property. The main extension will access this existing main by routing south through the the Woodland Pines Elementary School property and two properties in the Donahue Ridge subdivision via gravity main extension and a new public utility easement to connect to an existing City of Auburn manhole.**

6. Is the water supply adequate to serve the proposed development? (Attach a statement from the water resource provider.)

**The water supply was confirmed to be adequate by Water Resource Management.**

7. Describe how amenities are to be provided (sidewalks, open space, parks, recreational facilities, streetlights, landscaping) including approximate timing and location.

**4' wide sidewalks with a 2' greenspace at the back of curb will be provided along both sides of all streets within the proposed subdivision, meeting the City of Auburn's standards. The sidewalks will end at the Farmville Road right of way, where no future sidewalks are proposed. A bicycle parking area will be provided near the primary access for the community park and recreation area. Streetlighting will be provided along the new city streets meeting the City of Auburn standards. Proposed landscaping will be provided in the perimeter buffers, main entrances to either side of the development, and throughout the subdivision to meet the City of Auburn standards. The community open space will be provided with amenities such as open "play" field areas, natural walking trails through the open space, parking lot access if allowed by the City of Auburn, and a children's playground with associated equipment should budget allow. The amenities provided in the open space will constitute a designated community park and recreation area which is provided as an incentive for the development. Proposed amenities will be provided throughout the platted open space, however the primary access point for these amenities will be located near the west entrance to the development. All open space amenities will be provided upon final build out of the last unit.**

8. What is the projected population and anticipated impact of the development upon existing utilities and community facilities and services including, but not limited to water, electricity, sewer and solid waste disposal, schools and parks, police and fire protection?

**The development proposes 146 single family detached residential units varying from 2 to 5 bedroom floor plans with a projected population of approximately 439 individuals. The proposed development will not create any adverse effects on the available public services or utilities as confirmed with the City of Auburn Water Resources Management, Auburn City Schools, and Tallapoosa Electric Cooperative.**

9. What is the projected trip generation for the entire project at completion? If projected trip generation is of sufficient magnitude to significantly increase traffic, thereby reducing the level of service on one or more abutting or surrounding streets, or where existing demonstrable traffic problems have already been identified such as high number of accidents, substandard road design or surface, or the road is near, at, or over capacity, a traffic impact study is necessary. Attach a transportation impact report if required.

**Projected trip generation for the development in the AM peak hour is 124 total trips and 165 total trips for the PM peak hour. A report of traffic impact analysis is provided as an attachment to this narrative.**

10. What type of commercial development is proposed, including total square footage, setback, building coverage and height, impervious surfaces and off-street parking?

**Two commercial outparcels of varying size are proposed on the eastern and western frontages of Farmville Road for future commercial development. No commercial development on these parcels is proposed with this project. The commercial outparcels are to be included in this PDD overlay in order to allow for multiple commercial development uses subject to Conditional Use approval by the City of Auburn Planning Commission and City Council.**

11. What is the development schedule including projected build-out date? *(See attached development schedule form)*

**Proposed development schedule is provided in the development schedule form.**

12. Attach a valid legal description of the property of the total proposed site.

**Valid legal description is provided as an attachment to this narrative.**

13. Attach a copy of the design standards, if required.

**Not applicable**

14. What are the applicant's intentions with regard to the future selling or leasing of all or portions of the planned development, such as land areas, dwelling units, etc.

**All dwelling units will be sold on a fee simple basis. The proposed commercial outparcels on the eastern and western frontages of Farmville Road will be sold for future commercial development, with all future land uses of the commercial outparcels to require conditional use approval by the City of Auburn Planning Commission and City Council.**

15. Other relevant information to assist in evaluating the character and impact of the proposed planned development.

**Facade renderings, floor plans, and a colored rendering of the proposed site plan are provided as an attachment to this narrative to provide context on the proposed development.**

# DEVELOPMENT SCHEDULE

**(in accordance with Section 504.02)**

*The development schedule is a required component of the Master Development Plan that is not binding upon the applicant but shall be used for informational purposes.*

The approximate date when construction of the project can be expected to begin;

**5/15/2026**

The order and timing in which the phases of the project will be built and the estimated time of completion of each phase. *(This information can be submitted on a map.)*

**60 Lots - Civil Construction Timeline – PH 1 – 5/15/2026**

Mass Clearing / Grading – 3 Months
Utilities installation
- Storm – 1.5 Months
- Sewer – 1.5 Months
- Water – 1.5 Months
- Electrical/Telecomm – 1 Month

Road Layout Grading – 1.5 Month
Fine Grading Lots – 1 Month
Paving – 1 Month

**Plat Recordation – 1 Months – 6/15/2027**

**88 Lots - Civil Construction Timeline – PH 2 – 4/15/2027**

Mass Clearing / Grading – 3.5 Months
Utilities installation
- Storm – 1.5 Months
- Sewer – 1.5 Months
- Water – 1.5 Months
- Electrical/Telecomm – 1 Month

Road Layout Grading – 1.5 Month
Fine Grading Lots – 1 Month
Paving – 1.5 Month

**Plat Recordation – 2 Months – 7/15/2028**

The land area, density, the approximate location of common open space and facilities, and public improvements that will be required at each stage.

**Phase 1 (west side of development)**

- **Land Area: 23.81 ac**
- **Density: 2.43 du/ac**
- **Open Space Location: Primarily along the stream and maintained natural area at center of property**
- **Public Improvements required:**
  - **-- Right and Left turn lanes added in Farmville Road at Entrance**
  - **-- Sanitary sewer main extension**
  - **-- Lee Road 91 improvements to City of Auburn Standards to entry**
  - **-- Payment to City of Auburn sidewalk fund**

**Phase 2 (east side of development)**

- **Land Area: 28.86 ac**
- **Density: 3.01 du/ac**
- **Open Space Location: Primarily along the stream and maintained natural area at center of property**
- **Public Improvements required:**
  - **-- Right and Left turn lanes added in Farmville Road at Entrance**
  - **-- Payment to City of Auburn sidewalk fund**

*The Planning Commission may require a planting schedule for landscaping and bufferyards, which assures that these amenities are provided at substantially the same rate as residential dwelling units.*

*The Planning Commission may waive the development schedule requirement upon submission of written justification by the applicant.*

# Request for Incentive/Exchange

**How many incentives are being requested?**

**2 incentives requested**

**What incentives have been selected from the table?**

**1. REDUCTION IN MIN. LOT WIDTH**

**2. UP TO 20% INCREASE TO ALLOWABLE FAR**

**What is being offered as an exchange for each incentive requested?**

**1. PARK AND RECREATION AREAS (Playground(s) with aggregate square footage of no less than 2,500 square feet, parking lot with minimum of 12 parking spaces, and 20'x40' ((or matching aggregate square footage)) pavilion structure). Full build out of park amenities required at 60% final plat of total individual lots to be platted for project, regardless of phase.**

**2. PARKING IN REAR FOR COMMERCIAL/OFFICE USES (FUTURE)**

**Explain how each incentive would benefit the proposed planned development.**

**THE REDUCTION IN MINIMUM LOT WIDTH WOULD ALLOW A 40' WIDE LOT. THIS WOULD BENEFIT THE DEVELOPMENT WITH ALLOWING FOR A MORE DIVERSE UNIT TYPE THAT COULD BE PROVIDED BY THE DEVELOPER WITHOUT A SIGNIFICANT LOSS IN AVAILABLE DENSITY ON THE PROPERTY. THIS WOULD ALSO ALLOW THE DEVELOPMENT TO BE AT A LOWER PRICE POINT TO PROMOTE AFFORDABILITY TO BUYERS, WHICH IS AT A LOW INVENTORY WITHIN THE CITY.**

**THE UP TO 20% INCREASE IN ALLOWABLE FAR WOULD ALLOW FOR ADDITIONAL DIVERSITY IN UNIT TYPE ON THE 40' WIDE LOTS SUCH THAT HOMES IN EXCEES OF 2,000 SF COULD BE CONSTRUCTED WITHOUT IMPACTING THE PROPOSED ISR ON EACH INDIVIDUAL LOT AND THEREFORE MINIMIZING IMPERVIOUS SURFACE CREATED BY THE DEVELOPMENT.**

**Explain how each incentive would benefit, and not be detrimental, to the public interest (See Section ____).**

**THE INCENTIVES DO NOT PREVENT ANY OF THE REQUIRED PUBLIC INFRASTRUCTURE FROM BEING CONSTRUCTED AND WILL STILL ALLOW A DEVELOPMENT THAT MAINTAINS A TOTAL RESIDENTIAL DENSITY OF 2.72 DU/AC WHICH IS SIGNIFICANTLY LESS THAN THE ALLOWABLE DENSITY OF 5.50 DU/AC ALLOWED BY THE DDH ZONING DISTRICT. THE INCENTIVE BENEFIT'S THE PUBLIC BY PROVIDING A LOCAL PARK AREA TO THE NORTH SIDE OF AUBURN WHERE NONE EXISTS NOW, WITHOUT THE TAX BURDEN OF A PUBLICLY MAINTAINED PARK OPERATED BY THE CITY'S PARKS AND RECREATION DEPARTMENT. THIS INCENTIVE WOULD PROMOTE PUBLIC HEALTH AND WELLNESS FOR BOTH RESIDENTS OF THE NEW NEIGHBORHOOD AS WELL AS THE PUBLIC AT LARGE. THE INCENTIVE OF AN INCREASED FAR WOULD BENENIFIT THE PUBLIC BY BRINGING ADDITIONAL DIVERSITY TO THE AVAILABLE HOUSING TYPES IN THE AUBURN MARKET WITHOUT CREATING ADDITIONAL IMPACT ON EXISTING PUBLIC INFRASTRUCTURE BECAUSE IT WOULD NOT HAVE AN EFFECT ON THE DENSITY OF THE PROJECT.**

*A planned development is allowed only two development incentives. If the applicant is requesting a density bonus, this increased density must be reflected on the submitted Master Development Plan.*

## LEGEND:

OPEN SPACE

WETLAND

## PRELIMINARY LAYOUT

| | | | |
|---|---|---|---|
| SINGLE FAMILY | 40'x100' | 122 UNITS |
| SINGLE FAMILY | 60'x120' | 24 UNITS |
| | | 146 UNITS |

STREET C
STREET B
STREET A
STREET D
STREET E
STREET F
LEE ROAD 91
LEE ROAD 72 (WEST FARMVILLE ROAD) (80' R.O.W)

STORMWATER DETENTION POND A 1.07 AC 42,406 SF

STORMWATER DETENTION POND B 1.11 AC 48,543 SF

STORMWATER DETENTION POND C 1.67 AC 72,750 SF

PLAYGROUND

FUTURE PAVILION LOCATION

GENERAL LIMITS OF CLEARING (TYP.)

COMMERCIAL OUTPARCEL 1 2.19 AC 95,237 SF

COMMERCIAL OUTPARCEL 2 2.36 AC 102,821 SF

25' BUFFERS

50' ROW

100' TURN LANE

150' TAPER

APCO JUNCTION BOX

COMM. BOX (TYP.)

FIRE HYDRANT AND VALVE

EX. DUCTILE IRON WATER MAIN

EX. WATER MARKER POST

15" INV. EL.: 735.60

15" INV. EL.: 736.77

N

0 80 160

SCALE: 1"=80'

### SPECIAL NOTES:

1. FULL BULDOUT OF PARK AMENITIES REQUIRED AT 60% FINAL PLAT OF INDIVIDUAL LOTS TO BE PLATTED. FINAL PLAT OF ANY LOTS BEYOND THE 60% THRESHOLD OF TOTAL LOTS TO BE PROVIDED WITH FULL BUILDOUT OF THE DEVELOPMENT WILL NOT BE APPROVED UNTIL CONSTRUCTION OF PROPOSED PARK AMENITIES ARE COMPLETE. PARK AMENITIES ASSOCIATED WITH THIS REQUIREMENT INCLUDE:
   - 12 SPACE PARKING LOT
   - 20'X40' PAVILION OR SIMILAR STRUCTURE(S) OF EQUAL OR GREATER GROSS SQUARE FOOTAGE.
   - MINIMUM 2,500 SF OF PLAYGROUND SPACE WITH EQUIPMENT.

### SITE DATA TABLE

| | |
|---|---|
| LOT TYPES: | |
| SINGLE FAMILY LOT SIZE | 60' x 120' (MIN) |
| SINGLE FAMILY LOT WIDTH | 60' |
| SINGLE FAMILY LOT SIZE | 40' x 100' (MIN) |
| SINGLE FAMILY LOT WIDTH | 40' |
| SINGLE FAMILY SETBACK: | |
| FRONT | 10' & 20' |
| SIDE | 5' |
| SIDE ON STREET | 10' & 15' |
| REAR YARD | 10' & 20' |
| ZONING DISTRICT PROPOSED | DDH |
| SITE ADDRESS | AUBURN, AL |
| ACREAGE | 2,331,981 SF (53.53 AC) |
| OPEN SPACE AREA REQUIRED | 699,594 SF (30% AC) (16.06 AC) |
| OPEN SPACE AREA PROVIDED | 900,989 SF (20.68 AC) |

### PARCEL CURVE DATA

| SEGMENT | LENGTH | RADIUS |
|---|---|---|
| C1 | 16.90 | 225.00 |
| C2 | 42.84 | 225.00 |
| C3 | 41.44 | 225.00 |
| C4 | 37.42 | 225.00 |
| C5 | 37.42 | 335.00 |
| C6 | 18.29 | 335.00 |
| C7 | 21.71 | 335.00 |
| C8 | 40.00 | 335.00 |
| C9 | 40.00 | 335.00 |
| C10 | 23.78 | 335.00 |
| C11 | 16.22 | 335.00 |
| C13 | 11.87 | 445.00 |
| C14 | 53.13 | 445.00 |
| C15 | 53.13 | 445.00 |
| C16 | 53.13 | 445.00 |
| C17 | 53.13 | 445.00 |
| C18 | 49.71 | 445.00 |
| C19 | 38.67 | 495.00 |
| C20 | 40.91 | 495.00 |
| C21 | 40.91 | 495.00 |
| C22 | 40.91 | 495.00 |
| C23 | 40.91 | 495.00 |

### PARCEL CURVE DATA

| SEGMENT | LENGTH | RADIUS |
|---|---|---|
| C24 | 40.91 | 495.00 |
| C25 | 40.91 | 495.00 |
| C26 | 20.79 | 495.00 |
| C27 | 25.41 | 605.00 |
| C28 | 50.00 | 605.00 |
| C29 | 47.80 | 605.00 |
| C30 | 2.20 | 605.00 |
| C31 | 39.80 | 605.00 |
| C32 | 10.20 | 605.00 |
| C33 | 31.80 | 605.00 |
| C34 | 18.20 | 605.00 |
| C35 | 23.80 | 605.00 |
| C36 | 26.20 | 605.00 |
| C37 | 15.80 | 605.00 |
| C38 | 34.20 | 605.00 |
| C39 | 7.80 | 605.00 |
| C40 | 39.47 | 605.00 |
| C41 | 30.03 | 715.00 |
| C42 | 59.09 | 715.00 |
| C43 | 56.49 | 715.00 |
| C44 | 49.64 | 715.00 |
| C45 | 49.64 | 715.00 |

### PARCEL CURVE DATA

| SEGMENT | LENGTH | RADIUS |
|---|---|---|
| C46 | 49.64 | 715.00 |
| C47 | 49.64 | 715.00 |
| C48 | 49.64 | 715.00 |
| C49 | 46.64 | 715.00 |

PRELIMINARY NOT FOR CONSTRUCTION

KADRE ENGINEERING
BIRMINGHAM · AUBURN · ORANGE BEACH

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| No. | Revision | Date |
|---|---|---|
| - | - | --/--/-- |

# GREENWOOD VILLAGE
68VENTURES
AUBURN, AL

SHEET TITLE:
PRELIMINARY LAYOUT CONCEPT

DRAWN BY: CLT
CHECKED BY: CLT
DATE: 08-09-25
PROJECT NUMBER: 24036
SCALE: 1"=80'
SHEET NUMBER: C1.0
01 of 01

# Agenda Item Summary

**Item No. 9 b 3**

| | |
|---|---|
| **Council Meeting Date** | November 18, 2025 |
| **Department** | Planning |
| **Submitted By** | Justice Wahid Cotton |
| **Agenda Section** | Ordinances |

**Name and address of person(s) or business(es) this item affects:**

Kadre Engineering
Lee Tharpe
P.O. Box 101205
Irondale, AL 35210

**Description of item under consideration**

Annexation of approximately 53.5 acres located on the north side of West Farmville Road between Pepperwood Trail and Auburn Lakes Road; also referenced as the Samples Property for the proposed Greenwood Village Development (Case AX-2025-009). The request is consistent with the provisions of Resolution 12-111 which outlines the City's annexation policy. The Planning Commission recommended approval of this request by a vote of 9-0 at its August 14, 2025, meeting. The attached Planning Commission staff report provides a detailed analysis of the annexation request.

This item was postponed by the City Council at its October 21 meeting.

**Why is Council action needed?**

Section 11-42-21 of the Code of Alabama provides that a municipality may approve an ordinance assenting to the requested annexation. Section 2-4 of the City Code and Section 11-43A-24 of the Code of Alabama require unanimous consent of the City Council to pass an ordinance at the same meeting at which it is introduced.

**Is this a budgeted item?:** N/A

# City of Auburn Planning Commission
# Annexation Request
# Case AX-2025-009
# Samples Property Annexation

**Meeting Date:** August 14, 2025

**Property Owner(s):** Lora G. Samples

**Request:** Annexation of approximately 53.5 acres into the city limits

According to the City's annexation policy, the petition must meet all requirements for annexation as set forth in Resolution 12-111 adopted June 19, 2012. The policy requires that the property must be contiguous to the existing corporate boundaries of the City of Auburn and that the petitioner must have ownership, must read and sign the agreement concerning city services.

**Location:** North side of West Farmville Road (Lee Road 72) between Pepperwood Trail (Lee Road 91) and Auburn Lakes Road

**Reviewed by:** Reid Bearden, Planner

**Discussion:** The petitioner is requesting to annex one existing lot of record, which is comprised of approximately 53.5 acres. The property meets eligibility criteria for annexation.

**Annexation Priority:** **High**

**Current Zoning:** The property is currently outside of the City limits. Upon annexation, the property shall receive the Rural (R) district designation. The applicant has requested to pre-zone the property to Development District Housing (DDH) (RZ-2025-013) and apply the Planned Development District (PDD) overlay (RZ-2025-014) to the property.

**Surrounding Zoning/Use:**

| Direction | Zoning | Land Use |
|---|---|---|
| **North** | Outside of City Limits | Vacant |
| **South** | Rural (R) | Institutional (Woodland Pines Elementary School) |
| **East** | Outside of City Limits & Rural (R) | Single-Family Residential |
| **West** | Limited Development District (LDD) & ACT 99-577 | Single-family residential & Auburn University |

**Property Description:** The subject property is comprised of approximately 53.5 acres and is currently vacant. The property is located on the north side of West Farmville Road, north of Woodland Pines Elementary School, and directly west of Auburn Lakes Road.

**Previous Action Related to this Site:** This petition had previously made it to Planning Commission but was withdrawn prior to the meeting.

**Greenway/Greenspace Impact & Bike Plan Facilities:** According to the Greenway and Greenspace Master Plan, bike paths are proposed along West Farmville Road. There are no proposed greenways that affect this property.

**Major Street Plan Impact:** The property is located on the future outer loop road. Upon development, additional right-of-way may be needed along Farmville Road.

**Land Use Plan Designation:** The Future Land Use Map in the Comprehensive Plan 2030 designates this property as Rural. This allows for single-family detached residential at a density of one (1) dwelling unit per three (3) acres, as well as agricultural and other uses as permitted in the Rural zoning district.

**Analysis:** The following requirements must be fulfilled for a petition to be considered by the Planning Commission:

Ownership: The petitioner must be the owner of the property and must submit an accurate description of the property proposed for annexation.

*The applicant has provided the deed and legal description for the subject property.*

Contiguity: The property to be annexed must be contiguous to the existing corporate boundary of the City of Auburn.

*The property is contiguous to the City of Auburn boundary on its northern, western, and southern boundaries.*

Provision of Services: The applicant has submitted a signed agreement attesting to the fact that some municipal services may not be available to the subject property upon annexation and that the property is subject to all laws of the City of Auburn.

*The applicant has signed the petition attesting that all services may not be available at the time of annexation.*

**EVALUATION CRITERIA:** The following criteria are used by the Planning Commission in reviewing petitions for annexation (staff comments are in *italics*).

**General Location**

The property proposed for annexation should be located within the overall area defined as appropriate for annexation in the CompPlan 2030 Optimal Boundary and/or the Lake Ogletree watershed.

*The subject property is located within the Optimal Boundary with an annexation priority of High.*

*The Future Land Use Map in the Comprehensive Plan 2030 designates this property as Rural. This allows for single-family detached residential at a density of one (1) dwelling unit per three (3) acres, as well as agricultural and other uses as permitted in the Rural zoning district.*

**Minimum Area**

If the property for which annexation is being requested is less than three (3) acres in area, consideration should only be given to annexation of the entire parcel.

If the property for which annexation is being requested is more than three (3) acres in area, consideration will be given to annexing a portion of said property. However, neither the portion recommended for annexation, nor the portion remaining unincorporated, should be less than three (3) acres; nor should the annexation of such portion make it unduly difficult for other property owners in the vicinity to achieve the degree of contiguity necessary to make their property eligible for annexation.

*The property requested for annexation consists of approximately 53.5 acres, which meets the minimum area criteria. The entire property is being annexed.*

**Public Access**

The property for which annexation is being requested should have direct access to a public right-of-way. For this purpose, the term "direct access" means fronting on a dedicated public right-of-way; or having an unrestricted connection to a public right-of-way, capable of providing safe and ready access for public service vehicles, and approved by the Planning Commission.

*The property has direct access to West Farmville Road, which is an arterial street maintained by the City of Auburn, and Pepperwood Trail (LR 91) maintained by Lee County.*

**Street Improvements**

Any streets, or parts thereof, within and/or serving the property for which annexation is being requested will be evaluated by the City Engineer to determine whether or not they conform to current City design and improvement standards. The results of this evaluation will be presented to and considered by the Planning Commission and the City Council.

If any streets do not meet current City standards the petitioner(s) shall be put on notice that at some point in the future the City may require that they be brought up to standard. Bringing streets into conformity may include, as appropriate: the dedication of sufficient land by the petitioners to provide their proportionate share of the right-of-way for any public street; and/or the payment of their proportionate share of any costs of required improvements.

In situations in which scattered lots in a subdivision are annexed but others remain unincorporated, property owners requesting annexation will be advised that no street improvements will be made until all the lots contiguous to one another and forming a street segment appropriate for improvement are annexed.

If the area to be annexed contains public roads which are currently maintained by Lee County, the City will perform no maintenance on or improvements to such roads until such time as an

agreement between the City and the County in accordance with Sections 11-49-80 and 11-49-81 of the Code of Alabama, 1975, has been executed.

*West Farmville Road is maintained by the City of Auburn. The property is located on the future outer loop road. Upon development, additional right-of-way may be needed along Farmville Road.*

**DEPARTMENTAL COMMENTS/ISSUES**

**Planning:**

**a. Description of the neighborhood.**

*The area is residential in nature with a varying degree of lot sizes. The area north of the subject property is the subject property is rural, consisting of very low-density residential uses and/or undeveloped land. Woodland Pines Elementary School is adjacent to the south of the property across West Farmville Road. To the west, the Highlands Subdivision, Sector One (single-family residences) is developed at 2.67 du/ac. Other properties in the area are owned by Auburn University or located outside of the City limits.*

**b. Has there been subdivision activity during the past two years for the proposed annexation area?**

*No subdivision activity associated with this property within the last two years.*

**c. Logical Corporate Boundary and rating according to the 2030 Optimal Boundary as set forth in CompPlan 2030.**

*The property is adjacent to the corporate limits of the City of Auburn on the north, west, and south sides and is shown within the CompPlan 2030 Optimal Boundary.*

**d. Future land use classification and possible appropriate zoning designations.**

*The Future Land Use Map in the Comprehensive Plan 2030 designates this property as Rural. This allows for single-family detached residential at a density of one (1) dwelling unit per three (3) acres, as well as agricultural and other uses as permitted in the Rural zoning district. The applicant is requesting to rezone the property to DDH with a Planned Development District (PDD) overlay, however, no subdivision below the three-acre minimum lot size in the Rural zoning district is possible without first rezoning.*

**e. Consistency of existing land uses with future land use plan.**

*The property is currently undeveloped. Applications for rezoning to DDH (RZ-2025-006) and applying a Planned Development District (PDD) overlay (RZ-2025-007) have been submitted.*

**f. Parks and Recreation Master Plan (impacts to LOS/location of nearest park facility).**

*The nearest park is Hickory Dickory Park approximately 3.5 miles to the southeast.*

*According to the Greenway and Greenspace Master Plan, there are proposed bike paths along West Farmville Road. There are no proposed greenways that affect this property.*

**g. Elimination of enclaves**

*This annexation would help to eliminate an enclave.*

**h. Any additional information deemed necessary at the discretion of the Planning Director.**

*None at this time.*

**Engineering Services:**

**a. Staff will examine the proximity of the request to the nearest arterial roadway based on the Major Street Plan.**

*The property fronts West Farmville Road (Lee Road 72), which is an arterial roadway maintained by the City of Auburn.*

**b. Trips Generation Analysis based on proposed use and assumptions made by staff if not known.**

*The property contains approximately 53.5 acres and is undeveloped. If the annexation is approved, the property would be zoned Rural (R). No more than 17 single-family homes could be permitted which would generate approximately 170 vehicular trips per day. There is a request to rezone the property to apply a Planned Development District consisting of 146 dwelling units and two commercial parcels. If approved, a traffic impact study will determine the potential impacts of the proposed development.*

**c. Does the proposed annexation have road frontage on a county or state road? If the petition for annexation is on a county road, staff shall discuss the cost of maintenance and potential future expansion.**

*The property fronts West Farmville Road (Lee Road 72), which is an arterial roadway maintained by the City of Auburn. The lot will also take access from Pepperwood Trail (LR 91), which is maintained by Lee County.*

**d. Are there any drainage issues in this area?**

*There are no known drainage issues in this area.*

**e. Apply waiting period for properties subdivided in the Planning Jurisdiction with infrastructure being installed.**

*There is no annexation waiting period recommend for this property.*

**Water Resource Management:**

**a. Ability to provide services**:

*Water Resource Management has no issues with the annexation of this property.*

**b. Is the annexation in an area serviced by municipal water and sewer?**

*The Auburn Water Works Board can provide water service to the property upon annexation.*

*Sanitary sewer is available to this development through off-site easement. Costs associated with expansion of the existing sanitary sewer system are the responsibility of the Developer. A development agreement is needed requiring expansion of the gravity sewer system to the development.*

**c. Is the annexation in an area budgeted for future expansion?**

*Not applicable.*

**d. What are the estimated costs associated with expansion to this area?**

*Not applicable.*

**e. Any environmental concerns**:

*None.*

**Is the subject property in the Lake Ogletree watershed area? If so, does it meet the minimum lot size for the watershed area?**

*No. The property is in the Saugahatchee Creek watershed.*

**Is the subject property in the Saugahatchee Creek watershed area?**

*Yes.*

**Public Safety:**

**The Public Safety Department shall provide a statement to address their ability to provide Fire, EMS and Police protection for the proposed annexation.**

Police: *This location is currently served by the City of Auburn Police Department.*

Fire: *The Auburn Fire Department can serve this property.*

**Environmental Services:**

**Environmental Services shall provide a statement addressing the impacts of the petition on staff's ability to serve the area, including but not limited to personnel, equipment and scheduling.**

Solid Waste Services: *The subject property is near other properties receiving solid waste services. If collection services are provided, the impact on service levels will be minimal. If the road(s) are subsequently deemed private or the roads are inaccessible to our trucks, a private hauler will be necessary for the disposal of solid waste.*

Animal Control: *The subject property is approximately 10.2 to 11.3 miles from the Environmental Services building. The average response time for animal control to reach this property will be 17 to 18 minutes depending on traffic and road conditions. If an emergency call for animal control is received after-hours, the average response time will be a minimum of 48 minutes.*

**Auburn City Schools:**

**The City of Auburn Public Schools shall provide a statement addressing the schools ability to accommodate and transport school-aged children from the area in question to the nearest city school.**

*Auburn City Schools (ACS) acknowledges that the subject property is within the City of Auburn's "optimal boundary," as identified in the City's comprehensive plan, CompPlan 2030. Therefore, ACS has no comment on the subject annexation petition request.*

**Finance Department:**

*No concerns or questions from Revenue or Utility Billing.*

**RESOLUTION**
**OF THE**
**AUBURN PLANNING COMMISSION**

| | |
|---|---|
| Case: | Annexation – Samples Property (Case AX-2025-009) |
| Subject: | Recommendation to City Council for annexation of approximately 53.5 acres into the city limits |
| Location: | Northside of West Farmville Road (Lee Road 72) between Pepperwood Trail (Lee Road 91) and Auburn Lakes Road |
| Applicant: | Lee Tharp, Kadre Engineering, on behalf of Lora G. Samples |
| Property Zoned: | Outside of City Limits |

**Commission Action**

**BE IT RESOLVED** by the Planning Commission of the City of Auburn that the request for annexation of approximately 53.5 acres into the city limits, marked "Received" July 18, 2025, Auburn Planning Commission Case AX-2025-009, is hereby **APPROVED.**

---

STATE OF ALABAMA
LEE COUNTY

I, Justice Wahid Cotton, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held August 14, 2025, and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 14th day of August, 2025.

Justice Wahid Cotton, AICP, Director of Planning

**ORDINANCE NO. _____**

**AN ORDINANCE ADOPTED PURSUANT TO THE PROVISIONS OF SECTION 11-42-20 ET SEQ OF THE CODE OF ALABAMA, 1975, AS AMENDED, PROVIDING FOR ASSENT BY THE CITY COUNCIL OF THE CITY OF AUBURN TO THE ALTERATION AND REARRANGEMENT OF THE BOUNDARIES OF THE CITY OF AUBURN AND ASSENTING TO THE ANNEXATION OF CERTAIN LANDS INTO THE CITY LIMITS OF THE CITY, IN RESPONSE TO PETITIONS FILED BY PERSONS OWNING ALL THE LAND AREA OF THE LANDS ANNEXED, AND APPROVING SUCH ANNEXATION.**

**(SAMPLES PROPERTY – ANNEXATION AX-2025-009)**

**WHEREAS,** on the 18th day of July, 2025, Lee Tharp, Kadre Engineering, on behalf of Lora G. Samples, owner of all real property hereinafter described, did file with the City Manager, a petition asking that the said tracts or parcels of land be annexed to and become part of the City of Auburn, Alabama; and

**WHEREAS**, said petition did contain the signature of all of the owners of the described territory and a map of said property showing its relationship to the corporate limits of the City of Auburn, Alabama; and

**WHEREAS,** all of the owners of said property have attested that certain municipal services, including busing to and from Auburn City Schools, may not be available to their property at the time of annexation, and that such services will be extended solely at the option of the City of Auburn, Auburn City Schools and/or the Auburn Water Works Board; and

**WHEREAS,** all of the owners of said property do attest that re-subdivision or development of said annexed territory, beyond the use or intensity evidenced at the adoption of this ordinance, constitutes the utilization of water service provided by the Auburn Water Works Board, only, where accessible in accordance with Auburn Water Works Board policy, as amended from time to time; and

**WHEREAS**, the governing body did determine that it is in the public interest that said property be annexed to the City of Auburn, Alabama, and it did further determine that all legal requirements for annexing said real property have been met pursuant to Section 11-42-20 through 11-42-24, Code of Alabama 1975, as amended; and

**WHEREAS,** the governing body has determined that the appropriate zoning designation to be applied to said real property is Development District Housing (DDH).

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUBURN, ALABAMA, AS FOLLOWS:**

**Section 1.** The City Council of the City of Auburn, Alabama, finds and declares as the legislative body of the City that it is in the best interest of the citizens of the City, and the citizens of the affected area, to bring the territory described in Section 2 of this Ordinance into the City of Auburn, Alabama.

**Section 2.** The boundary lines of the City of Auburn, Alabama, be, and the same are hereby altered or rearranged so as to include all the territory heretofore encompassed by the corporate limits of the City of Auburn, Alabama, and in addition thereto the following described territory, to-wit:

Commence at the Southeast corner of Section 22, Township 18 North, Range 25 East, Lee County, Alabama, thence North along the section line 2,642.2 feet to a point; thence West 248.1 feet to a point herein called the Point of Beginning of survey. From this beginning point thence continue West 343.8 feet to a point; thence North 01 degree 14 minutes West, 420.1 feet to an iron pin; thence West 40.0 feet to an iron pin; thence North 01 degree 14 minutes West 291.2 feet to a point on the centerline of Lee Road #15; thence along said road South 85 degrees 29 minutes East 399.7 feet to a point; thence South 00 degrees 01 minutes West 679.9 feet to the Point of Beginning. Said tract contains 5.83 acres, more or less, according to plat of survey dated July 14, 1993, prepared by Curtis T. Pierce, PE/LS, Ala. Reg. No. 16175, to which reference is hereby made in aid of this description.

**Section 3.** In the event that a fire tax is being charged against the above-described territory under Section 8, Act No. 89-390 of the State of Alabama, the owners of said territory agree to pay all such costs.

**Section 4.** If in the future it is deemed necessary to improve the right-of-way from which this property takes access, one of the options considered by the City to provide such improvements will be to assess the property owner/owners their proportionate share of the costs of such improvements.

**Section 5.** This Ordinance shall be published as provided by law, and a certified copy of same, together with a certified copy of the petition of the property owners, shall be filed with the Probate Judge of Lee County, Alabama.

**Section 6.** The territory described in this Ordinance shall become a part of the corporate limits of Auburn, Alabama, upon publication of this Ordinance as set forth in Section 5, above.

**ADOPTED AND APPROVED** by the City Council of the City of Auburn, Alabama, this the 18th day of November, 2025.

_____
Mayor

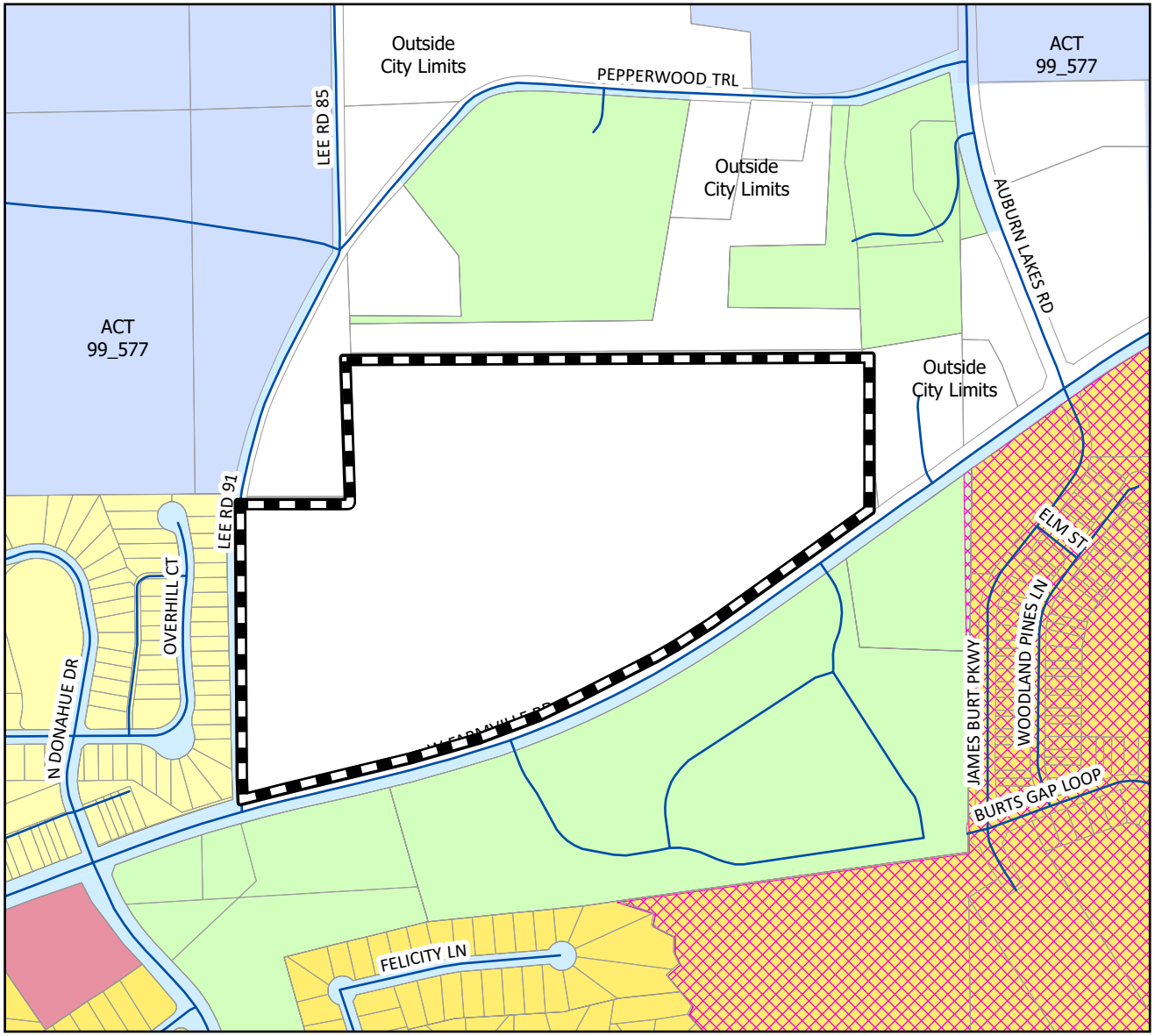
ATTEST:

_____
City Manager

# Samples Property Annexation

Annexation Request

Case #AX-2025-009



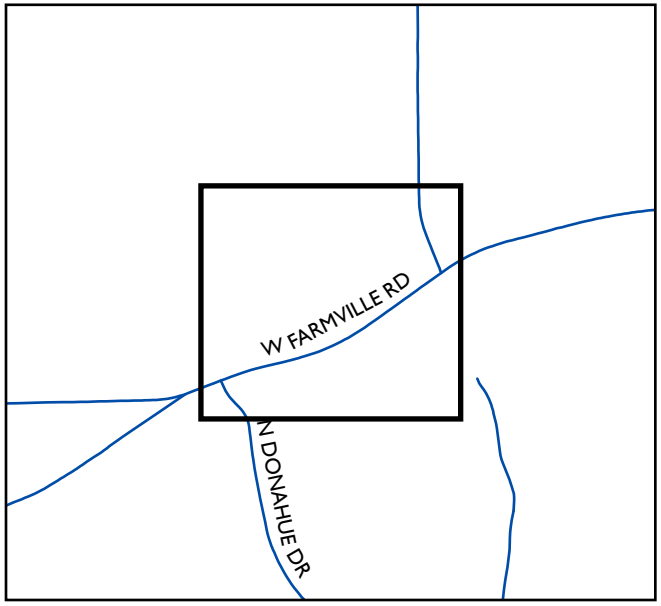

Subject Property

0 220 440 880

Feet

The Planning Commission will consider a request from Lora G. Samples for annexation of approximately 53.5 acres located on the North side of West Farmville Road (Lee Road 72) between Pepperwood Trail (Lee Road 91) and Auburn Lakes Road.

## Vicinity Map




The Planning Commission will consider a request from Lora G. Samples for annexation of approximately 53.5 acres located on the North side of West Farmville Road (Lee Road 72) between Pepperwood Trail (Lee Road 91) and Auburn Lakes Road.

*The entire Planning Commission packet can be found at www.auburnalabama.org no less than five (5) days prior to the public meeting date. There is a direct link at http://www.auburnalabama.org/pc/*

N

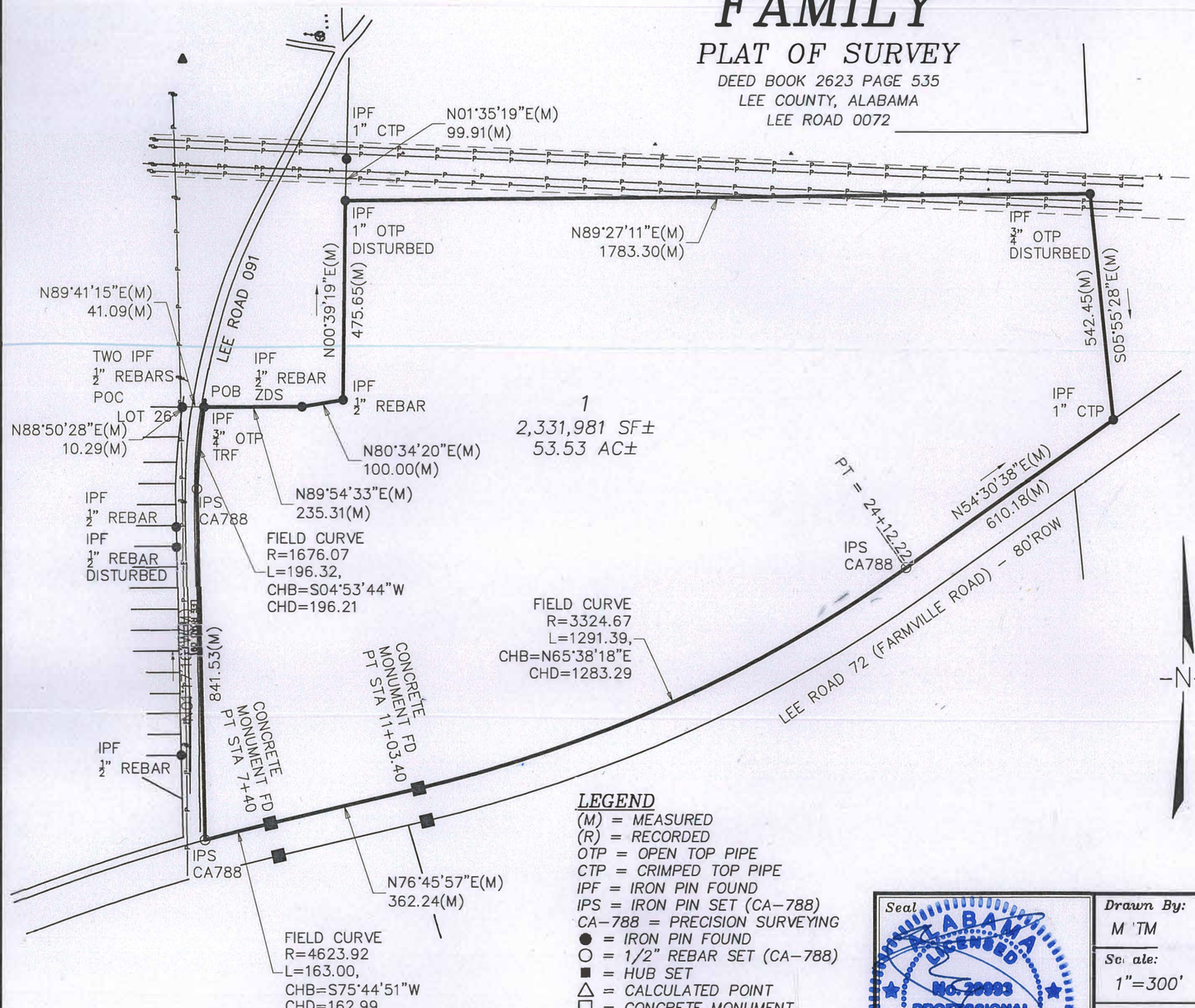
Planning Dept.
08/07/2025

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

RECEIVED
DATE 7/18/2025
CASE NO. AX-2025-009
DEPARTMENT OF PLANNING

# BOUNDARY SURVEY FOR:
# SAMPLES FAMILY
## PLAT OF SURVEY

DEED BOOK 2623 PAGE 535
LEE COUNTY, ALABAMA
LEE ROAD 0072




### LEGEND
(M) = MEASURED
(R) = RECORDED
OTP = OPEN TOP PIPE
CTP = CRIMPED TOP PIPE
IPF = IRON PIN FOUND
IPS = IRON PIN SET (CA–788)
CA–788 = PRECISION SURVEYING
● = IRON PIN FOUND
○ = 1/2" REBAR SET (CA–788)
■ = HUB SET
△ = CALCULATED POINT
□ = CONCRETE MONUMENT
= POWER POLE
-x—x- = WIRE FENCE
-//—//- = WOOD FENCE
-o—o- = CHAIN LINK FENCE

NOTES:

1. SOURCE OF INFORMATION: DEED BOOK 2623 PAGE 535; PLAT BOOK 36, PAGE 197 (GOLDEN SD); PLAT BOOK 27, PAGE 17 (HIGHLANDS SD SECTOR 2)
2. DATE OF FIELD SURVEY: 1–17–2022; DATE OF OFFICE WORK: 1–18–2022.
3. BEARINGS BASED ON STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE, US FOOT. COORDINATES SET USING RTK GPS, ALDOT CORS AS CONTROL.

I, MICHAEL T. MAHER, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

MICHAEL T. MAHER _____ DATE: 1/18/2022
PLS NO. 29993
NOT A CERTIFIED SURVEY UNLESS SIGNED AND STAMPED WITH MY SEAL.

As–Surveyed
Property Description.

Commencing at a found ½" rebar at the Northeast corner of Lot 26, Highlands Subdivision, Sector 1 as recorded in plat book 27 at page 17 in the Office of the Judge of Probate for Lee County, Alabama, thence North 88°50'28": east, 10.29 feet to a found ½" rebar in the Western Right of Way for Lee Road 091; thence North 89°41'15" East, 41.09 feet to a found ¾" open top iron pin by T. Richard Fuller (TRF), said pin is at the Northwestern corner of the Samples Property and is the Point of Beginning of said property described herein: from this POINT OF BEGINNING, thence North 89°54'33" East, a distance of 235.31 feet to a found ½" rebar by Zack D Sprayberry (ZDS); thence North 80°34'20" East, a distance of 100.00 feet to a found ½" rebar at a fence corner; thence North 00°39'19" East, a distance of 475.65 feet to a found 1" open top pin (disturbed) at the Southwest corner of Lot 1, Golden Subdivision (plat book 36, page 197); thence along Lot 1, North 89°27'11" East, a distance of 1783.30 feet to a found ¾" open top iron pin (disturbed); thence along the West line of the Landreth Property South 05°55'28" East, a distance of 542.45 feet to a found ¾" open top iron pin in the North right of way of Lee Road 72 (Farmville Road); thence along the North right of way of said road South 54°30'38" West, a distance of 610.18 feet to a set ½" rebar by Precision Surveying (CA788) at the accepted road station 24+12.22 to the beginning of a curve tangent to said line; thence southwesterly an arc distance of 1291.39 feet along the curve concave to the northwest, having a radius of 3324.67 feet and a chord of South 65°38'18" West, 1283.29 feet to a found concrete right of way monument at sta 11+03.40; thence South 76°45'57" West tangent to said curve, a distance of 362.24 feet to a concrete right of way monument sta 7+40; thence along the curve of the North right of way for Lee Road 72 along a curve concave to the south having a radius of 4623.92 feet and a chord which bears South 75°44'51" West 162.99 feet for an arc distance of 163.00 feet to a set ½" rebar (CA788); thence along the East right of way of Lee Road 091 (an assumed right of way width of 50') North 01°17'16" West, a distance of 841.53 feet to a set ½" rebar (CA788); thence along a curve concave to the east having a radius of 1676.07 feet and a chord which bears North 04°53'44" East 196.21 feet for an arc distance of 196.32 feet to the Point of Beginning.

Said parcel is referenced as being described in deed book 2623, page 535 and is bounded on the West by Lee Road 91, the Northwest by Auburn University property, on the North by Golden Subdivision, Lot 1, on the East by the Landreth property on the South by Lee Road 72. Containing 53.53 ACRES, more or less and lying in Section 2, Township 19 North, Range 25 East, Auburn, Lee County, Alabama.

Seal: ALABAMA LICENSED No. 29993 PROFESSIONAL LAND SURVEYOR MICHAEL T. MAHER

Drawn By: M TM
Scale: 1"=300'
File Name: 22–0038
Date: 1–18–2022


PRECISION SURVEYING
2124 Moores Mill Road
Suite 110
Auburn, Alabama 36830
Phone (334) 821–0105
www.precisionsurveying.biz


Sheet Title:
BOUNDARY SURVEY OF SAMPLES PROPERTY

# Agenda Item Summary

**Item No. 9 b 4**

| | |
|---|---|
| **Council Meeting Date** | November 18, 2025 |
| **Department** | Planning |
| **Submitted By** | Justice Wahid Cotton |
| **Agenda Section** | Ordinances |

**Name and address of person(s) or business(es) this item affects:**

George E. Mann
3461 Lakeshore Drive
Opelika, AL 36804

**Description of item under consideration**

Annexation of approximately 85.85 acres for Cole Place, Phase 1 (Case AX-2025-014), a proposed residential development located on Society Hill Road, east of Nash Creek Drive and north of the Mitchell Farms development (ADARE). The request is consistent with the provisions of Resolution 12-111 which outlines the City's annexation policy. The Planning Commission recommended approval of this request by a vote of 9-0 at its November 13, 2025, meeting. The attached Planning Commission staff report provides a detailed analysis of the annexation request.

**Why is Council action needed?**

Section 11-42-21 of the Code of Alabama provides that a municipality may approve an ordinance assenting to the requested annexation. Section 2-4 of the City Code and Section 11-43A-24 of the Code of Alabama require unanimous consent of the City Council to pass an ordinance at the same meeting at which it is introduced.

**Is this a budgeted item?:** N/A

# City of Auburn Planning Commission
# Annexation Request
# Case AX-2025-014
# Cole Place, Phase 1

**Meeting Date:** November 13, 2025

**Property Owner(s):** George E. Mann

**Request:** The applicant is requesting annexation of approximately 85.85 acres into the city limits.

According to the City's annexation policy, the petition must meet all requirements for annexation as set forth in Resolution 12-111 adopted June 19, 2012. The policy requires that the property must be contiguous to the existing corporate boundaries of the City of Auburn and that the petitioner must have ownership, must read and sign the agreement concerning city services.

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

**Reviewed by:** Amber English, Planner

**Discussion:** The applicant is requesting to annex approximately 85.85 acres into the city limits. The property requested to be annexed is part of a larger 223.4-acre area of land that is comprised of two parcels. The property meets the eligibility criteria for annexation.

**Annexation Priority:** **Low**

**Current Zoning:** The property is currently outside of the city limits. Upon annexation, the property will receive the Rural (R) district designation. Since the property is located within the Lake Ogletree watershed, the Conservation Overlay District (COD) designation will also be applied.

**Surrounding Zoning/Use:**

| Direction | Zoning District | Land Use |
|---|---|---|
| **North** | Outside of City limits | Undeveloped |
| **South** | Outside of City limits | Undeveloped (remainder of overall parcel) |
| **East** | Outside of City limits | Undeveloped (remainder of overall parcel) |
| **West** | Rural | Single-family residential |
| | Outside of City limits | Residential |

**Property Description:** The property is located on the east side of Lee Road 54 (Society Hill Road), east of Nash Creek Drive. There are environmentally sensitive areas on site, including floodplains, streams and wetlands. Robinson Creek bisects the property from north to south.

**Previous Action Related to this Site:**

| | |
|---|---|
| | The Planning Commission recommended approval of annexation of the subject property. At that time, the area requested to be annexed was 126.89 acres of the overall 223.4-acre property. The applicant withdrew the request before City Council consideration. (Case AX-2025-006) |
| July 10, 2025 | The Planning Commission approved a preliminary plat for a 37-lot conventional subdivision on the overall 223.4-acre property. This included a condition that for City services to be available to a lot split between the Auburn city limits and unincorporated Lee County, the residence constructed on that lot must be located within the City limits. The applicant withdrew this application after Planning Commission approval. (Case PP-2025-021) |

**Greenway/Greenspace Impact & Bike Plan Facilities:** The Greenway and Greenspace Master Plan 2011 designates a greenway that follows along Robinson Creek. There are no bike paths that affect this property.

**Major Street Plan Impact:** There are no Major Street Plan impacts associated with this property. Lee County is planning a roundabout at the intersection of Moores Mill Road and Society Hill Road. Construction is anticipated to begin and be completed in 2025.

**Land Use Plan Designation:** The Future Land Use Map in the Comprehensive Plan 2030 designates this property as Rural. The Rural land use designation allows single-family detached residential at a density of one (1) dwelling unit per three (3) acres, as well as agricultural and other uses permitted in the Rural zoning district.

**Analysis:** The following requirements must be fulfilled for a petition to be considered by the Planning Commission:

Ownership: The petitioner must be the owner of the property and must submit an accurate description of the property proposed for annexation.

*The owner has provided the deed and legal description for the property to be annexed.*

Contiguity: The property to be annexed must be contiguous to the existing corporate boundary of the City of Auburn.

*The property is contiguous to the City of Auburn boundary on a portion of its western boundary.*

Provision of Services: The applicant has submitted a signed agreement attesting to the fact that some municipal services may not be available to the subject property upon annexation and that the property is subject to all laws of the City of Auburn.

*The applicant has signed the petition attesting that all services may not be available at the time of annexation.*

**GUIDELINES**

The following guidelines are used by the Planning Commission in reviewing petitions for annexation (staff comments are in *italics*).

**General Location**

The property proposed for annexation should be located within the overall area defined as appropriate for annexation in the CompPlan 2030 Optimal Boundary and/or the Lake Ogletree watershed.

*The subject property is on the eastern edge of the 2030 Optimal Boundary and is within the Lake Ogletree watershed. The property is designated as a low priority for annexation.*

**Minimum Area**

If the property for which annexation is being requested is less than three (3) acres in area, consideration should only be given to annexation of the entire parcel.

If the property for which annexation is being requested is more than three (3) acres in area, consideration will be given to annexing a portion of said property. However, neither the portion recommended for annexation, nor the portion remaining unincorporated, should be less than three (3) acres; nor should the annexation of such portion make it unduly difficult for other property owners in the vicinity to achieve the degree of contiguity necessary to make their property eligible for annexation.

*The property requested for annexation consists of 85.85 acres. It includes one parcel that is approximately 2.4 acres and approximately 83.45 acres of a 221-acre parcel.*

**Public Access**

The property for which annexation is being requested should have direct access to a public right-of-way. For this purpose, the term "direct access" means fronting on a dedicated public right-of-way; or having an unrestricted connection to a public right-of-way, capable of providing safe and ready access for public service vehicles, and approved by the Planning Commission.

*The property has direct access along Society Hill Road.*

**Street Improvements**

Any streets, or parts thereof, within and/or serving the property for which annexation is being requested will be evaluated by the City Engineer to determine whether or not they conform to current City design and improvement standards. The results of this evaluation will be presented to and considered by the Planning Commission and the City Council.

If any streets do not meet current City standards the petitioner(s) shall be put on notice that at some point in the future the City may require that they be brought up to standard. Bringing streets into conformity may include, as appropriate: the dedication of sufficient land by the petitioners to provide their proportionate share of the right-of-way for any public street; and/or the payment of their proportionate share of any costs of required improvements.

In situations in which scattered lots in a subdivision are annexed but others remain unincorporated, property owners requesting annexation will be advised that no street improvements will be made until all the lots contiguous to one another and forming a street segment appropriate for improvement are annexed.

If the area to be annexed contains public roads which are currently maintained by Lee County, the City will perform no maintenance on or improvements to such roads until such time as an agreement

between the City and the County in accordance with Sections 11-49-80 and 11-49-81 of the Code of Alabama, 1975, has been executed.

*Society Hill Road is maintained by Lee County. Lee County will continue maintenance of this portion of roadway upon annexation of the subject property.*

**DEPARTMENTAL COMMENTS/ISSUES**

**Planning:**

**a. Description of the neighborhood.**

*The property is bordered on the north and east sides by large tracts of undeveloped wooded land. Single-family residential properties are to the west towards Society Hill Road. Property to the south is currently undeveloped wooded property but will be future phases of the ADARE subdivision.*

**b. Has there been subdivision activity during the past two years for the proposed annexation area?**

*There has not been any subdivision of property within the past two years.*

**c. Logical Corporate Boundary and rating according to the 2030 Optimal Boundary as set forth in CompPlan 2030.**

*The property is adjacent to the corporate limits of the City of Auburn on its western boundary and is shown on the eastern edge of the 2030 Optimal Boundary. The property is designated as a low priority for annexation.*

**d. Future land use classification and possible appropriate zoning designations.**

*The Future Land Use Map in Comprehensive Plan 2030 designates the property as Rural. The appropriate zoning for the property would be Rural (R). The property is within the Lake Ogletree watershed and would receive the Conservation Overlay District (COD) designation upon annexation.*

**e. Consistency of existing land uses with future land use plan.**

*The subject property is currently undeveloped.*

**f. Parks and Recreation Master Plan (impacts to LOS/location of nearest park facility).**

*The property is a quarter of a mile north of the future Society Hill Park.*

**g. Elimination of enclaves**

*The property is not part of an enclave.*

**h. Any additional information deemed necessary at the discretion of the Planning Director.**

*None*

**Engineering Services:**

a. **Staff will examine the proximity of the request to the nearest arterial roadway based on the Major Street Plan.**

*The nearest arterial road is Society Hill Road, which is maintained by Lee County.*

b. **Trips Generation Analysis based on proposed use and assumptions made by staff if not known.**

*The property is approximately 85.85 acres and would be zoned Rural upon annexation. If approved, it could be further subdivided into approximately 28 lots, which would generate about 280 vehicular trips per day with a residential dwelling unit on each lot.*

c. **Does the proposed annexation have road frontage on a county or state road? If the petition for annexation is on a county road, staff shall discuss the cost of maintenance and potential future expansion.**

*The property fronts Society Hill Road (Lee Rd 54), which is an arterial roadway maintained by Lee County.*

d. **Are there any drainage issues in this area?**

*There are no known drainage issues in the area.*

e. **Apply waiting period for properties subdivided in the Planning Jurisdiction with infrastructure being installed.**

*There is no annexation waiting period recommended for this property.*

**Water Resource Management:**

a. **Ability to provide services**:

*The Water Works Board of the City of Auburn does not provide water service to this area. Please coordinate with local water authority for water service.*

b. **Is the annexation in an area serviced by municipal water and sewer?**

*The Water Works Board of the City of Auburn does not provide water service to this area. The City of Auburn does not provide sanitary sewer service to this area.*

c. **Is the annexation in an area budgeted for future expansion?**

*Not applicable.*

d. **What are the estimated costs associated with expansion to this area?**

*Not applicable.*

e. **Any environmental concerns**:

*Not applicable.*

**f. Is the subject property in the Lake Ogletree watershed area? If so, does it meet the minimum lot size for the watershed area?**

*The property is in the Lake Ogletree watershed. The minimum lot size for conventional subdivisions in the COD without sewer access is 3 acres. The proposed subdivision is compliant with this requirement.*

**g. Is the subject property in the Saugahatchee Creek watershed area?**

*The property is in the Lake Ogletree watershed.*

**Public Safety: The Public Safety Department shall provide a statement to address their ability to provide Fire, EMS and Police protection for the proposed annexation.**

*This property is approximately 5.29 miles from the closest City of Auburn fire station. The estimated response time is 8 minutes. The water distribution system is not operated by the Auburn Water Works Board. Insurance rates and fire suppression activities could be affected by the capabilities of the water system.*

**Environmental Services: Environmental Services shall provide a statement addressing the impacts of the petition on staff's ability to serve the area, including but not limited to personnel, equipment and scheduling.**

*Solid Waste Services: This property is not in proximity to other parcels currently receiving municipal solid waste services. As a result, solid waste collection would need to be arranged through a private hauler.*

*Animal Control: The subject's property is approximately 12.6 miles from the Environmental Services building. The average response time for animal control to reach this property will be 23 minutes depending on traffic and road conditions. If an emergency call for animal control is received after-hours, the average response time will be a minimum of 53 minutes.*

**Auburn City Schools: The City of Auburn Public Schools shall provide a statement addressing the schools ability to accommodate and transport school-aged children from the area in question to the nearest city school.**

*Auburn City Schools (ACS) acknowledges that the subject property is within the City of Auburn's "optimal boundary," as identified in the City's comprehensive plan, CompPlan 2030. Therefore, ACS has no comment on the subject annexation petition request.*

**Finance Department:** *No comments received.*

**RESOLUTION**
**OF THE**
**AUBURN PLANNING COMMISSION**

| | |
|---|---|
| Case: | Annexation – Cole Place, Phase 1 (AX-2025-014) |
| Subject: | Recommendation to City Council for annexation of approximately 85.85 acres into the city limits |
| Location: | Society Hill Road, east of Nash Creek Drive and north of the Mitchell Farms development (ADARE) |
| Applicant: | George E. Mann |
| Property Zoned: | Outside of City limits |

**Commission Action**

**BE IT RESOLVED,** by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for annexation of approximately 85.85 acres into the city limits, marked "Received" October 13, 2025, Auburn Planning Commission Case AX-2025-014, is hereby **APPROVED.**

---

STATE OF ALABAMA
LEE COUNTY

I, Justice Wahid Cotton, AICP, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held November 13, 2025, and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 13th day of November, 2025.

Justice Wahid Cotton, AICP, Planning Director

**ORDINANCE NO. _____**

**AN ORDINANCE ADOPTED PURSUANT TO THE PROVISIONS OF SECTION 11-42-20 ET SEQ OF THE CODE OF ALABAMA, 1975, AS AMENDED, PROVIDING FOR ASSENT BY THE CITY COUNCIL OF THE CITY OF AUBURN TO THE ALTERATION AND REARRANGEMENT OF THE BOUNDARIES OF THE CITY OF AUBURN AND ASSENTING TO THE ANNEXATION OF CERTAIN LANDS INTO THE CITY LIMITS OF THE CITY, IN RESPONSE TO PETITIONS FILED BY PERSONS OWNING ALL THE LAND AREA OF THE LANDS ANNEXED, AND APPROVING SUCH ANNEXATION.**

**(Cole Place, Phase 1 – ANNEXATION AX-2025-014)**

**WHEREAS,** on the 13th day of October, 2025, George E. Mann, owner of all real property hereinafter described, did file with the City Manager, a petition asking that the said tracts or parcels of land be annexed to and become part of the City of Auburn, Alabama; and

**WHEREAS**, said petition did contain the signature of all of the owners of the described territory and a map of said property showing its relationship to the corporate limits of the City of Auburn, Alabama; and

**WHEREAS,** all of the owners of said property have attested that certain municipal services, including busing to and from Auburn City Schools, may not be available to their property at the time of annexation, and that such services will be extended solely at the option of the City of Auburn, Auburn City Schools and/or the Auburn Water Works Board; and

**WHEREAS,** all of the owners of said property do attest that re-subdivision or development of said annexed territory, beyond the use or intensity evidenced at the adoption of this ordinance, constitutes the utilization of water service provided by the Auburn Water Works Board, only, where accessible in accordance with Auburn Water Works Board policy, as amended from time to time; and

**WHEREAS**, the governing body did determine that it is in the public interest that said property be annexed to the City of Auburn, Alabama, and it did further determine that all legal requirements for annexing said real property have been met pursuant to Section 11-42-20 through 11-42-24, Code of Alabama 1975, as amended; and

**WHEREAS,** the governing body has determined that the appropriate zoning designation to be applied to said real property is Rural (R).

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUBURN, ALABAMA AS FOLLOWS:**

**SECTION 1**. The City Council of the City of Auburn, Alabama, finds and declares as the legislative body of the City that it is in the best interest of the citizens of the City, and the citizens of the affected area, to bring the territory described in Section 2 of this Ordinance into the City of Auburn, Alabama.

**SECTION 2.** The boundary lines of the City of Auburn, Alabama, be, and the same are hereby altered or rearranged so as to include all the territory heretofore encompassed by the corporate limits of the City of Auburn, Alabama, and in addition thereto the following described territory, to-wit:

Commencing at a found ¾" crimp top iron pin at the locally accepted Northwest Corner of Section 1, Township 18 North, Range 26 East, Lee County, Alabama, said point is located in the Eastern right of way of Society Hill Road and is the Northwest corner and

the Point of Beginning of the parcel described herein: from this point of beginning, thence along the East right of way of Society Hill Road South 01°43'14" West, a distance of 163.42 feet to the beginning of a curve tangent to said line; thence along the curve to the right for an arc distance of 1210.73 feet on a radius of 3221.41 feet and a chord of South 12°269'15" East, 1203.62 feet to a found ¾" open topped iron pin with an illegible cap; thence leaving said right of way and following the North line of the Nichols Property North 89°23'23" East, a distance of 242.22 feet to a found ¾" open topped iron pin with an illegible cap; thence along the East line of the Nichols Property South 01°02'22" East, a distance of 204.55 feet to a calculated point at the Southwest corner of a planned lot; thence along said planned lot North 89°49'19" East, a distance of 756.07 feet to a calculated point; thence South 00°10'52" East, a distance of 58.90 feet to a calculated point; thence North 89°49'08" East, a distance of 787.98 feet to a calculated point in a branch; thence along the meanders of a branch on the following courses and distances: North 25°31'25" East, a distance of 49.66 feet; North 83°41'56" East, a distance of 357.99 feet; North 28°35'47" West, a distance of 7.20 feet; North 20°39'22" West, a distance of 57.86 feet; North 34°05'03" West, a distance of 35.27 feet; North 35°20'04" East, a distance of 31.30 feet; North 27°22'43" East, a distance of 51.10 feet; North 12°01'28" East, a distance of 70.57 feet; North 63°32'04" East, a distance of 61.06 feet; North 46°51'44" East, a distance of 99.48 feet; North 36°14'20" East, a distance of 86.23 feet; North 47°00'57" East, a distance of 54.78 feet; North 26°28'49" East, a distance of 87.10 feet; thence North 49°38'13" East, a distance of 55.52 feet; North 32°48'50" East, a distance of 124.29 feet; North 42°48'24" East, a distance of 64.40 feet; North 41°00'55" East, a distance of 50.45 feet; North 50°01'44" East, a distance of 83.84 feet; North 04°57'05" West, a distance of 27.52 feet; North 47°11'59" East, a distance of 20.59 feet; thence North 34°16'02" West, a distance of 46.59 feet; North 20°30'45" East, a distance of 12.33 feet; North 51°42'06" East, a distance of 30.42 feet; North 57°28'36" East, a distance of 51.33 feet; North 55°40'30" East, a distance of 69.92 feet; North 10°47'01" East, a distance of 50.03 feet; North 00°29'08" West, a distance of 67.23 feet; thence North 01°51'55" West, a distance of 50.01 feet; North 04°50'16" West, a distance of 78.03 feet; North 15°03'53" East, a distance of 64.95 feet; North 01°57'08" East, a distance of 92.13 feet; North 38°38'52" East, a distance of 52.19 feet; North 15°38'10" West, a distance of 43.02 feet; North 09°51'50" West, a distance of 52.74 feet; thence North 21°46'12" West, a distance of 33.49 feet; North 00°04'40" East, a distance of 16.53 feet to a calculated point in the North line of the Cole Estates and the North line of Section 1, Township 18 North, Range 26 East, Lee County, Alabama; thence along said Section Line South 89°10'24" West, a distance of 2558.97 feet to the Point of Beginning. Containing 85.85 ACRES, more or less.

**SECTION 3.** In the event that a fire tax is being charged against the above-described territory under Section 8, Act No. 89-390 of the State of Alabama, the owners of said territory agree to pay all such costs.

**SECTION 4.** If in the future it is deemed necessary to improve the right-of-way from which this property takes access, one of the options considered by the City to provide such improvements will be to assess the property owner/owners their proportionate share of the costs of such improvements.

**SECTION 5.** This Ordinance shall be published as provided by law, and a certified copy of same, together with a certified copy of the petition of the property owners, shall be filed with the Probate Judge of Lee County, Alabama.

**SECTION 6.** The territory described in this Ordinance shall become a part of the corporate limits of Auburn, Alabama, upon publication of this Ordinance as set forth in Section 5, above.

**ADOPTED AND APPROVED** by the City Council of the City of Auburn, Alabama, this the 18th day of November 2025.

_____
Mayor

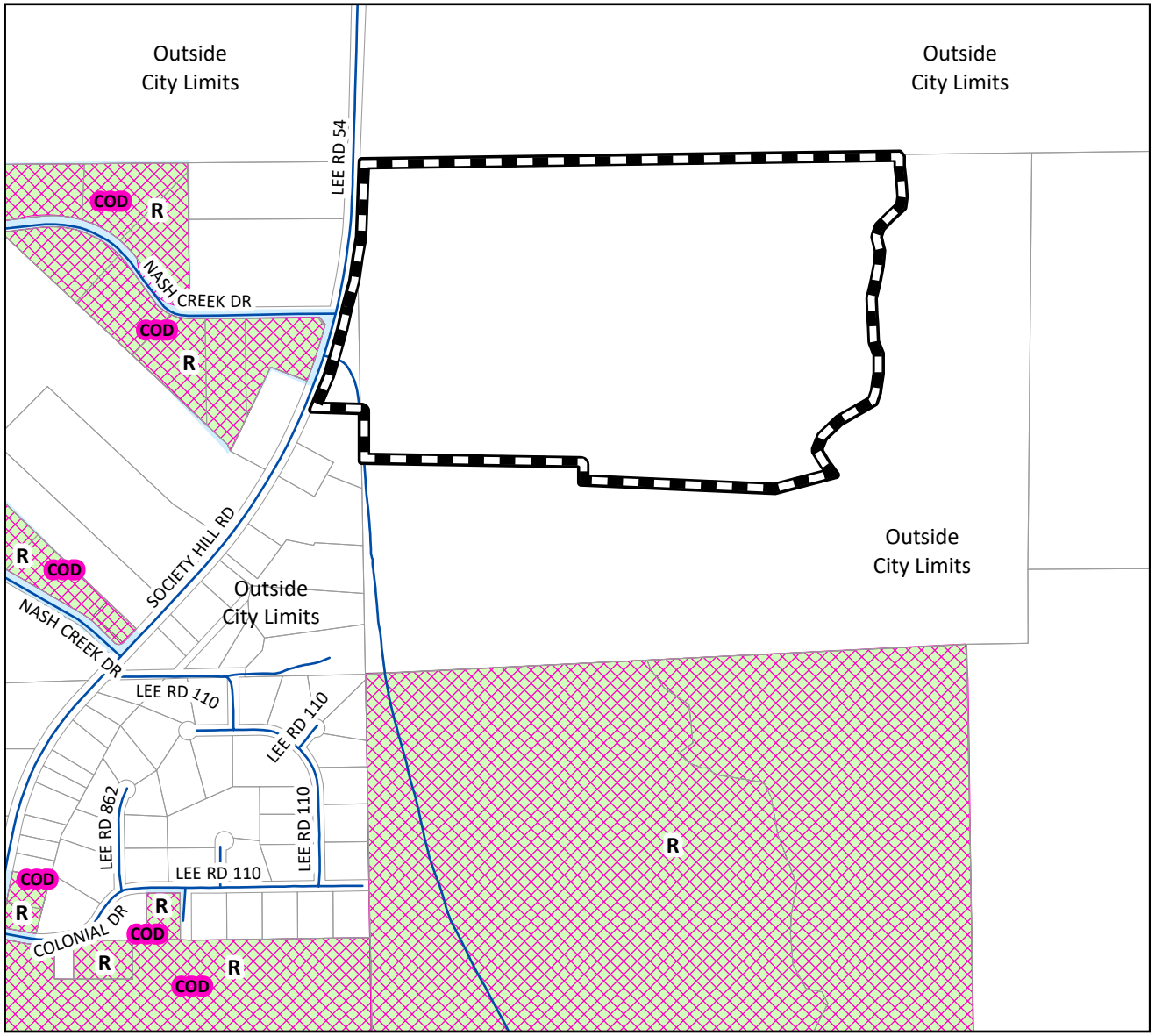
ATTEST:

_____
City Manager

# Cole Place, Phase 1

Annexation Request

Case # AX-2025-014



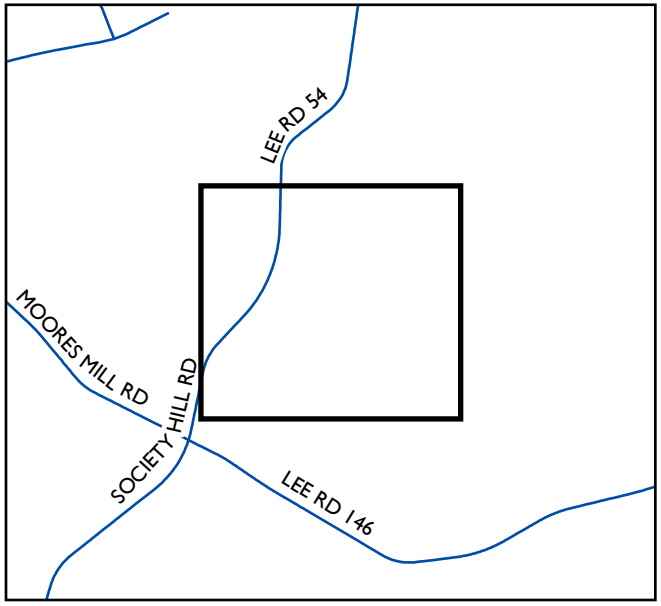

Subject Property

0 337.5 675 1,350

Feet

The Planning Commission will consider a request from David Slocum for annexation of approximately 85.85 acres located on Society Hill Road east of Nash Creek.

## Vicinity Map




The Planning Commission will consider a request from David Slocum for annexation of approximately 85.85 acres located on Society Hill Road east of Nash Creek.

*The entire Planning Commission packet can be found at www.auburnalabama.org no less than five (5) days prior to the public meeting date. There is a direct link at http://www.auburnalabama.org/pc/*

N

Planning Dept.
11/06/2025

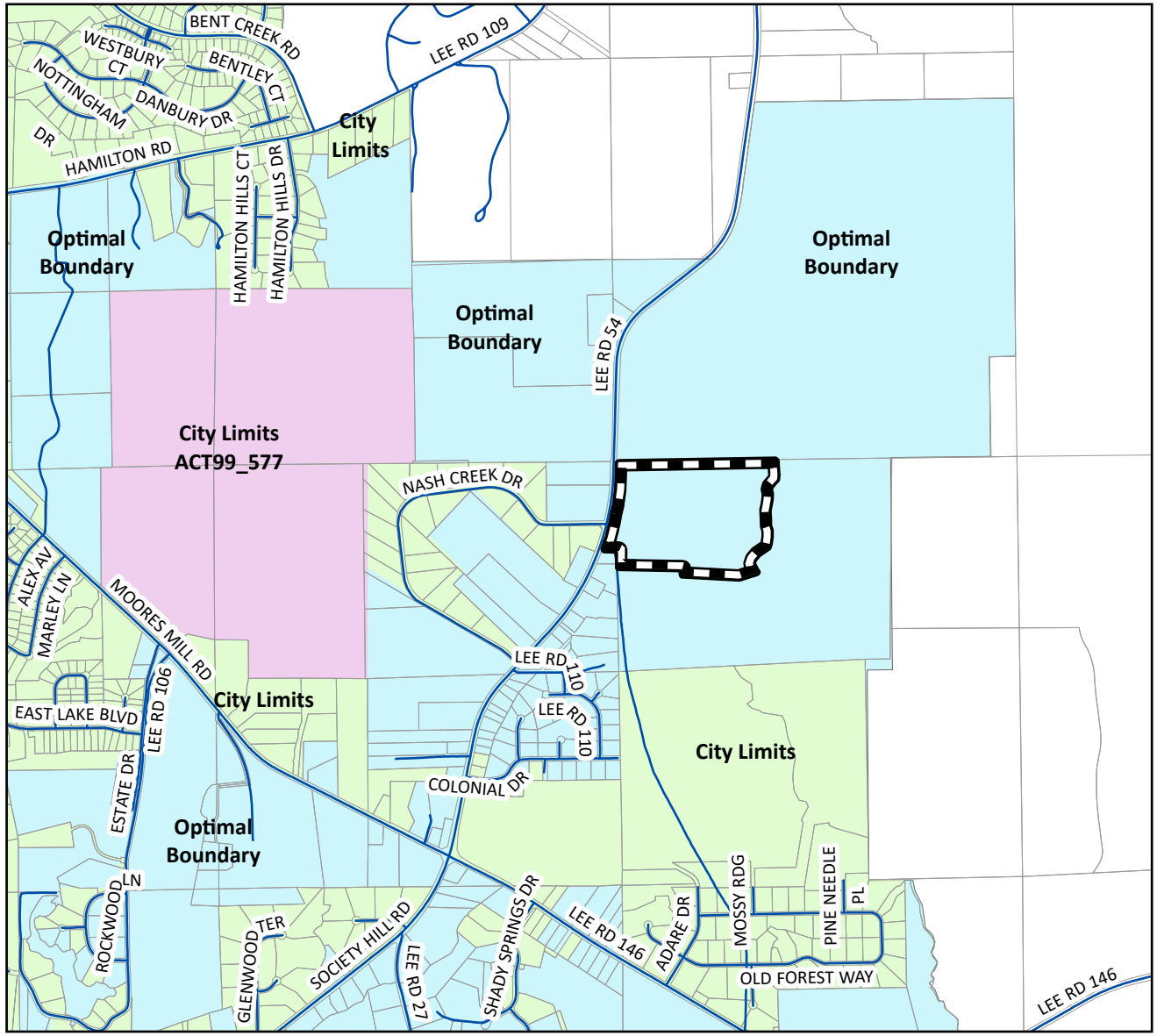
The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

# Cole Place, Phase 1

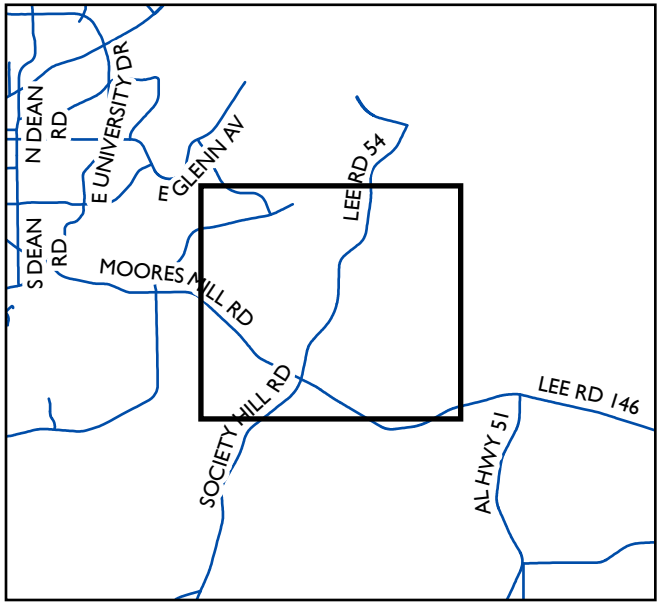
Annexation Request

Case # AX-2025-014

AUBURN




## Vicinity Map




The Planning Commission will consider a request from David Slocum for annexation of approximately 85.85 acres located on Society Hill Road east of Nash Creek.

*The entire Planning Commission packet can be found at www.auburnalabama.org no less than five (5) days prior to the public meeting date. There is a direct link at http://www.auburnalabama.org/pc/*

Subject Property

0 500 1,000 2,000

Feet

The Planning Commission will consider a request from David Slocum for annexation of approximately 85.85 acres located on Society Hill Road east of Nash Creek.

N

Planning Dept.
11/06/2025

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

AX-2025-014
Received 10/13/2025

# ~Cole Place~
## Phase One Annexation
## SECTIONS 1 AND 2 T18N R26E
## AUBURN LEE COUNTY ALABAMA

LEGEND
(M) = MEASURED
(R) = RECORDED
OTP = OPEN TOP PIPE
CTP = CRIMPED TOP PIPE
IPF = IRON PIN FOUND
IPS = IRON PIN SET (CA-788)
CA-788 = PRECISION SURVEYING
● = IRON PIN FOUND
○ = 1/2" REBAR SET (CA-788)
■ = HUB SET
△ = CALCULATED POINT
□ = CONCRETE MONUMENT
= POWER POLE
-x-x- = WIRE FENCE
-//-//- = WOOD FENCE
-o-o- = CHAIN LINK FENCE

GRAPHIC SCALE 1"=180'
180' 0 180' 360' 540'

43 09 07 35 0 000 014.000
JONES ROBERT G & GAY B
5108 LEE RD 54
OPELIKA, AL 36801

43 09 07 36 0 000 001.002
WARD STEPHEN D 1/3 INT
PO BOX 2581
OPELIKA, AL 36803

Wetland
0.03 AC

2558.97
S89°10'24"W

S01°43'14"W
163.42

POC - POB
IPF 1" CTP
NE COR SECTION 1
T18N, R26E, AUBURN,
LEE Co AL

35 36
2 1

43 18 01 02 0 000 001.000
GENTRY WAYNE
5250 LEE RD 54
OPELIKA, AL 36801

43 18 01 02 0 000 002.000
ADAMS MYRTLE H (LIFE EST)
ADAMS CHARLES
5304 LEE RD 54
OPELIKA, AL 36804

SOCIETY HILL ROAD - 60' ROW

FIELD CURVE
R=3221.41
L=1210.73,
CHB=N12°29'15"W
CHD=1203.62

NASH CREEK DRIVE - 60' ROW

43 18 01 02 0
000 098.000
GENTRY EMILY
3689 NASH CREEK DR
OPELIKA, AL 36804

SECTION 2
SECTION 1

43 18 01 02 0 000 009.000
SANDERS ROBIN FLOYD
PO BOX 115
DADEVILLE, AL 36853

85.85 AC±

Portion Requested for Annexation
Case AX-2025-014

Property Remaining in Lee County

Additional Area Included in Annexation
Request Case AX-006
(Area to Remain in Lee County in Current
Request)

IPF 1" OTP
CAPPED
N89°23'23"E
242.22

S01°02'22"E
204.55

43 18 01 02 0 000 011.000
NICHOLS JENNIE KAY & PAUL
5499 LEE RD 54
OPELIKA, AL 36804

N89°49'19"E
756.07

AUBURN CITY LIMITS ZONE RURAL

S00°10'52"E
58.90

N89°49'08"E
787.98

LEE COUNTY

N83°41'56"E
357.99

N25°31'25"E
49.66

IPF 1" REBAR

43 18 01 02 0 000 011.001
SMITH JAMES RAY & BETH
5579 LEE RD 54
OPELIKA, AL 36801

43 18 01 02 0 000 011.002
SMITH JAMES RAY &
BETH MARIE DOWD
5579 LEE RD 54
OPELIKA, AL 36801

43 18 01 02 0 000 011.003
GENTRY ANN MARIE
5649 LEE RD 54
OPELIKA, AL 36804

43 18 01 02 0 000 011.005
GUNNINGS ANDREA ELIZABETH
135 LEE RD 110
OPELIKA, AL 36804

IPF 1" CTP
W FENCE CORNER

43 18 01 02 0 000 028.000
LANGE MILES DARNELL
247 LEE RD 110
OPELIKA, AL 36804

43 18 01 02 0 000 029.000
WALLS MATTHEW A & REBECCA F
249 LEE RD 110
OPELIKA, AL 36804

43 18 01 01 0 000 003.003
MITCHELL TRIPLE D FARM LLC
2430 OAK GROVE VLY
ATLANTA, GA 30345

N00°04'40"E
16.53
N21°46'12"W
33.49
N09°51'50"W
52.74
N15°38'10"W
43.02
N38°38'52"E
52.19
N01°57'08"E
92.13
N15°03'53"E
64.95
N04°50'16"W
78.03
N01°51'55"W
50.01
N00°29'08"W
67.23
N10°47'01"E
50.03
N55°40'30"E
69.92
N57°28'36"E
51.33
N47°11'59"E
20.59
N04°57'05"W
27.52
N50°01'44"E
83.84
N41°00'55"E
50.45
N42°48'24"E
64.40
N32°48'50"E
124.29
N49°38'13"E
55.52
N26°28'49"E
87.10
N47°00'57"E
54.78
N36°14'20"E
86.23
N46°51'44"E
99.48
N63°32'04"E
61.06
N12°01'28"E
70.57
N27°22'43"E
51.10
N35°20'04"E
31.30
N34°05'03"W
35.27
N20°39'22"W
57.86
N28°35'47"W
7.20

N51°42'06"E
30.42
N20°30'45"E
12.33
N34°16'02"W
46.59

IPF 1" OTP
0.7' NORTH
OF LINE
126.6

CONC MON
FOUND
McCRORY

652.30
IPF-CONMON-MCCRORY
N: 758740.9139
E: 791797.5223
SCALE: 1.000
CONV: 000°14'14"
NAVD 1983(2011)
EPOCHS: 30 6-6-2025

43 18 01 01 0 000 001.000
LAWLER CHARLES W JR
"LIVING TRUST"
1503 OAK BOWERY RD
OPELIKA, AL 36801

IPF 1" OTP

IPF 1" OTP

IPF 1" OTP
TRF

CONC MON
FOUND
McCRORY

628.51
IPF-3/4"-OTP-POST
N: 756107.4109
E: 791799.7018
SCALE: 1.000
CONV: 000°14'13"
NAVD 1983(2011)
EPOCHS: 30 6-6-2025

43 18 01 01 0 000 001.001
G E MANN PROPERTIES INC
3461 LAKESHORE DR
OPELIKA, AL 36804

616.67
IPF-1.5"-OTP
N: 756103.3720
E: 791471.0548
SCALE: 1.000
CONV: 000°14'11"
NAVD 1983(2011)
EPOCHS: 30 6-6-2025

IPF 1" OTP
DISTURBED

IPF 1" OTP
POST

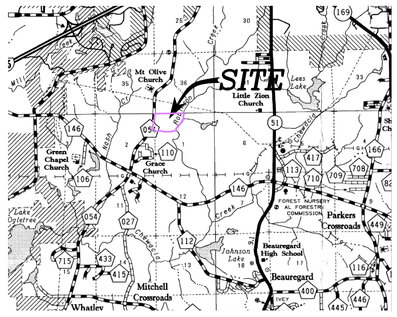
NOTES:

1. BEARINGS BASED ON STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE, US FOOT. COORDINATES SET USING RTK GPS, ALDOT CORS AS CONTROL.
2. FIELD WORK: 6-6-2025.
3. OFFICE WORK: 6-13-2025
4. SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS OF RECORD WHICH EXIST AS A MATTER OF RECORD OR EXIST DEFACTO.
5. SOURCES OF INFORMATION: DEED BOOK 2210 PAGE 991.

Cole Estates
Phase One Description

Commencing at a found crimp top iron pin at the locally accepted Northwest Corner of Section 1, Township 18 North, Range 26 East, Lee County, Alabama, said point is located in the Eastern right of way of Society Hill Road and is the Northwest corner and the Point of Beginning of the parcel described herein: from this POINT OF BEGINNING, thence along the East right of way of Society Hill Road South 01°43'14" West, a distance of 163.42 feet to the beginning of a curve tangent to said line; thence along the curve to the right for an arc distance of 1210.73 feet on a radius of 3221.41 feet and a chord of South 12°29'15 East, 1203.62 feet to a found open topped iron pin with an illegible cap; thence leaving said right of way and following the North line of the Nichols Property North 89°23'23" East, a distance of 242.22 feet to a found open topped iron pin with an illegible cap; thence along the East line of the Nichols Property South 01°02'22" East, a distance of 204.55 feet to a calculated point at the Southwest corner of a planned lot; thence along said planned lot North 89°49'19" East, a distance of 756.07 feet to a calculated point; thence South 00°10'52" East, a distance of 58.90 feet to a calculated point; thence North 89°49'08" East, a distance of 787.98 feet to a calculated point in a branch; thence along the meanders of a branch on the following courses and distances: North 25°31'25" East, a distance of 49.66 feet; North 83°41'56" East, a distance of 357.99 feet; North 28°35'47" West, a distance of 7.20 feet; North 20°39'22" West, a distance of 57.86 feet; North 34°05'03" West, a distance of 35.27 feet; North 35°20'04" East, a distance of 31.30 feet; North 27°22'43" East, a distance of 51.10 feet; North 12°01'28" East, a distance of 70.57 feet; North 63°32'04" East, a distance of 61.06 feet; North 46°51'44" East, a distance of 99.48 feet; North 36°14'20" East, a distance of 86.23 feet; North 47°00'57" East, a distance of 54.78 feet; North 26°28'49" East, a distance of 87.10 feet; thence North 49°38'13" East, a distance of 55.52 feet; North 32°48'50" East, a distance of 124.29 feet; North 42°48'24" East, a distance of 64.40 feet; North 41°00'55" East, a distance of 50.45 feet; North 50°01'44" East, a distance of 83.84 feet; North 04°57'05" West, a distance of 27.52 feet; North 47°11'59" East, a distance of 20.59 feet; thence North 34°16'02" West, a distance of 46.59 feet; North 20°30'45" East, a distance of 12.33 feet; North 51°42'06" East, a distance of 30.42 feet; North 57°28'36" East, a distance of 51.33 feet; North 55°40'30" East, a distance of 69.92 feet; North 10°47'01" East, a distance of 50.03 feet; North 00°29'08" West, a distance of 67.23 feet; thence North 01°51'55" West, a distance of 50.01 feet; North 04°50'16" West, a distance of 78.03 feet; North 15°03'53" East, a distance of 64.95 feet; North 01°57'08" East, a distance of 92.13 feet; North 38°38'52" East, a distance of 52.19 feet; North 15°38'10" West, a distance of 43.02 feet; North 09°51'50" West, a distance of 52.74 feet; thence North 21°46'12" West, a distance of 33.49 feet; North 00°04'40" East, a distance of 16.53 feet to a calculated point in the North line of the Cole Estates and the North line of Section 1, Township 18 North, Range 26 East, Lee County, Alabama; thence along said Section Line South 89°10'24" West, a distance of 2558.97 feet to the Point of Beginning.

Containing 85.85 ACRES, more or less.




VICINITY MAP NOT TO SCALE

Seal

Drawn By: MTM
Scale: 1"=180'
File Name: 25-0275-EXHIBIT
Date: 10-9-2025

PRECISION SURVEYING
2124 Moores Mill Road
Suite 110
Auburn, Alabama 36830
Phone (334) 821-0105
www.precisionsurveying.biz

Sheet Title:
~Cole Place~
SEC 1 T19N R26E - AUBURN, LEE Co, AL
PHASE ONE ANNEXATION

\\PRECISION-NAS\Precision\Jobs\2025\25-0275\25-0275-exhibit - phase 1.dwg, 10/9/2025 11:37:13 AM, 1:180

# Agenda Item Summary

**Item No. 9 b 5**

| | |
|---|---|
| **Council Meeting Date** | November 18, 2025 |
| **Department** | Planning |
| **Submitted By** | Justice Wahid Cotton |
| **Agenda Section** | Ordinances |

**Name and address of person(s) or business(es) this item affects:**

Ronald David Smith
6517 J. F. Douglas Drive
Ocean Springs, MS 39564

**Description of item under consideration**

Annexation of approximately 31.3 acres on property located between W Farmville Road and Mrs. James Road (AX-2025-012), also referenced as the Smith Annexation. The case is consistent with the provisions of Resolution 12-111 which outlines the City's annexation policy. The Planning Commission recommended approval of this request by a vote of 7-0 at its October 9th meeting. The attached staff report provides a detailed analysis of the annexation request.

**Why is Council action needed?**

Section 11-42-21 of the Code of Alabama provides that a municipality may prove an ordinance assenting to the requested annexation. Section 2-4 of the City Code ans Section 11-43A-24 of the Code of Alabama require unanimous consent of the City Council to pass an ordinance at the same meeting which it is introduced.

**Is this a budgeted item?:** N/A

# City of Auburn Planning Commission
# Annexation Request
# Case AX-2025-012
# Smith Property Annexation

**Meeting Date:** October 9, 2025

**Property Owner(s):** Ronald D. Smith

**Request:** Annexation of approximately 31.3 acres into the city limits

According to the City's annexation policy, the petition must meet all requirements for annexation as set forth in Resolution 12-111 adopted June 19, 2012. The policy requires that the property must be contiguous to the existing corporate boundaries of the City of Auburn and that the petitioner must have ownership, must read and sign the agreement concerning city services.

**Location:** North of Mrs James Road, south of West Farmville Road

**Reviewed by:** John Whitlow, Planner

**Discussion:** The petitioner is requesting to annex one existing lot of record, which is comprised of approximately 31.3 acres. The property meets eligibility criteria for annexation.

**Annexation Priority:** **Medium**

**Current Zoning:** The property is currently outside of the City limits. Upon annexation, the property shall receive the Rural (R) district designation. The applicant has requested to rezone the property to Large Lot Residential District (LLRD)

**Surrounding Zoning/Use:**

| Direction | Zoning | Land Use |
|---|---|---|
| **North** | Development District Housing (DDH) & Outside of City Limits | Single-Family Residential |
| **South** | Rural (R) | Single-Family Residential & Vacant |
| **East** | Outside of City Limits & Limited Development District (LDD) | Single-Family Residential |
| **West** | Outside of City Limits | Vacant |

**Property Description:** The subject property is comprised of approximately 31.3 acres and is currently vacant. The property is located on the north side of Mrs James Road, south of West Farmville Road, and directly west of the Shadow Wood Estates subdivisions.

**Previous Action Related to this Site:** No previous action.

**Greenway/Greenspace Impact & Bike Plan Facilities:** According to the Greenway and Greenspace Master Plan, a proposed bike path is located along Mrs James Road. There are no proposed greenways that affect this property.

**Major Street Plan Impact:** The property is located south of West Farmville Road, an arterial street. The property, when fully developed, will contain a proposed residential collector street that connects the current arterial street of West Farmville Road to the proposed arterial street of Mrs James Road.

**Land Use Plan Designation:** The Future Land Use Map in the Comprehensive Plan 2030 designates this property as Rural. This allows for single-family detached residential at a density of one (1) dwelling unit per three (3) acres, as well as agricultural and other uses as permitted in the Rural zoning district.

**Analysis:** The following requirements must be fulfilled for a petition to be considered by the Planning Commission:

Ownership: The petitioner must be the owner of the property and must submit an accurate description of the property proposed for annexation.

*The applicant has provided the deed and legal description for the subject property.*

Contiguity: The property to be annexed must be contiguous to the existing corporate boundary of the City of Auburn.

*The property is contiguous to the City of Auburn boundary on its northern, eastern, western, and southern boundaries.*

Provision of Services: The applicant has submitted a signed agreement attesting to the fact that some municipal services may not be available to the subject property upon annexation and that the property is subject to all laws of the City of Auburn.

*The applicant has signed the petition attesting that all services may not be available at the time of annexation.*

**EVALUATION CRITERIA:** The following criteria are used by the Planning Commission in reviewing petitions for annexation (staff comments are in *italics*).

**General Location**

The property proposed for annexation should be located within the overall area defined as appropriate for annexation in the CompPlan 2030 Optimal Boundary and/or the Lake Ogletree watershed.

*The subject property is located within the Optimal Boundary with an annexation priority of Medium.*

*The Future Land Use Map in the Comprehensive Plan 2030 designates this property as Rural. This allows for single-family detached residential at a density of one (1) dwelling unit per three (3) acres, as well as agricultural and other uses as permitted in the Rural zoning district.*

**Minimum Area**

If the property for which annexation is being requested is less than three (3) acres in area, consideration should only be given to annexation of the entire parcel.

If the property for which annexation is being requested is more than three (3) acres in area, consideration will be given to annexing a portion of said property. However, neither the portion recommended for annexation, nor the portion remaining unincorporated, should be less than three (3) acres; nor should the annexation of such portion make it unduly difficult for other property owners in the vicinity to achieve the degree of contiguity necessary to make their property eligible for annexation.

*The property requested for annexation consists of approximately 31.3 acres, which meets the minimum area criteria. The entire property is being annexed.*

**Public Access**

The property for which annexation is being requested should have direct access to a public right-of-way. For this purpose, the term "direct access" means fronting on a dedicated public right-of-way; or having an unrestricted connection to a public right-of-way, capable of providing safe and ready access for public service vehicles, and approved by the Planning Commission.

*The property has direct access to West Farmville Road, which is an arterial street maintained by the City of Auburn.*

**Street Improvements**

Any streets, or parts thereof, within and/or serving the property for which annexation is being requested will be evaluated by the City Engineer to determine whether or not they conform to current City design and improvement standards. The results of this evaluation will be presented to and considered by the Planning Commission and the City Council.

If any streets do not meet current City standards the petitioner(s) shall be put on notice that at some point in the future the City may require that they be brought up to standard. Bringing streets into conformity may include, as appropriate: the dedication of sufficient land by the petitioners to provide their proportionate share of the right-of-way for any public street; and/or the payment of their proportionate share of any costs of required improvements.

In situations in which scattered lots in a subdivision are annexed but others remain unincorporated, property owners requesting annexation will be advised that no street improvements will be made until all the lots contiguous to one another and forming a street segment appropriate for improvement are annexed.

If the area to be annexed contains public roads which are currently maintained by Lee County, the City will perform no maintenance on or improvements to such roads until such time as an

agreement between the City and the County in accordance with Sections 11-49-80 and 11-49-81 of the Code of Alabama, 1975, has been executed.

*The property is south of West Farmville Road, an arterial street maintained by the City of Auburn. The property, when fully developed, will contain a proposed residential collector street that connects the current arterial street of West Farmville Road to the proposed arterial street of Mrs James Road.*

**DEPARTMENTAL COMMENTS/ISSUES**

**Planning:**

**a. Description of the neighborhood.**

*The area is residential in nature with a varying degree of lot sizes. To the west and east, the area is a mix of rural, low-density residential uses, and/or undeveloped land. To the north and south, the area is made up of higher density current and future developments including The Preserve and Old Samford subdivisions. The property is located approximately 0.75 miles west of the intersection of West Farmville Road and Mrs James Road.*

**b. Has there been subdivision activity during the past two years for the proposed annexation area?**

*No subdivision activity associated with this property within the last two years.*

**c. Logical Corporate Boundary and rating according to the 2030 Optimal Boundary as set forth in CompPlan 2030.**

*The property is adjacent to the corporate limits of the City of Auburn on the north, east, west, and south sides and is shown within the CompPlan 2030 Optimal Boundary.*

**d. Future land use classification and possible appropriate zoning designations.**

*The Future Land Use Map in the Comprehensive Plan 2030 designates this property as Rural. This allows for single-family detached residential at a density of one (1) dwelling unit per three (3) acres, as well as agricultural and other uses as permitted in the Rural zoning district. The applicant is requesting to rezone the property to LLRD, however, no subdivision below the three-acre minimum lot size in the Rural zoning district is possible without first rezoning.*

**e. Consistency of existing land uses with future land use plan.**

*The property is currently undeveloped. An application for rezoning to LLRD (RZ-2025-019) has been submitted.*

**f. Parks and Recreation Master Plan (impacts to LOS/location of nearest park facility).**

*The nearest park is the Louise Kreher Forest Ecology Preserve approximately 3.5 miles to the east.*

*According to the Greenway and Greenspace Master Plan, a proposed bike path is located along Mrs James Road. There are no proposed greenways that affect this property.*

**g. Elimination of enclaves**

*This annexation would help to eliminate an enclave.*

**h. Any additional information deemed necessary at the discretion of the Planning Director.**

*None at this time.*

**Engineering Services:**

**a. Staff will examine the proximity of the request to the nearest arterial roadway based on the Major Street Plan.**

*The property has direct access to Mrs James Road, a collector roadway, and West Farmville Road, an Arterial roadway. Both roadways are maintained by the City of Auburn. The nearest arterial roadway is West Farmville Road, which is maintained by the City of Auburn.*

**b. Trips Generation Analysis based on proposed use and assumptions made by staff if not known.**

*The property contains approximately 31.3 acres and would be zoned Rural upon annexation. Under the Rural zoning, no more than 10 single-family homes could be developed resulting in 100 average daily vehicular trips. A request has been submitted to rezone the property to LLRD which would allow 31 single-family homes and would generate approximately 310 average daily vehicular trips. The overall development site proposed contains approximately 60 acres and if zoned to LLRD could generate up to 600 average vehicular trips.*

**c. Does the proposed annexation have road frontage on a county or state road? If the petition for annexation is on a county road, staff shall discuss the cost of maintenance and potential future expansion.**

*The property has direct access to Mrs James Road, a collector roadway, and West Farmville Road, an Arterial roadway. Both roadways are maintained by the City of Auburn.*

**d. Are there any drainage issues in this area?**

*There are no known drainage issues in this area.*

e. **Apply waiting period for properties subdivided in the Planning Jurisdiction with infrastructure being installed.**

*There is no annexation waiting period recommend for this property.*

**Water Resource Management:**

a. **Ability to provide services**:

*Water Resource Management has no issues with the annexation of this property.*

b. **Is the annexation in an area serviced by municipal water and sewer?**

*The Auburn Water Works Board can provide water service to this area.*

*Sanitary sewer is not currently available for this property. Sanitary sewer options are being evaluated by WRM.*

c. **Is the annexation in an area budgeted for future expansion?**

*Not applicable.*

d. **What are the estimated costs associated with expansion to this area?**

*Not applicable.*

e. **Any environmental concerns**:

*None.*

**Is the subject property in the Lake Ogletree watershed area? If so, does it meet the minimum lot size for the watershed area?**

*No. The property is in the Saugahatchee Creek watershed.*

**Is the subject property in the Saugahatchee Creek watershed area?**

*Yes.*

**Public Safety:**

**The Public Safety Department shall provide a statement to address their ability to provide Fire, EMS and Police protection for the proposed annexation.**

Police: *This location is currently served by the City of Auburn Police Department.*

Fire: *The Auburn Fire Department can serve this property.*

**Environmental Services:**

**Environmental Services shall provide a statement addressing the impacts of the petition on staff's ability to serve the area, including but not limited to personnel, equipment and scheduling.**

Solid Waste Services*: The subject property is near other properties receiving solid waste services. Solid waste services will be exclusively available to only residential units, whereas any future commercial developments will require the services of a private hauler. If collection services are provided, the impact on service levels will be minimal*

Animal Control*: The subject property is approximately 10.5 to 12.8 miles from the Environmental Services building. The average response time for animal control to reach this property will be 15 to 17 minutes depending on traffic and road conditions. If an emergency call for animal control is received after hours, the average response time will be a minimum of 47 minutes.*

**Auburn City Schools:**

**The City of Auburn Public Schools shall provide a statement addressing the schools ability to accommodate and transport school-aged children from the area in question to the nearest city school.**

*Auburn City Schools (ACS) acknowledges that the subject property is within the City of Auburn's "optimal boundary," as identified in the City's comprehensive plan, CompPlan 2030. Therefore, ACS has no comment on the subject annexation petition request.*

**Finance Department:**

*No concerns or questions from Revenue or Utility Billing.*

**RESOLUTION**
**OF THE**
**AUBURN PLANNING COMMISSION**

| | |
|---|---|
| Case: | Smith Property Annexation (Case AX-2025-012) |
| Subject: | Recommendation to City Council for annexation of approximately 31 acres into the city limits |
| Location: | North of Mrs James Road and on the south side of West Farmville Road |
| Applicant: | Hayes Eiford, Samford Group Development, LLC |
| Property Zoned: | Outside of the City Limits |

**Commission Action**

**BE IT RESOLVED** by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for annexation of approximately 31 acres into the city limits, marked "Received" September 11, 2025, Auburn Planning Commission Case AX-2025-012, is hereby **APPROVED:**

---

STATE OF ALABAMA
LEE COUNTY

I, Justice Wahid Cotton, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held October 9, 2025, and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 9th day of October, 2025.



Justice Wahid Cotton, AICP, Director of Planning

**ORDINANCE NO._____**

**AN ORDINANCE ADOPTED PURSUANT TO THE PROVISIONS OF SECTION 11-42-20 ET SEQ OF THE CODE OF ALABAMA, 1975, AS AMENDED, PROVIDING FOR ASSENT BY THE CITY COUNCIL OF THE CITY OF AUBURN TO THE ALTERATION AND REARRANGEMENT OF THE BOUNDARIES OF THE CITY OF AUBURN AND ASSENTING TO THE ANNEXATION OF CERTAIN LANDS INTO THE CITY LIMITS OF THE CITY, IN RESPONSE TO PETITIONS FILED BY PERSONS OWNING ALL THE LAND AREA OF THE LANDS ANNEXED, AND APPROVING SUCH ANNEXATION.**

**(SMITH PROPERTY – ANNEXATION AX-2025-012)**

**WHEREAS,** on the 13th day of July, 2025, Ronald David Smith, owner of all real property hereinafter described, did file with the City Manager, a petition asking that the said tracts or parcels of land be annexed to and become part of the City of Auburn, Alabama; and

**WHEREAS**, said petition did contain the signature of all of the owners of the described territory and a map of said property showing its relationship to the corporate limits of the City of Auburn, Alabama; and

**WHEREAS,** all of the owners of said property have attested that certain municipal services, including busing to and from Auburn City Schools, may not be available to their property at the time of annexation, and that such services will be extended solely at the option of the City of Auburn, Auburn City Schools and/or the Auburn Water Works Board; and

**WHEREAS,** all of the owners of said property do attest that re-subdivision or development of said annexed territory, beyond the use or intensity evidenced at the adoption of this ordinance, constitutes the utilization of water service provided by the Auburn Water Works Board, only, where accessible in accordance with Auburn Water Works Board policy, as amended from time to time; and

**WHEREAS**, the governing body did determine that it is in the public interest that said property be annexed to the City of Auburn, Alabama, and it did further determine that all legal requirements for annexing said real property have been met pursuant to Section 11-42-20 through 11-42-24, Code of Alabama 1975, as amended; and

**WHEREAS,** the governing body has determined that the appropriate zoning designation to be applied to said real property is Development District Housing (DDH).

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUBURN, ALABAMA, AS FOLLOWS:**

**Section 1.** The City Council of the City of Auburn, Alabama, finds and declares as the legislative body of the City that it is in the best interest of the citizens of the City, and the citizens of the affected area, to bring the territory described in Section 2 of this Ordinance into the City of Auburn, Alabama.

**Section 2.** The boundary lines of the City of Auburn, Alabama, be, and the same are hereby altered or rearranged so as to include all the territory heretofore encompassed by the corporate limits of the City of Auburn, Alabama, and in addition thereto the following described territory, to-wit:

COMMENCING AT THE PURPORTED NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 10, T-19-N, R-25-E, LEE COUNTY, ALABAMA; THENCE S 00°34'43" E 40.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF WEST FARMVILLE ROAD (80' R/W) FOR THE POINT OF BEGINNING OF THE PROEPRTY HEREIN DESCRIBED; THENCE CONTINUE S 00°34'43" E 10.00 FEET TO A 5/8" SOLID ROD AT THE NORTHWEST CORNER OF SHADOW WOOD ESTATES PHASE ONE AS RECORDED IN PLAT BOOK 23 PAGE 194, PROBATE COURT RECORDS, LEE COUNTY, ALABAMA; THENCE CONTINUE S 00°34'43" E 523.68 FEET TO A 1/2" REBAR CAP #15722 RDR AT THE NORTHWEST CORNER OF SHADOW WOOD ESTATES FIRST ADDITION PHASE TWO AS RECORDED IN PLAT BOOK 33 PAGE 159 OF THE AFORESAID RECORDS; THENCE S 01°02'12" E 342.70 FEET TO A 1/2" REBAR; THENCE S 06°22'56" E 175.85 FEET TO A 1/2" REBAR; THENCE S 02°56'44" E 233.54 FEET 1/2" REBAR CAP CA CBF; THENCE S 02°04'43" W 190.32 FEET TO A 1/2" REBAR; THENCE S 01°29'19" W 169.68 FEET TO A 1/2" REBAR; THENCE S 00°28'01" W 189.25 FEET TO A 1/2" REBAR; THENCE S 02°29'30" W 207.70 FEET TO A 1/2" REBAR CAP CA788 AT THE SOUTHWEST CORNER OF SHADOW WOOD ESTATES FIRST ADDITION PHASE TWO; THENCE S 01°01'19" E 20.24 FEET TO A 1/2" REBAR CAP #17280 ON THE NORTH RIGHT OF WAY OF MRS. JAMES ROAD AND A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 7395.16 FEET; THENCE SOUTHWESTWARDLY ALONG THE ARC OF SAID RIGHT OF WAY 200.41 FEET (CHORD BEARS: S 53°05'18" W 200.40 FEET) TO A 1/2" REBAR WITH CAP (PLS CA#1067-LS) FOR THE P.T THEREOF AND TO A PC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1431.72 FEET; THENCE SOUTHWESTWARDLY ALONG THE ARC OF SAID CURVE 474.64 FEET (CHORD BEARS: S 61°48'10" W 472.47 FEET) TO A 1/2" REBAR WITH CAP ( PLS CA#1067-LS) TO THE P.C OF A CURVE TO THE LEFT HAVING A RADIUS OF 10696.27 FEET; THENCE SOUTHWESTWARDLY ALONG THE ARC OF SAID CURVE 608.99 FEET (CHORD BEARS: S 70°56'59" W 608.90 FEET) TO A 5/8" REBAR CAPPPED; THENCE CONTINUE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 10950.48 FEET SOUTHWESTWARDLY ALONG THE ARC OF SAID CURVE 233.69 FEET (CHORD BEARS: DISTANCE OF S 68°40'19" W 233.69 FEET) TO A 1/2" REBAR WITH CAP (PLS CA#1067-LS) AND THE P.T THEREOF; THENCE S 68°03'06" W 258.64 FEET TO A 1/2" REBAR WITH CAP (PLS CA#1067-LS); THENCE LEAVING SAID RIGHT OF WAY N 00°45'39" W 175.50 FEET TO A 5/8" SOLID ROD; THENCE CONTINUE N 00°45'39" W 781.59 FEET TO A 5/8" SOLID ROD; THENCE N 86°48'53" W 100.03 FEET TO A 5/8" SOLID ROD; THENCE N 00°46'22" W 522.23 FEET TO A 5/8" SOLID ROD; THENCE N 89°14'19" E 99.86 FEET TO A 5/8" SOLID ROD; THENCE N 00°50'12" W 109.79 FEET TO A 5/8" SOLID ROD; THENCE N 89°14'54" E 1116.54 FEET TO A 1" SOLID ROD; THENCE N 01°10'51" W 791.55 FEET TO A 1/2" REBAR WITH CAP ( PLS CA#1067-LS); THENCE S 82°29'58" E 217.48 FEET TO A 5/8" SOLID ROD; THENCE N 00°42'45" W 420.33 FEET TO A 5/8" REBAR ON THE SOUTH RIGHT OF WAY OF WEST FARMVILLE ROAD AND A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 1472.39 FEET; THENCE SOUTHEASTWARDLY ALONG SAID SOUTH RIGHT OF WAY AND THE ARC OF SAID CURVE 196.96 FEET (CHORD BEARS: S 87°05'30" E 196.81 FEET) TO A 6"X6" CONCRETE MONUMENT; THENCE N 89°16'12" E 102.46 FEET TO THE POINT OF BEGINNING. SAID PARCEL LYING IN THE NW 1/4 AND THE N 1/2 OF THE N 1/2 OF THE SW 1/4 OF SECTION 10, T-19-N, R-25-E, LEE COUNTY, ALABAMA AND CONTAINING 61.37 ACRES, MORE OR LESS.

**Section 3.** In the event that a fire tax is being charged against the above-described territory under Section 8, Act No. 89-390 of the State of Alabama, the owners of said territory agree to pay all such costs.

**Section 4.** If in the future it is deemed necessary to improve the right-of-way from which this property takes access, one of the options considered by the City to provide such improvements will be to assess the property owner/owners their proportionate share of the costs of such improvements.

**Section 5.** This Ordinance shall be published as provided by law, and a certified copy of same, together with a certified copy of the petition of the property owners, shall be filed with the Probate Judge of Lee County, Alabama.

**Section 6.** The territory described in this Ordinance shall become a part of the corporate limits of Auburn, Alabama, upon publication of this Ordinance as set forth in Section 5, above.

**ADOPTED AND APPROVED** by the City Council of the City of Auburn, Alabama, this the 18th day of November 2025.

_____
Mayor

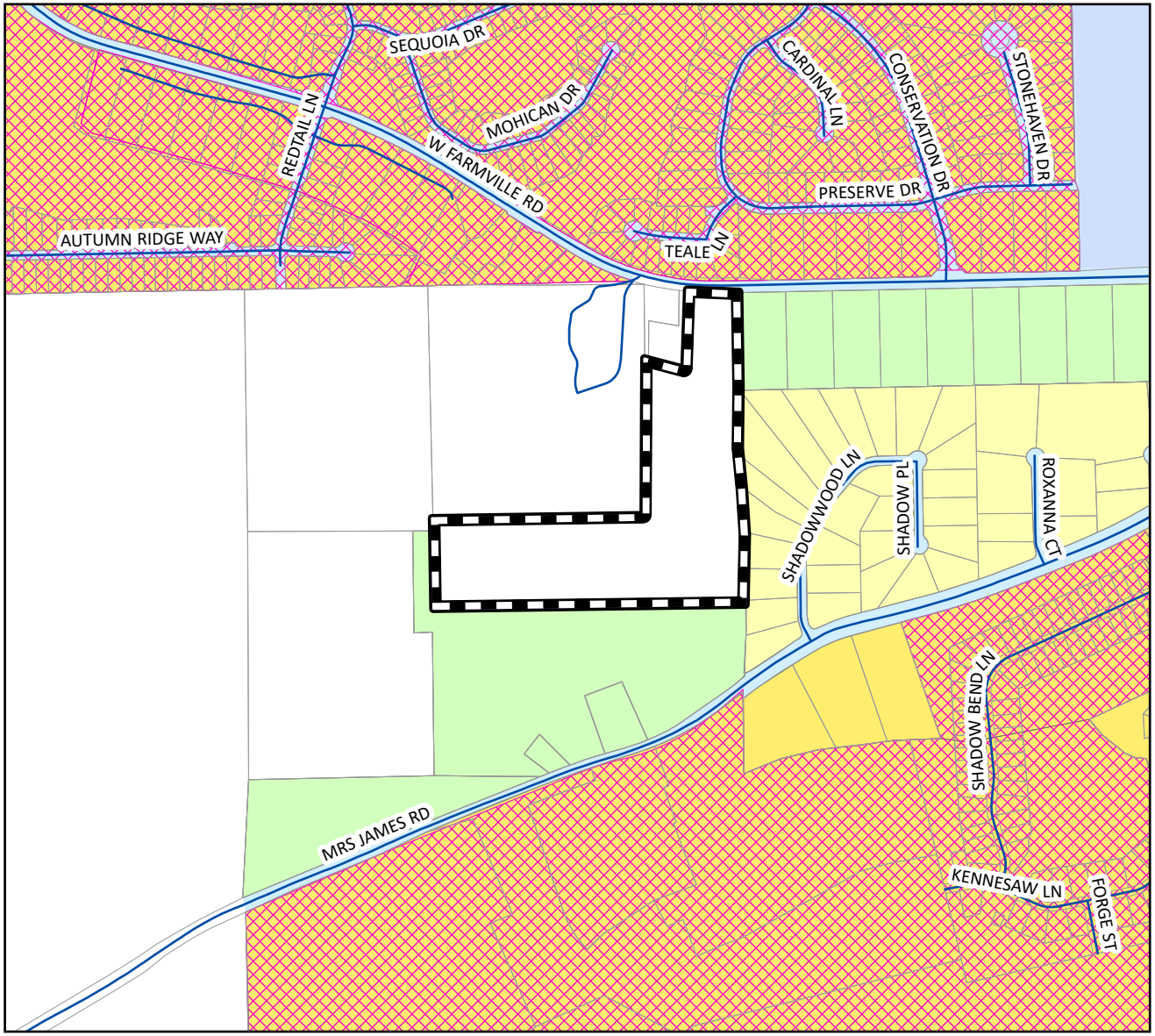
ATTEST:

_____
City Manager

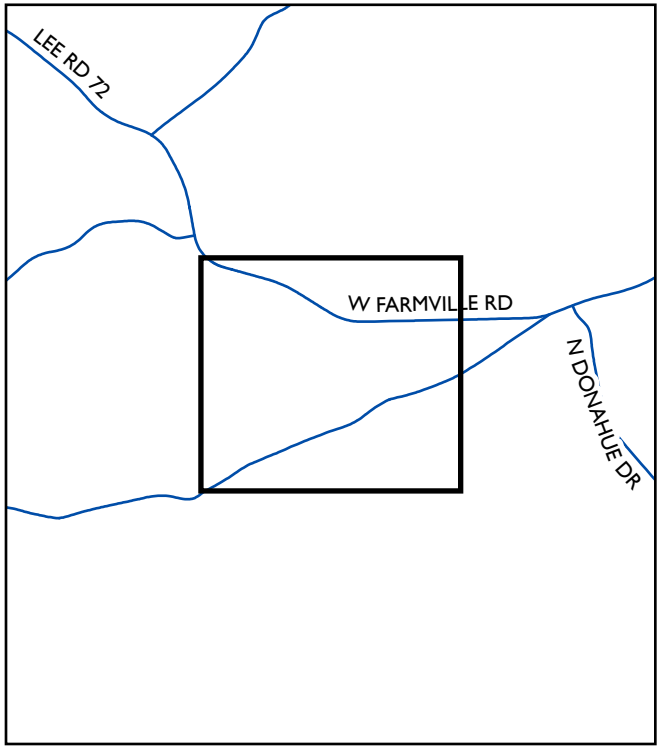
# Smith Annexation

Annexation Request

Case # AX-2025-012




## Vicinity Map




*The entire Planning Commission packet can be found at www.auburnalabama.org no less than five (5) days prior to the public meeting date. There is a direct link at http://www.auburnalabama.org/pc/*

Subject Property

0 337.5 675 1,350

Feet

The Planning Commission will consider a request from Ronald David Smith for annexation of approximately 31 acres located North of Mrs. James Road, south of West Farmville Road.

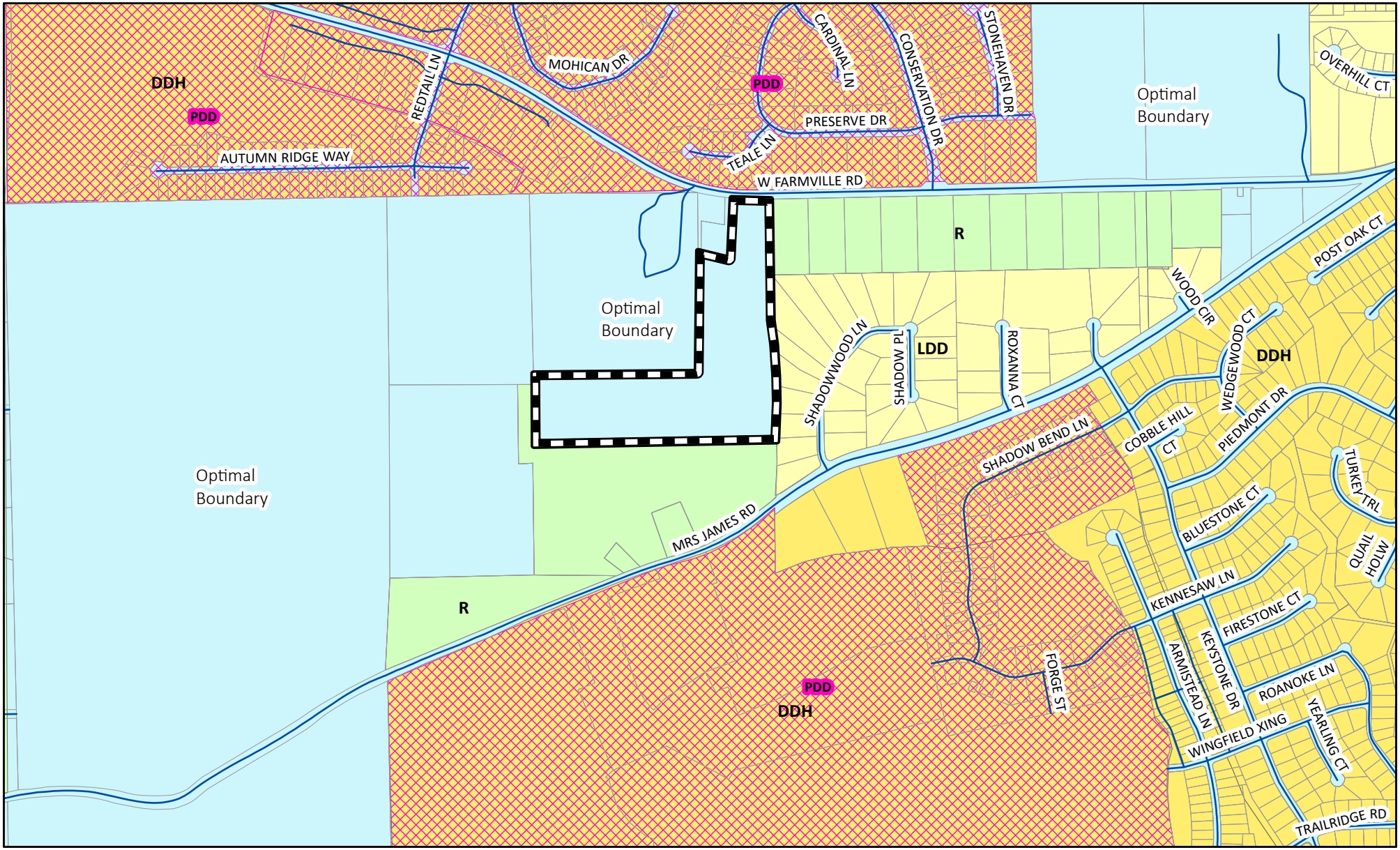
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Planning Dept.
09/30/2025

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

# Smith Annexation

Optimal Boundary Map




Subject Property

Optimal Boundary

N

0 200 400 800

Feet

Planning Dept.
09/30/2025

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Received: 9/11/2025
Case # AX-2025-012

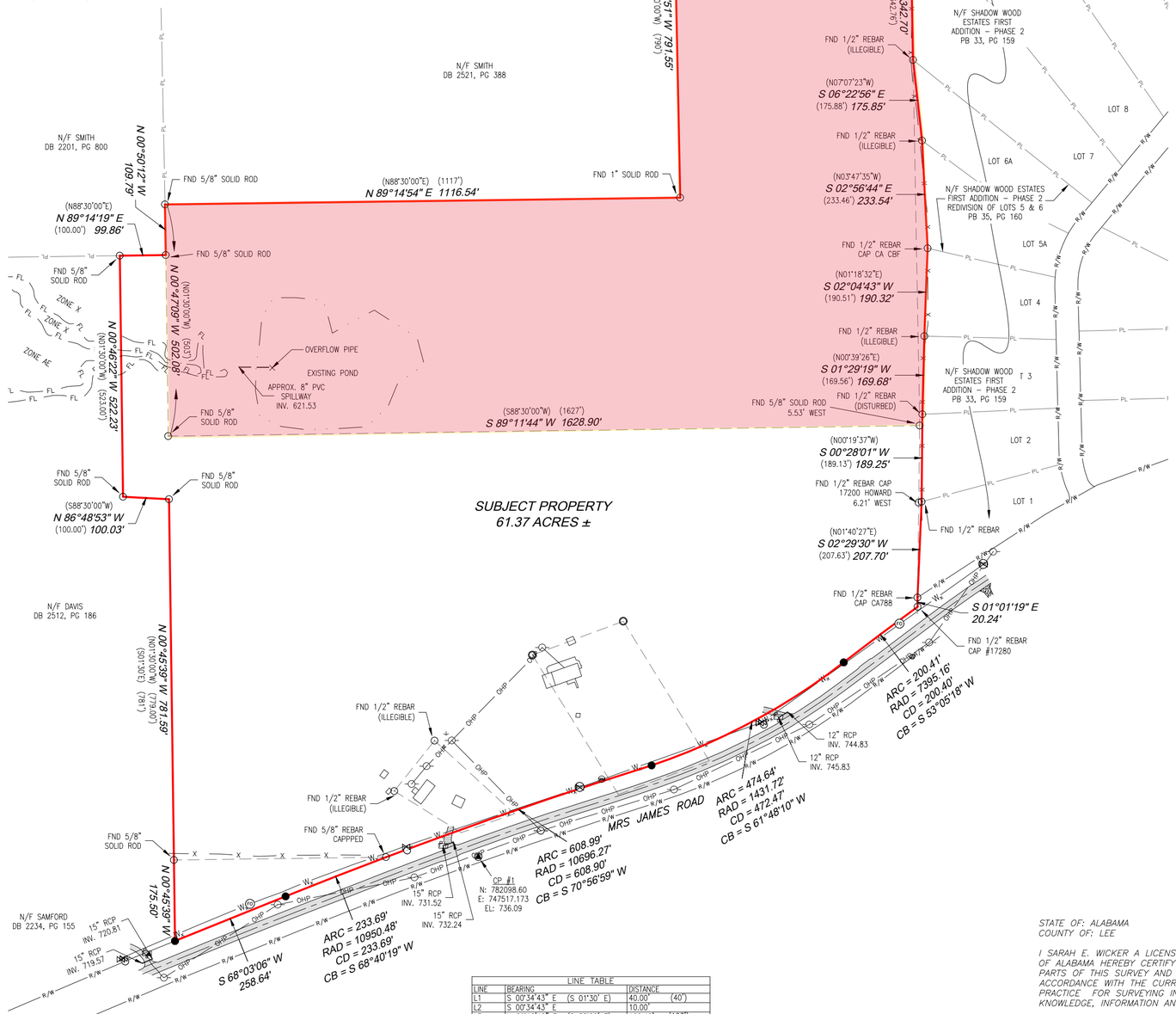



VICINITY MAP NTS

## GRAPHIC SCALE

200 0 100 200

( 1" = 200' )




| LINE TABLE | | | |
|---|---|---|---|
| LINE | BEARING | DISTANCE | |
| L1 | S 00°34'43" E (S 01°30' E) | 40.00' | (40') |
| L2 | S 00°34'43" E | 10.00' | |
| L3 | N 89°16'12" E (S 88°00' E) | 102.46' | (103') |

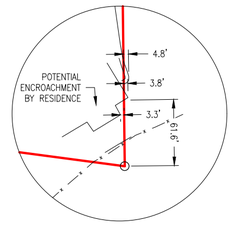
| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
| C1 | 1472.39' (1472.39') | 196.96' (197') | 196.81' | S 87°05'30" E |

## LEGEND OF ABBREVIATIONS

| | | |
|---|---|---|
| C.M. | – | CONCRETE MONUMENT |
| O.T. | – | OPEN TOP PIPE |
| C.T. | – | CRIMP TOP PIPE |
| R/W | – | RIGHT OF WAY |
| N/F | – | NOW OR FORMERLY |
| PL | – | PROPERTY LINE |
| DB | – | DEED BOOK |
| PB | – | PLAT BOOK |
| PG | – | PAGE |
| P.O.C. | – | POINT OF COMMENCEMENT |
| P.O.B. | – | POINT OF BEGINNING |
| CP | – | CONTROL POINT |
| RCP | – | REINFORCED CONCRETE PIPE |
| CMP | – | CORRUGATED METAL PIPE |
| CPP | – | CORRUGATED PLASTIC PIPE |
| DIP | – | DUCTILE IRON PIPE |
| CONC. | – | CONCRETE |
| N | – | NORTH |
| S | – | SOUTH |
| E | – | EAST |
| W | – | WEST |
| RAD | – | RADIUS |
| ARC | – | ARC LENGTH |
| CB | – | CHORD BEARING |
| CD | – | CHORD DISTANCE |
| FND | – | FOUND |
| INV. | – | INVERT |
| EL. | – | ELEVATION |

## DETAIL

1" = 100'




## LEGEND

- CALCULATED POINT NOT SET
- SET PROPERTY CORNER 1/2" REBAR WITH CAP STAMPED PLS CA#1067-LS
- FOUND IRON PIN TYPE AND SIZE AS SHOWN
- CONCRETE MONUMENT (SIZE AS SHOWN)
- FIBER OPTIC MARKER
- FIRE HYDRANT
- MAILBOX
- POWER POLE AND GUY (TYPICAL)
- OPEN TOP PIPE (SIZE AS SHOWN)
- WATER METER
- WATER VALVE
- IRRIGATION BOX
- ' FEET / MINUTES
- " INCHES / SECONDS
- NOT TO SCALE
- N 16°39'36" E AS MEASURED THIS SURVEY
- (N00°00'00"E) RECORD INFORMATION, DEED OR OTHER
- GRAVEL
- CONCRETE
- ASPHALT PAVING
- R/W RIGHT OF WAY LINE
- CENTERLINE
- PL PL APPROXIMATE ADJOINING PROPERTY LINES
- X X BARBED WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- WIRE FENCE
- PREVIOUS LOT LINE
- $W_X$ EXISTING WATER LINE
- OHP OVERHEAD POWER LINE
- UGP UGP UNDERGROUND POWER
- $C_X$ UNDERGROUND COMMUNICATION LINE
- FL FL FLOOD ZONE LINE
- EDGE OF WATER
- PROPERTY LINE (THIS SURVEY)

LEGAL DESCRIPTION – SUBJECT PROPERTY (AS SURVEYED)

COMMENCING AT THE PURPORTED NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 10, T–19–N, R–25–E, LEE COUNTY, ALABAMA; THENCE S 00°34'43" E 40.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF WEST FARMVILLE ROAD (80' R/W) FOR THE POINT OF BEGINNING OF THE PROEPRTY HEREIN DESCRIBED; THENCE CONTINUE S 00°34'43" E 10.00 FEET TO A 5/8" SOLID ROD AT THE NORTHWEST CORNER OF SHADOW WOOD ESTATES PHASE ONE AS RECORDED IN PLAT BOOK 23 PAGE 194, PROBATE COURT RECORDS, LEE COUNTY, ALABAMA; THENCE CONTINUE S 00°34'43" E 523.68 FEET TO A 1/2" REBAR CAP #15722 RDR AT THE NORTHWEST CORNER OF SHADOW WOOD ESTATES FIRST ADDITION PHASE TWO AS RECORDED IN PLAT BOOK 33 PAGE 159 OF THE AFORESAID RECORDS; THENCE S 01°02'12" E 342.70 FEET TO A 1/2" REBAR; THENCE S 06°22'56" E 175.85 FEET TO A 1/2" REBAR; THENCE S 02°56'44" E 233.54 FEET 1/2" REBAR CAP CA CBF; THENCE S 02°04'43" W 190.32 FEET TO A 1/2" REBAR; THENCE S 01°29'19" W 169.68 FEET TO A 1/2" REBAR; THENCE S 00°28'01" W 189.25 FEET TO A 1/2" REBAR; THENCE S 02°29'30" W 207.70 FEET TO A 1/2" REBAR CAP CA788 AT THE SOUTHWEST CORNER OF SHADOW WOOD ESTATES FIRST ADDITION PHASE TWO; THENCE S 01°01'19" E 20.24 FEET TO A 1/2" REBAR CAP #17280 ON THE NORTH RIGHT OF WAY OF MRS. JAMES ROAD AND A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 7395.16 FEET; THENCE SOUTHWESTWARDLY ALONG THE ARC OF SAID RIGHT OF WAY 200.41 FEET (CHORD BEARS: S 53°05'18" W 200.40 FEET) TO A 1/2" REBAR WITH CAP (PLS CA#1067–LS) FOR THE P.T THEREOF AND TO A PC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1431.72 FEET; THENCE SOUTHWESTWARDLY ALONG THE ARC OF SAID CURVE 474.64 FEET (CHORD BEARS: S 61°48'10" W 472.47 FEET) TO A 1/2" REBAR WITH CAP ( PLS CA#1067–LS) TO THE P.C OF A CURVE TO THE LEFT HAVING A RADIUS OF 10696.27 FEET; THENCE SOUTHWESTWARDLY ALONG THE ARC OF SAID CURVE 608.99 FEET (CHORD BEARS: S 70°56'59" W 608.90 FEET) TO A 5/8" REBAR CAPPPED; THENCE CONTINUE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 10950.48 FEET SOUTHWESTWARDLY ALONG THE ARC OF SAID CURVE 233.69 FEET (CHORD BEARS: DISTANCE OF S 68°40'19" W 233.69 FEET) TO A 1/2" REBAR WITH CAP (PLS CA#1067–LS) AND THE P.T THEREOF; THENCE S 68°03'06" W 258.64 FEET TO A 1/2" REBAR WITH CAP (PLS CA#1067–LS); THENCE LEAVING SAID RIGHT OF WAY N 00°45'39" W 175.50 FEET TO A 5/8" SOLID ROD; THENCE CONTINUE N 00°45'39" W 781.59 FEET TO A 5/8" SOLID ROD; THENCE N 86°48'53" W 100.03 FEET TO A 5/8" SOLID ROD; THENCE N 00°46'22" W 522.23 FEET TO A 5/8" SOLID ROD; THENCE N 89°14'19" E 99.86 FEET TO A 5/8" SOLID ROD; THENCE N 00°50'12" W 109.79 FEET TO A 5/8" SOLID ROD; THENCE N 89°14'54" E 1116.54 FEET TO A 1" SOLID ROD; THENCE N 01°10'51" W 791.55 FEET TO A 1/2" REBAR WITH CAP ( PLS CA#1067–LS); THENCE S 82°29'58" E 217.48 FEET TO A 5/8" SOLID ROD; THENCE N 00°42'45" W 420.33 FEET TO A 5/8" REBAR ON THE SOUTH RIGHT OF WAY OF WEST FARMVILLE ROAD AND A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 1472.39 FEET; THENCE SOUTHEASTWARDLY ALONG SAID SOUTH RIGHT OF WAY AND THE ARC OF SAID CURVE 196.96 FEET (CHORD BEARS: S 87°05'30" E 196.81 FEET) TO A 6"X6" CONCRETE MONUMENT; THENCE N 89°16'12" E 102.46 FEET TO THE POINT OF BEGINNING. SAID PARCEL LYING IN THE NW 1/4 AND THE N 1/2 OF THE N 1/2 OF THE SW 1/4 OF SECTION 10, T–19–N, R–25–E, LEE COUNTY, ALABAMA AND CONTAINING 61.37 ACRES, MORE OR LESS.

NOTES:

1. NO REQUEST FOR, OR ATTEMPT MADE TO LOCATE ANY IMPROVEMENTS OR UNDERGROUND INSTALLATIONS, OTHER THAN SHOWN.
2. THIS SURVEY, PLAT OR DRAWING WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, AND WAS SOLELY BASED ON THE INFORMATION OBTAINED FROM PUBLIC RECORDS AND/OR PROVIDED TO THE SURVEYOR. DEED REFERENCE MADE TO DEED BOOK 2556, PAGE 84; DEED BOOK 2543, PAGE 442; DEED BOOK 1535, PAGE 85; DEED BOOK 2093, PAGE 131; & DEED BOOK 2234, PAGE 155.
3. BEARINGS SHOWN HEREON ARE BASED ON ALABAMA STATE PLANE COORDINATES EAST ZONE AS DERIVED FROM A GEODETIC SOLUTION USING RTK GPS. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
4. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY WHERE THE PROPERTY IS LOCATED.
5. HORIZONTAL DATUM: (NAD83)(2011) EPOCH 2010.00, VERTICAL DATUM: (NAVD88)
6. REPRODUCTIONS OF THIS DRAWING ARE NOT VALID UNLESS SEALED WITH A ORIGINAL SEAL AND LIVE SIGNATURE OF AN ALABAMA LICENSED SURVEYOR. ELECTRONIC COPIES OF COPIES OF THIS DRAWING ARE NOT VALID WITHOUT A DIGITAL SIGNATURE OF AN ALABAMA LICENSED SURVEYOR. ANY MODIFICATIONS TO ORIGINAL DOCUMENTS, OTHER THAN BY THE SIGNING SURVEYOR, SHALL INVALIDATE THIS DOCUMENT.
7. LIABILITY TO THE SURVEYOR SHALL NOT EXCEED THE AMOUNT PAID FOR THIS SURVEY.
8. THIS COPYRIGHTED © PLAT OF SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT FOR THE ENTITIES AND/OR INDIVIDUALS LISTED HEREON, ON THE MOST CURRENT DATE, AND SHALL NOT BE RELIED ON BY ANY OTHER ENTITIES AND/OR INDIVIDUALS WHOMSOEVER. THIS DRAWING IS INVALID WITHOUT SURVEYOR'S ORIGINAL SIGNATURE AND EMBOSSED SEAL. THIS SURVEY SHOULD NOT BE RELIED UPON 6 MONTHS AFTER THE ORIGINAL SIGNATURE BY ANY PARTY OR ENTITY AND SHALL NOT BE USED IN ANY OTHER CLOSING OR TRANSACTION OTHER THAN SAMFORD GROUP – JOSH MURA, AS IT WAS ORIGINALLY INTENDED OR PREPARED FOR.
9. THE USE OF THIS BOUNDARY SURVEY IN CONJUNCTION WITH AN "OWNERS AFFIDAVIT" OR ANY OTHER INSTRUMENT WHICH IS DESIGNED TO TRANSFER TITLE WITHOUT A CURRENT SURVEY IS NOT PERMITTED OR SUPPORTED BY THIS SURVEYOR, AND WILL INVALIDATE THIS SURVEY.
10. THIS DRAWING IS INTENDED TO BE PRINTED ON 18X24. IF PRINTED ON A DIFFERENT SIZE THE SCALE WILL BE INACCURATE.
11. ALABAMA 811 LINE LOCATE REQUEST SENT ON 07/23/2025 WITH TICKET NUMBER(S) 252041508 & 252041537. ALL ON SITE MARKED UTILITIES OR MAP LOCATIONS HAVE BEEN LOCATED ON 07/25/2025 AND SHOWN ON THIS SURVEY.
12. PRIOR TO DESIGN OR CONSTRUCTION SETBACKS NEED TO BE VERIFIED WITH THE LOCAL ZONING, PLANNING AND DEVELOPMENT AUTHORITY.
13. CONTRACTOR'S RESPONSIBILITY TO VERIFY DIMENSIONS SHOWN HEREON PRIOR TO FURTHER CONSTRUCTION.
14. ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF AUBURN, ALABAMA, MAP NUMBER 01081C0043H, EFFECTIVE DATE 1/17/2025. THIS SITE LIES WITHIN ZONE X DEFINES AS "AREA OF MINIMAL FLOOD HAZARD"; ZONE X DEFINES AS "0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE"; & ZONE AE DEFINES AS "WITH BFE OR DEPTH".

*STATE OF: ALABAMA*
*COUNTY OF: LEE*

*I SARAH E. WICKER A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA HEREBY CERTIFY TO SAMFORD GROUP – JOSH MURA THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.*

*ACCORDING TO MY SURVEY THIS THE 11TH DAY OF SEPTEMBER, 2025.*

_____
*SARAH E. WICKER, PLS AL. LICENSE #30011*


PLS GROUP, INC.
SURVEYING, MAPPING AND SOLUTIONS
LB#0096 LSF#1260 CA-1067-LS

4417 COUNTY ROAD 2214
TROY, AL 36079
OFFICE: 334-403-4204
FAX: 334-460-9851

17799 PANAMA CITY BEACH PARKWAY
PANAMA CITY BEACH, FL 32413
OFFICE: 334-403-4204

179 HONEYSUCKLE ROAD SUITE 5
DOTHAN, AL 36305
OFFICE: 334-661-4030

34565 U.S. HIGHWAY 31, SUITE C
STAPLETON, AL 36578
OFFICE: 251-937-1434


SHEET TITLE: RETRACEMENT SURVEY & UTILITY LOCATE

SHEET NUMBER: 01 (01 OF 01)

| | | | |
|---|---|---|---|
| SURVEY END DATE: | 09/11/2025 | PROJECT NO: | 25-0486 |
| DRAWING SCALE: | 1" = 200' | DRAWN BY: | LMW |
| DRAWING END DATE: | 09/11/2025 | CHECKED BY: | SEW |

| NO. | REVISIONS | DATE |
|---|---|---|
| | | |

MRS JAMES ROAD
SAMFORD GROUP - JOSH MURA
AUBURN
LEE COUNTY, ALABAMA

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# Agenda Item Summary

**Item No. 9 b 6**

| | |
|---|---|
| **Council Meeting Date** | November 18, 2025 |
| **Department** | Planning |
| **Submitted By** | Justice Wahid Cotton |
| **Agenda Section** | Ordinances |

**Name and address of person(s) or business(es) this item affects:**

Hayes Eiford
2449 Moore's Mill Road
Suite 120, Auburn, Al 36830

**Description of item under consideration**

Rezoning of approximately 58 acres from Rural (R) to Large Lot Residential District (LLRD) for Mrs. James Rd Rezoning (Farmville Oaks) (Case RZ-2025-019). The subject property is located between West Farmville Road and Mrs. James Road. As part of the development, once approved, the applicant proposes to reserve a 3-acre lot as a Rural lot (as shown on the attached concept plan) which could be used for local commercial in the future. The Planning Commission recommended approval of this request with a vote of 7-0 at its October 9, 2025 meeting.

**Why is Council action needed?**

Section 906.02 of the Zoning Ordinance provides that City Council shall take action to approve or deny rezoning requests.

**Is this a budgeted item?:** N/A

# City of Auburn Planning Commission
# Rezoning Request
# Case RZ-2025-019
# Mrs James Road Rezoning – LLRD

**Meeting Date:** October 9, 2025

**Applicant:** Hayes Eiford, Samford Group Development, LLC, on Ronald D. Smith

**Request:** Rezoning of approximately 58.3 acres to Large Lot Residential District (LLRD)

**Zoning Ordinance requires:** Upon application, the Planning Commission shall, after giving 15 days' notice, conduct a public hearing on the proposed amendment. The Planning Commission shall consider and make recommendations on all proposed amendments, taking into account: (1) the testimony at the hearing; (2) a site inspection of the property in question; (3) the recommendations from interested official bodies; and (4) the standards for map amendments.

**Location:** North side of Mrs James Road, south side of West Farmville Road

**Reviewed by:** John Whitlow, Planner

**Discussion:** The applicant is requesting to rezone the subject property to Large Lot Residential District (LLRD).

**Current Zoning:** Rural (R) (pending AX-2025-012)

**Surrounding Zoning/Use:**

| Direction | Zoning | Land Use |
|---|---|---|
| **North** | Development District Housing (DDH) & Outside of City Limits | Single-Family Residential |
| **South** | Development District Housing (DDH) | Single-Family Residential & Vacant |
| **East** | Outside of City Limits & Limited Development District (LDD) | Single-Family Residential |
| **West** | Outside of City Limits | Vacant |

**Property Description:** The subject property is comprised of approximately 58.3 acres and is currently vacant other than two single-family homes that exist along Mrs James Road. The property is located on the north side of Mrs James Road, the south side of West Farmville Road, and directly west of the Shadow Wood Estates subdivisions.

**Previous Action Related to this Site:** No previous action.

**Greenway/Greenspace Impact & Bike Plan Facilities:** According to the Greenway and Greenspace Master Plan, a proposed bike path is located along Mrs James Road. There are no proposed greenways that affect this property.

**Major Street Plan Impact:** The property is located south of West Farmville Road, an arterial street. The property, when fully developed, will contain a proposed residential collector street that connects the current arterial street of West Farmville Road to the proposed arterial street of Mrs James Road.

**Land Use Plan Designation:** The Future Land Use Map in the Comprehensive Plan 2030 designates this property as Rural. This allows for single-family detached residential at a density of one (1) dwelling unit per three (3) acres, as well as agricultural and other uses as permitted in the Rural zoning district. The proposed rezoning and accompanying development of 42 single-family detached units are not consistent with this designation.

**Analysis:** The applicant is requesting to rezone the subject property (approximately 58.3 acres) from Rural (R) to Large Lot Residential District (LLRD). The Large Lot Residential District (LLRD) is a one-acre minimum single-family residential zoning district designed with the intent to provide a transition from the Rural (R) zoning district (three-acre minimum lot size) to a higher intensity zoning district(s). The LLRD is a low-density residential district and is more restrictive in terms of the uses permitted than the Rural (R) District. The applicant intends to develop the property to be rezoned as a single-family residential subdivision.

In the LLRD district, you may only develop conventional subdivisions at a maximum of one (1) du/ac. Performance residential subdivisions may develop up to 5.5 du/ac. The current proposed site plan shows a total of 42 single-family detached lots, and on approximately 58.3 acres, equates to 0.72 du/ac proposed.

**Staff Recommended Conditions:**

None.

**General Staff Comments:**

**Planning:**

1. *A Development Agreement will be required to accompany the rezoning request.*
2. *Occupancy in the LLRD zone is limited to the "Family" definition as per Section 203 of the City of Auburn Zoning Ordinance.*
3. *Water Resource Management is currently working with the developer regarding the design of a privately maintained low-pressure sewer system to serve the subject property. The route and details of the system will be determined during Development Review Team.*

**Engineering:**

1. *The following comments are based on the provided master plan.*
2. *Street stub-outs will be required to the properties to the west.*
3. *A residential collector, connecting Mrs James Road to West Farmville Road, must be constructed to City of Auburn standards to meet the intent of the Major Street Plan for this area.*

**Water Resource Management:**

1. *The Water Works Board of the City of Auburn can provide water service to this area once annexed.*
2. *Property is located in the Saugahatchee Creek Watershed.*
3. *Public gravity sanitary sewer is not available for this development. In addition, the proposed development does not meet the minimum lot requirement of 50-lots for installation and construction of a public sanitary sewer lift station. WRM is working with the Developer to design a privately maintained low-pressure sewer system which will serve the development. The route and details of the system will be determined during DRT. The development is required to annex before contributing to the City's sewer system.*

**RESOLUTION**
**OF THE**
**AUBURN PLANNING COMMISSION**

| | |
|---|---|
| Case: | Mrs James Road Rezoning (Case RZ-2025-019) |
| Subject: | Recommendation to City Council to rezone approximately 58.3 acres from Rural (R) to Large Lot Residential District (LLRD) |
| Location: | North side of Mrs James Road and on the south side of West Farmville Road |
| Applicant: | Hayes Eiford, Samford Group Development, LLC |
| Property Zoned: | Rural (R) (Pending approval of case AX-2025-012) |

**Commission Action**

**BE IT RESOLVED** by the Planning Commission of the City of Auburn that the request for a recommendation to City Council to rezone approximately 58.3 acres from Rural (R) to Large Lot Residential District (LLRD), marked "Received" September 11th, 2025, Auburn Planning Commission Case RZ-2025-019, is hereby **APPROVED:**

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STATE OF ALABAMA
LEE COUNTY

I, Justice Wahid Cotton, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held October 9, 2025, and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 9th day of October, 2025.



Justice Wahid Cotton, AICP, Director of Planning

***ORDINANCE NO. _____***

**AN ORDINANCE TO FURTHER AMEND ORDINANCE NO. 1883 OF THE CITY OF AUBURN, DATED DECEMBER 21, 1999, AS AMENDED, TO REZONE APPROXIMATLEY 58.3 ACRES, LOCATED NORTH OF MRS JAMES ROAD AND ON THE SOUTH SIDE OF WEST FARMVILLE ROAD, TO LARGE LOT RESIDENTIAL DISTRICT (LLRD).**

**BE IT ORDAINED** by the City Council of the City of Auburn, Alabama, as follows:

**Section 1.** That Ordinance No. 1883 of the City of Auburn, Alabama dated December 21, 1999, as amended by subsequent amendments, is further amended in the following respect:

The zoning map of the City of Auburn, Alabama, which is made an exhibit to and is a part of said Ordinance No. 1883, is amended to rezone approximately 58.3 acres located north of Mrs. James Road and south of West Farmville Road, to Large Lot Residential District (LLRD).

COMMENCING AT THE PURPORTED NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 10, T-19-N, R-25-E, LEE COUNTY, ALABAMA; THENCE S 00°34'43" E 40.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF WEST FARMVILLE ROAD (80' R/W) FOR THE POINT OF BEGINNING OF THE PROEPRTY HEREIN DESCRIBED; THENCE CONTINUE S 00°34'43" E 10.00 FEET TO A 5/8" SOLID ROD AT THE NORTHWEST CORNER OF SHAD-OW WOOD ESTATES PHASE ONE AS RECORDED IN PLAT BOOK 23 PAGE 194, PROBATE COURT RECORDS, LEE COUNTY, ALABAMA; THENCE CONTINUE S 00°34'43" E 523.68 FEET TO A 1/2" REBAR CAP #15722 RDR AT THE NORTHWEST CORNER OF SHADOW WOOD ESTATES FIRST ADDITION PHASE TWO AS RECORDED IN PLAT BOOK 33 PAGE 159 OF THE AFORESAID RECORDS; THENCE S 01°02'12" E 342.70 FEET TO A 1/2" REBAR; THENCE S 06°22'56" E 175.85 FEET TO A 1/2" REBAR; THENCE S 02°56'44" E 233.54 FEET 1/2" REBAR CAP CA CBF; THENCE S 02°04'43" W 190.32 FEET TO A 1/2" REBAR; THENCE S 01°29'19" W 169.68 FEET TO A 1/2" REBAR; THENCE S 00°28'01" W 189.25 FEET TO A 1/2" REBAR; THENCE S 02°29'30" W 207.70 FEET TO A 1/2" REBAR CAP CA788 AT THE SOUTHWEST CORNER OF SHADOW WOOD ESTATES FIRST ADDITION PHASE TWO; THENCE S 01°01'19" E 20.24 FEET TO A 1/2" REBAR CAP #17280 ON THE NORTH RIGHT OF WAY OF MRS. JAMES ROAD AND A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 7395.16 FEET; THENCE SOUTHWESTWARDLY ALONG THE ARC OF SAID RIGHT OF WAY 200.41 FEET (CHORD BEARS: S 53°05'18" W 200.40 FEET) TO A 1/2" REBAR WITH CAP (PLS CA#1067-LS) FOR THE P.T THEREOF AND TO A PC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1431.72 FEET; THENCE SOUTHWESTWARDLY ALONG THE ARC OF SAID CURVE 474.64 FEET (CHORD BEARS: S 61°48'10" W 472.47 FEET) TO A 1/2" REBAR WITH CAP ( PLS CA#1067-LS) TO THE P.C OF A CURVE TO THE LEFT HAVING A RADIUS OF 10696.27 FEET; THENCE SOUTHWESTWARDLY ALONG THE ARC OF SAID CURVE 608.99 FEET (CHORD BEARS: S 70°56'59" W 608.90 FEET) TO A 5/8" REBAR CAPPPED; THENCE CONTINUE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 10950.48 FEET SOUTHWESTWARDLY ALONG THE ARC OF SAID CURVE 233.69 FEET (CHORD BEARS: DIS-TANCE OF S 68°40'19" W 233.69 FEET) TO A 1/2" REBAR WITH CAP (PLS CA#1067-LS) AND THE P.T THEREOF; THENCE S 68°03'06" W 258.64 FEET TO A 1/2" REBAR WITH CAP (PLS CA#1067-LS); THENCE LEAVING SAID RIGHT OF WAY N 00°45'39" W 175.50 FEET TO A 5/8" SOLID ROD; THENCE CONTINUE N 00°45'39" W 781.59 FEET TO A 5/8" SOLID ROD; THENCE N 86°48'53" W 100.03 FEET TO A 5/8" SOLID ROD; THENCE N 00°46'22" W 522.23 FEET TO A 5/8" SOLID ROD; THENCE N 89°14'19" E 99.86 FEET TO A 5/8" SOLID ROD; THENCE N 00°50'12" W 109.79 FEET TO A 5/8" SOLID ROD; THENCE N 89°14'54" E 1116.54 FEET TO A 1" SOLID ROD; THENCE N 01°10'51" W 791.55 FEET TO A 1/2" REBAR WITH CAP ( PLS CA#1067-LS); THENCE S 82°29'58" E 217.48 FEET TO A 5/8" SOLID ROD; THENCE N 00°42'45" W 420.33 FEET TO A 5/8" REBAR ON THE SOUTH RIGHT OF WAY OF WEST FARMVILLE ROAD AND A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 1472.39 FEET; THENCE SOUTHEASTWARDLY ALONG SAID

SOUTH RIGHT OF WAY AND THE ARC OF SAID CURVE 196.96 FEET (CHORD BEARS: S 87°05'30" E 196.81 FEET) TO A 6"X6" CONCRETE MONUMENT; THENCE N 89°16'12" E 102.46 FEET TO THE POINT OF BE-GINNING. SAID PARCEL LYING IN THE NW 1/4 AND THE N 1/2 OF THE N 1/2 OF THE SW 1/4 OF SECTION 10, T-19-N, R-25-E, LEE COUNTY, ALABAMA AND CONTAINING 61.37 ACRES, MORE OR LESS.

Said parcel is referenced as being described in deed book 2623, page 535 and is bounded on the West by Lee Road 91, the Northwest by Auburn University property, on the North by Golden Subdivision, Lot 1, on the East by the Landreth property, on the south be Lee Road 72. Containing 53.53 acres, more or less and lying in Section 2, Township 19 North, Range 25 Eat, Auburn, Lee County, Alabama.

**Section 2.** If any section or provision of this ordinance be declared invalid or unconstitutional by judgment or decree of a court of competent jurisdiction, such judgment or decree shall not affect any other section or provision of this ordinance.

**Section 3.** This ordinance shall take effect upon its approval by the City Council or upon its otherwise becoming law but shall be published as required by law and codified as part of the Code of Auburn, Alabama.

**ADOPTED AND APPROVED** by the City Council of the City of Auburn, Alabama, this the 18th day of November 2025.

_____
Mayor

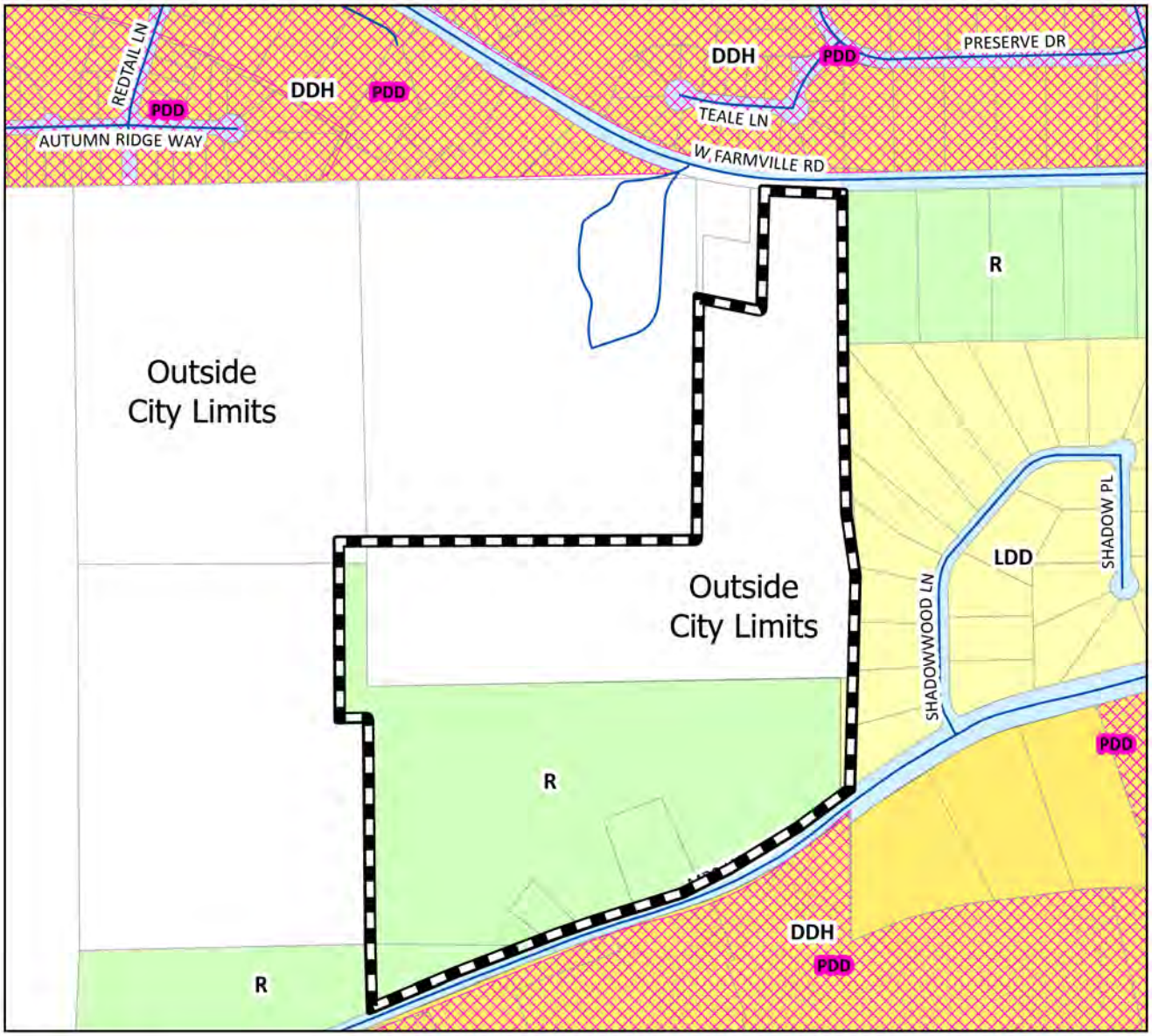
ATTEST:

_____
City Manager

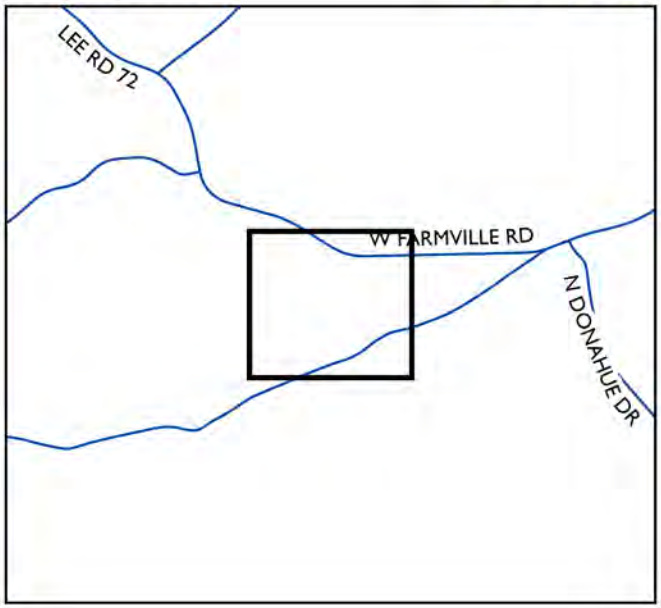
# Mrs. James Road Rezoning

Rezoning Request

Case # RZ-2025-019




## Vicinity Map




**PUBLIC HEARING NOTICE**

The Planning Commission will meet **10/09/2025** in the Council Chambers at 141 N. Ross St. at **5:00 PM**. Please call **John Whitlow** with the City of Auburn Planning Department at **(334)501-3040** for additional information.

*The entire Planning Commission packet can be found at www.auburnalabama.org no less than five (5) days prior to the public meeting date. There is a direct link at http://www.auburnalabama.org/pc/*

Subject Property

0 220 440 880

Feet

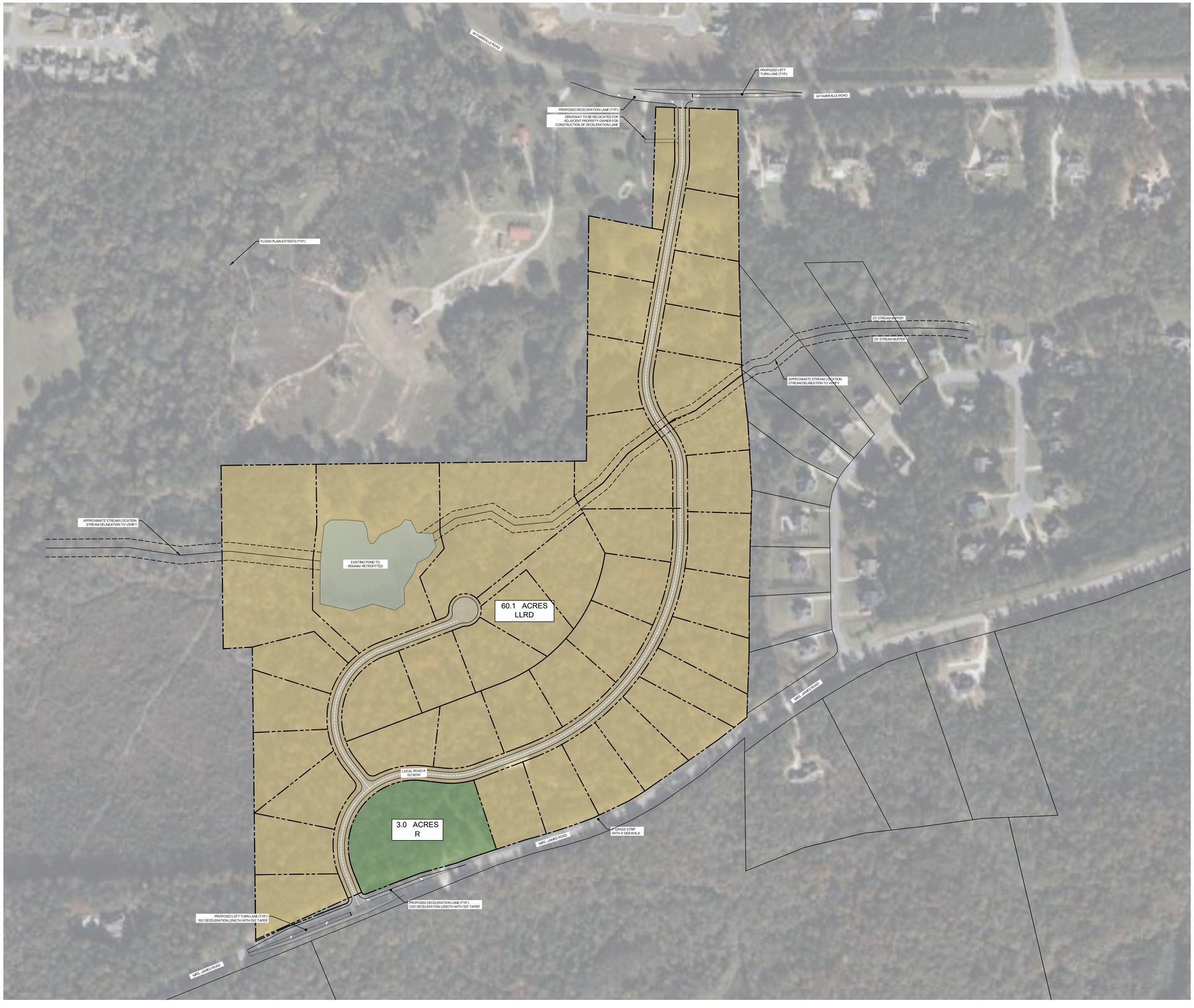
The Planning Commission will consider a request to rezone 63 acres from Rural (R) to Large Lot Residential District (LLRD) (Pending AX-2025-012).

N

Planning Dept.
09/25/2025

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

Received: 9/11/2025
Case # RZ-2025-019




SAMFORD GROUP

SAMFORD GROUP, LLC.
2449 MOORE'S MILL ROAD
SUITE 120
AUBURN, AL 36830

SAMFORDGROUPLLC.COM

| REV. | DATE: | DESCRIPTION: |
|---|---|---|
| | | |

# MRS JAMES

984 MRS JAMES ROAD

CITY OF AUBURN, LEE COUNTY, AL 36879

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SEAL:

PRELIMINARY

811
SAFETY IS IN YOUR HANDS.
EVERY DIG. EVERY TIME.

DESIGN TEAM:

| | |
|---|---|
| DRAWN BY: | HE |
| DESIGNED BY: | -- |
| REVIEWED BY: | -- |

SCALE & NORTH ARROW:

NORTH ARROW

0 150 300
75 225
SCALE: 1"=150'

| | |
|---|---|
| JOB NUMBER: | 011000 |
| DATE: | 07/31/2025 |

SHEET TITLE:

REZONING EXHIBIT

1 OF 1

# Agenda Item Summary

**Item No. 10 a 1**

| | |
|---|---|
| **Council Meeting Date** | November 18, 2025 |
| **Department** | Planning |
| **Submitted By** | Justice Wahid Cotton |
| **Agenda Section** | Resolutions |

Public Hearing
Required

---

**Name and address of person(s) or business(es) this item affects:**

Kiwi, LLC.
1870 Hillton Court
Auburn, AL 36830

**Description of item under consideration**

Conditonal use approval for an institutional use (church) (Case CU-2025-058). The subject property is located at 665 Opelika Road in the Corridor Development District - Urban (CRD-U) zoning district. The proposed church would occupy one suite as shown on the attached exhibit. The Planning Commission recommended approval of this request by a vote of 9-0 at its November 13, 2025, meeting. The attached Planning Commission staff report provides a detailed analysis of the conditional use request.

**Why is Council action needed?**

Section 803.02 of the Zoning Ordinance provides that City Council shall either approve or disapprove the conditional use application and shall establish the specific conditions under which the application is approved.

**Is this a budgeted item?:** N/A

# City of Auburn Planning Commission
# Conditional Use
# Case #CU-2025-058
# 665 Opelika Road

**Meeting Date:** November 13, 2025

**Applicant:** Kiwi, LLC.

**Request:** Conditional use approval for an institutional use (church)

**Zoning Ordinance Requires:** Section 803.02.B of the City of Auburn Zoning Ordinance requires that a public hearing shall be held by the Planning Commission after adjoining property owners have been notified of the public hearing by certified mail and signs announcing the public hearing have been erected on the property in question.

Adjoining property owners have been mailed notices regarding the public hearing, and required sign has been properly placed on the property.

Section 803.02.E states further that following a public hearing, the City Council shall either approve, or disapprove, the application and shall establish the specific conditions under which the application is approved.

**Location:** 665 Opelika Road

**Discussion:** The applicant is requesting conditional use approval for a church in an existing building on Opelika Road.

**Reviewed by:** Chris Poff, Planner

**Current Zoning:** Corridor Redevelopment District – Urban (CRD-U).

**Surrounding Zoning/Use:**

| Direction | Zoning | Land Use |
|---|---|---|
| **North** | CDD | Multi-family (Creekside Condos) |
| **South** | CRD-S | Retail Goods |
| **East** | CRD-U | Retail Services |
| | CRD-U | Restaurants (Hype- Bar & Grill) |
| **West** | CRD-U | Retail Goods |

**Property Description:** The subject property comprises approximately 1.77 acres along Opelika Road and is Lot 2-C of the DFC No.1 Subdivision. A large building consisting of approximately 16,258 sq. ft. is currently located on the property previously used by East Alabama Health Care.

**Previous Action Related to this Site:**

| Date | Action |
|---|---|
| 1931 | Land Annexed into City of Auburn |
| 1970s | Building constructed on property |
| 2010s | Property used by East Alabama Health Care |

| | |
|---|---|
| 2014 | Property was rezoned from CDD to CRD-U as part of the Renew Opelika Road Plan |

**Greenway/Greenspace & Bike Plan Facilities Impact:** According to the Greenway and Greenspace Master Plan 2011, there are no proposed greenways or bike paths.

**Major Street Plan Impact:** There are no impacts associated with this property.

**Land Use Plan Designation:** The Future Land Use Map in the City of Auburn's CompPlan 2030 designates the property as Mixed Use 1. This designation may include retail, commercial, residential and office uses. A mixture of uses is expected to be more horizontal than vertical.

**Analysis:**
**Conditional Use Purpose and Standards**: Section 803.04 of the Auburn Zoning Code regarding General Use Standards for Conditional Uses requires consistency with the following criteria:

**A. The proposed use shall be in harmony with the general purpose, goals, objectives, and standards of this Ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City.**

*Staff Comment*
*The applicant is proposing to reuse an existing building on an approximately 1.77 acre-lot as a mixed-use development, which will consist of church and office space. Office uses are permitted by right in the CRD-U zoning district. The Applicant has stated that the Church use will only be used for worship and gathering. The site plan is consistent with the intent language of both the zoning district and the future land use designation.*

**B. The proposed use at the proposed location shall not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; either as they now exist or as they may in the future be developed as a result of the implementation of provisions and policies of this Ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City or other governmental agency having jurisdiction to guide growth and development.**

Staff Comment
*The subject property has existing access on Opelika Road, which is an arterial street, and Dekalb street, which is a collector street, according to the City of Auburn Major Street Plan.*

**C. The proposed use will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities, and services specified in this subsection. Where any such improvements, facilities, utilities, or services are not available or adequate to service the proposed use in the proposed location, the applicant shall, as part of the application and as a condition to approval of the proposed conditional use permit, be responsible for establishing ability, willingness, and bind commitment to provide such improvements, facilities, utilities, and services in sufficient time and in a manner consistent with this Ordinance, and other plans, programs, maps, and ordinances adopted by the City to guide its growth and development. The approval of the conditional use permit shall be conditioned upon such improvements, facilities, utilities, and services being provided and guaranteed by the applicant.**

Staff Comment
*Utilities are available in this area. This should not pose any undue burden on any public systems.*

**D. The Planning Commission may attach recommendations for conditional use approval, additional criteria dealing with bufferyards, parking, lighting, building materials, or any other aspect of site plan approval necessary to mitigate the impact of the proposed conditional use on the surrounding property.**

*There are no staff recommended conditions of approval.*

**General Staff Comments:**

**Planning:**

1. *This project is subject to special development standards listed in Section 408.02.D.*
2. *Ensure all required parking spaces are provided in accordance with Section 513.*

**Water Resource Management (WRM):**

1. *The Water Works Board of the City of Auburn can provide water service to this area.*
2. *If fixtures are added to the building, a new development application for water and sewer service shall be submitted to wrmforms@auburnalabama.org.*
3. *The City of Auburn can provide sanitary sewer service to this area.*
4. *WRM has no issues with this conditional use.*
5. *Property is located in the Saugahatchee Creek Watershed.*

**Engineering:**

1. *There are no engineering concerns with this conditional use request.*

**RESOLUTION**
**OF THE**
**AUBURN PLANNING COMMISSION**

| | |
|---|---|
| Case: | 665 Opelika Road (Case CU-2025-058) |
| Subject: | Recommendation to City Council for conditional use approval for an institutional use (church). |
| Location: | 665 Opelika Road |
| Applicant: | Kiwi, LLC. |
| Property Zoned: | Corridor Redevelopment District – Urban (CRD-U). |

**Commission Action**

**BE IT RESOLVED** by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for conditional use approval for an institutional use (church), marked "Received" October 21, 2025, Auburn Planning Commission Case CU-2025-058, is hereby **APPROVED:**

---

STATE OF ALABAMA
LEE COUNTY

I, Justice Wahid Cotton, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held November 13th, 2025, and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 13 day of November, 2025.



Justice Wahid Cotton, AICP, Director of Planning

**RESOLUTION NO. _____**

**WHEREAS,** the Auburn Planning Commission has held a public hearing, before which the adjoining property owners were notified by certified mail and signs announcing the public hearing were erected on the property in question, in accordance with the regulations given in Article VIII, "Conditional Uses," of the Zoning Ordinance; and

**WHEREAS,** the Auburn Planning Commission recommends this conditional use request because it is in compliance with all City ordinances and regulations and will have no adverse impacts on the community; and

**WHEREAS,** the City Council of the City of Auburn has also held a public hearing and found that the request is consistent with the standards set forth for conditional uses in Article VIII of the Zoning Ordinance and that the request will have no adverse impact on the general health, safety, and welfare of the community.

**NOW THEREFORE BE IT RESOLVED** by the City Council of the City of Auburn that the request for conditional use approval for an institutional use (church) to be located at 665 Opelika Road is approved, as shown in Planning Commission Resolution CU-2025-058, dated November 13, 2025.

**ADOPTED AND APPROVED** by the City Council of the City of Auburn, Alabama, this the 18th day of November, 2025.

_____
Mayor

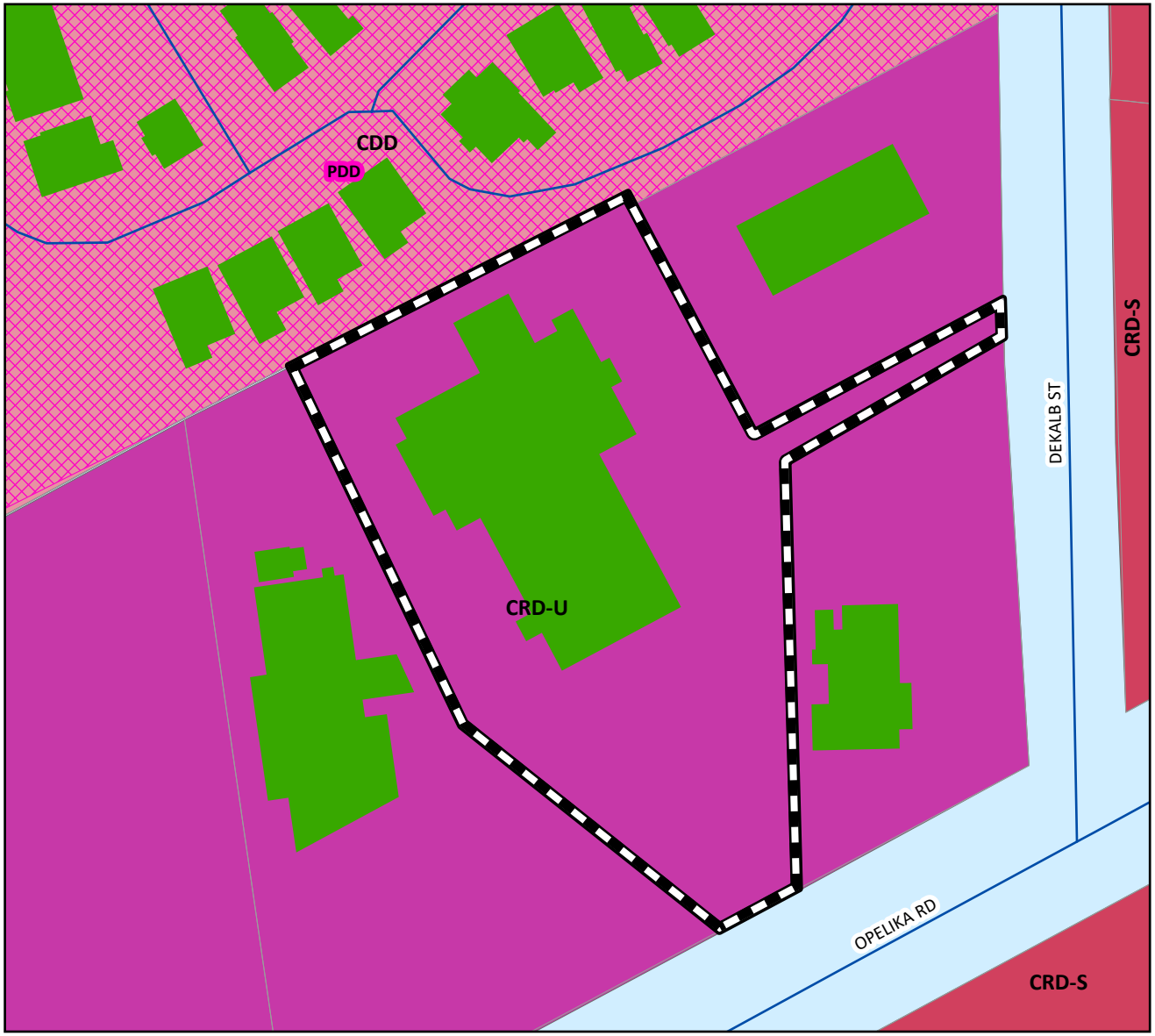
ATTEST:

_____
City Manager

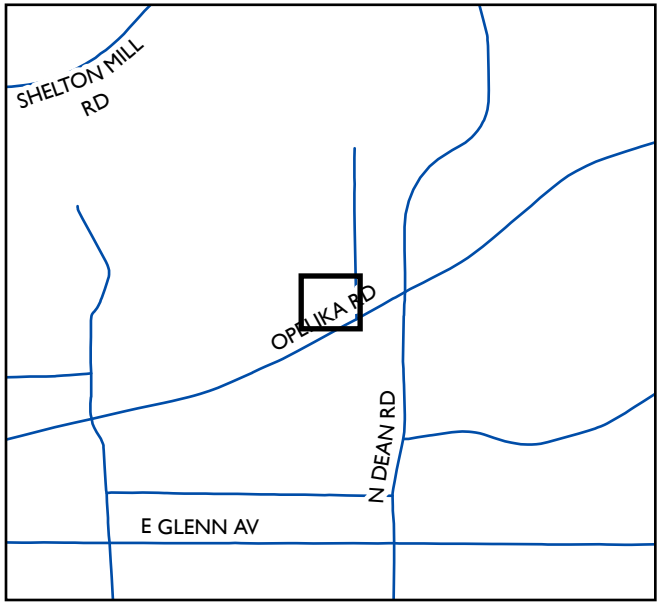
# 665 Opelika Road

Conditional Use Request

Case # CU-2025-058




## Vicinity Map




**PUBLIC HEARING NOTICE**

The Planning Commission will meet **November 13, 2025** in the Council Chambers at 141 N. Ross St. at **5:00 PM**. Please call the City of Auburn Planning Department at **(334)501-3040** for additional information.

*The entire Planning Commission packet can be found at www.auburnalabama.org no less than five (5) days prior to the public meeting date. There is a direct link at http://www.auburnalabama.org/pc/*

Subject Property

0 35 70 140

Feet

The applicant is seeking conditional use approval for a institutional use (church) to be located at 665 Opelika Road in the Corridor Redevelopment District - Urban (CRD-U).

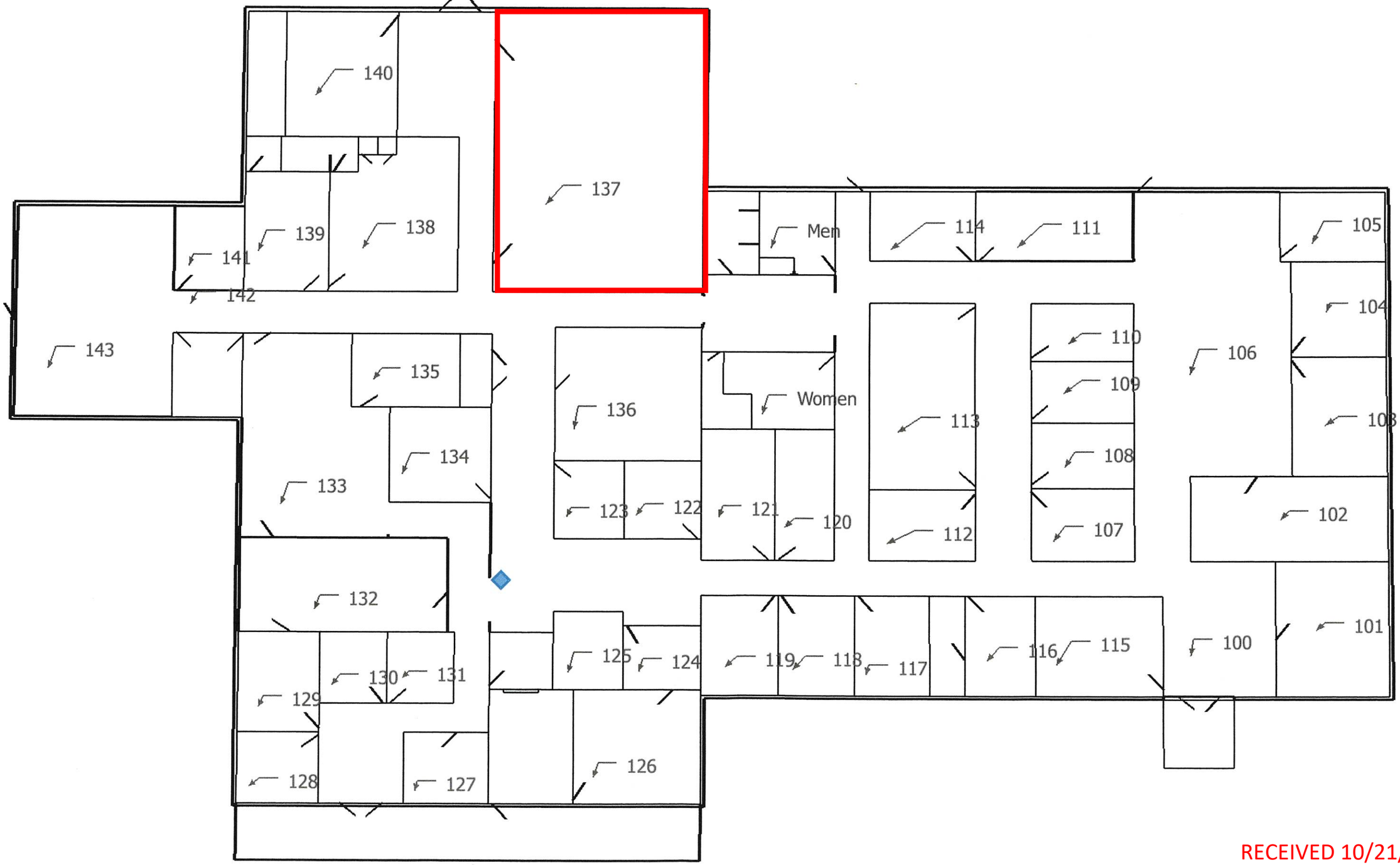
N

Planning Dept.
10/31/2025

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

**EXHIBIT 1**

665 Opelika Rd
Auburn, AL 36830



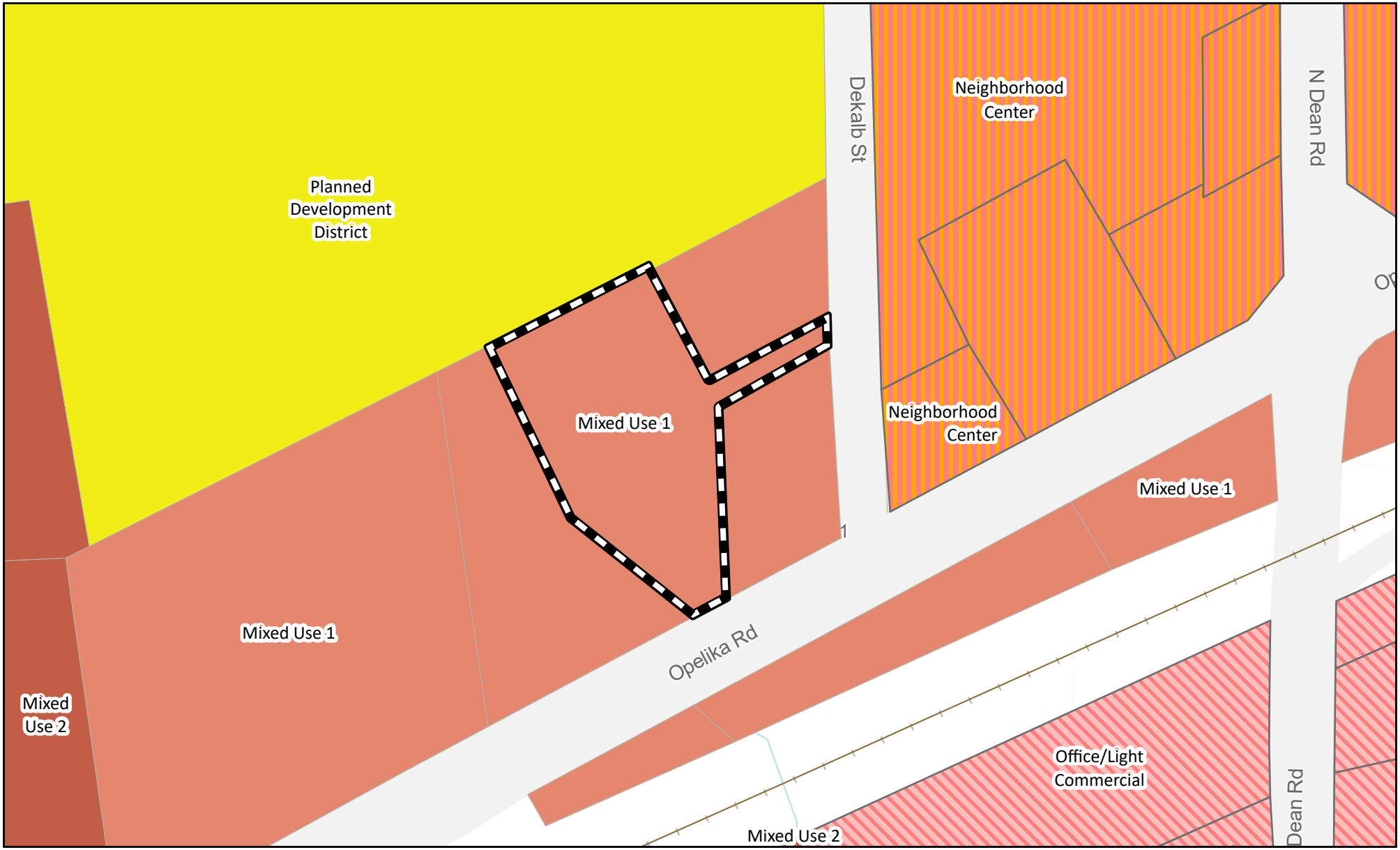

RECEIVED 10/21/2025

CASE NO: CU-2025-058

# 665 Opelika Road (CU-2025-058)

Future Land Use Map

AUBURN




Subject Property

N

0 37.5 75 150

Feet

[Planning]
10/31/2025

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

# Agenda Item Summary

**Item No. 10 a 2**

| | |
|---|---|
| **Council Meeting Date** | November 18, 2025 |
| **Department** | Planning |
| **Submitted By** | Justice Wahid Cotton |
| **Agenda Section** | Resolutions |

Public Hearing
Required

---

**Name and address of person(s) or business(es) this item affects:**

Scott Crittenden
Oak Tree Corner, LLC
P.O. Box 1407
Auburn, AL 36831

**Description of item under consideration**

Conditional use approval for Alley Glass Package Store (Case CU-2025-057), a commercial and entertainment use (package store) located at 114 West Magnolia Avenue, Suite D in the Urban Core (UC) with College Edge Overlay District (CEOD) zoning district. The Planning Commission recommended approval of this request by a vote of 9-0 at its November 13, 2025, meeting. The attached Planning Commission staff report provides a detailed analysis of the conditional use request.

**Why is Council action needed?**

Section 803.02 of the Zoning Ordinance provides that City Council shall either approve or disapprove the conditional use application.

**Is this a budgeted item?:** N/A

# City of Auburn Planning Commission
# Conditional Use
# Case CU-2025-057
# Alley Glass Company LLC

**Meeting Date:** November 13, 2025

**Applicant:** Scott Crittenden

**Request:** Conditional use approval for commercial and entertainment use (package store)

**Zoning Ordinance Requires:** Section 803.02.B of the City of Auburn Zoning Ordinance requires that a public hearing shall be held by the Planning Commission after adjoining property owners have been notified of the public hearing by certified mail and signs announcing the public hearing have been erected on the property in question.

Adjoining property owners have been mailed notices regarding the public hearing, and required sign has been properly placed on the property.

Section 803.02.E states further that following a public hearing, the City Council shall either approve, or disapprove, the application and shall establish the specific conditions under which the application is approved.

**Location:** 114 West Magnolia Avenue, Suite D

**Discussion:** The applicant is proposing a package store located at 114 West Magnolia Avenue, Suite D

**Reviewed by:** Reid Bearden, Planner

**Current Zoning:** Urban Core (UC) College Edge Overlay District (CEOD)

**Surrounding Zoning:**

| Direction | Zoning | Land Use |
|---|---|---|
| **North** | UC/CEOD | Mixed-Use Commercial Residential |
| **South** | HD | Auburn University |
| **East** | UC/CEOD | Entertainment/Lounges/Clubs |
| **West** | UC/CEOD | Entertainment/Lounges/Clubs |

**Property Description:** The proposed use would be in a unit within the building housing Moes Southwest Grill located on Magnolia Avenue in the College Edge Overlay District (CEOD). The 2,000 square foot commercial space takes access from the alley between Southeastern and Moes Southwest Grill; and its current use is a smoke shop.

**Previous Action Related to this Site:**

| Date | Action |
|---|---|
| February 2, 1839 | Subject property was a part of the original incorporation. |
| October 7, 2019 | Lot 10-A of the Chambers Map Subdivision (subject property) was created. |

**Greenway/Greenspace & Bike Plan Facilities Impact:** None.

**Major Street Plan Impact:** None.

**Land Use Plan Designation:** The property is designated as Urban Core which is intended to serve as the retail, financial, service, historical, and religious focal point of Auburn. High-density residential uses and commercial as vertical mixed-uses are permitted.

**Analysis:**
**Conditional Use Purpose and Standards**: Section 803.04 of the Auburn Zoning Code regarding General Use Standards for Conditional Uses requires consistency with the following criteria:

**A. The proposed use shall be in harmony with the general purpose, goals, objectives, and standards of this Ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City.**

Staff Comment
*The UC zoning district is intended to serve as the retail, financial, service, historical and religious focal point of Auburn. It is intended to be an area of high intensity use in which a full range of public facilities are available. The CEOD zoning district provides additional regulations for properties within the Urban Core zoning, for purposes of assuring development consistency in meeting building requirements for setback, step back, glazing, cladding materials, signage, balconies, awnings, and canopies.*

*The subject commercial space takes access from the alley in between Southeastern and Moes Southwest. There would be no special development standards associated with this project; however, all signage would still be subject to Section VI of the City of Auburn Zoning Ordinance. The proposed use is in harmony with the general purpose, goals, objectives, and standards of said Zoning Ordinance.*

**B. The proposed use at the proposed location shall not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; either as they now exist or as they may in the future be developed as a result of the implementation of provisions and policies of this Ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City or other governmental agency having jurisdiction to guide growth and development.**

Staff Comment
*As previously mentioned the UC zoning district is intended to be an area of high intensity use in which a full range of public facilities are available. The build out of this commercial and entertainment use would not change the current land use of the subject property (Mixed-Use Commercial Residential), and would be considered an appropriate retail use within the Urban Core.*

**C. The proposed use will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities, and services specified in this subsection. Where any such improvements, facilities, utilities, or services are not available or adequate to service the proposed use in the proposed location, the applicant shall, as part of the application and as a condition to approval of the proposed conditional use permit, be responsible for establishing ability, willingness, and bind commitment to provide such improvements, facilities, utilities, and services in sufficient time and in a manner consistent with this Ordinance, and other plans, programs, maps, and ordinances adopted by the City to guide its growth and**

**development. The approval of the conditional use permit shall be conditioned upon such improvements, facilities, utilities, and services being provided and guaranteed by the applicant.**

Staff Comment

*Utilities are available in this area. This should not pose any undue burden on any public systems. Standard development review and the satisfaction of Engineering, Inspection Services, Planning, and Water Resource Management departments will be required prior to any construction.*

**D. The Planning Commission may attach recommendations for conditional use approval, additional criteria dealing with bufferyards, parking, lighting, building materials, or any other aspect of site plan approval necessary to mitigate the impact of the proposed conditional use on the surrounding property.**

Staff Comment

*There are no staff recommended conditions of approval.*

**Staff Comments:**

**Planning*:***

1. *Signage is subject to Article VI of the City of Auburn Zoning Ordinance.*
2. *No display of merchandise shall be allowed on the right-of-way.*

**Engineering*:***

1. *There are no engineering concerns with this conditional use request.*

**Water Resource Management:**

1. *The Water Works Board of the City of Auburn can provide water service to this area.*
2. *The City of Auburn can provide sanitary sewer service to this area.*
3. *Property located in the Mill Creek Watershed.*
4. *WRM has no issues with this conditional use.*

**RESOLUTION**
**OF THE**
**AUBURN PLANNING COMMISSION**

| | |
|---|---|
| Case: | Alley Glass Package Store (Case CU-2025-057) |
| Subject: | Recommendation to City Council for conditional use approval for a commercial and entertainment use (package store) |
| Location: | 114 West Magnolia Avenue |
| Applicant: | Scott Crittenden |
| Property Zoned: | Urban Core (UC) with College Edge Overlay District (CEOD) |

**Commission Action**

**BE IT RESOLVED** by the Planning Commission of the City of Auburn for conditional use approval for a commercial and entertainment use (package store) marked "Received" October 7, 2025, Auburn Planning Commission Case CU-2025-057, is hereby **APPROVED:**

---

STATE OF ALABAMA
LEE COUNTY

I, Justice Wahid Cotton, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held November 13th, 2025, and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 13 day of November, 2025.



Justice Wahid Cotton, AICP, Director of Planning

Resolution No. _____

**WHEREAS,** the Auburn Planning Commission has held a public hearing, before which the adjoining property owners were notified by certified mail and signs erected on the property in question, announcing the public hearing, in accordance with the regulations given in Article VIII, "Conditional Uses," of the Zoning Ordinance; and

**WHEREAS,** the Auburn Planning Commission recommends this conditional use request because it is in compliance with all City ordinances and regulations and will have no adverse impacts on the community; and

**WHEREAS,** the City Council of the City of Auburn has also held a public hearing and found that the request is consistent with the standards set forth for conditional uses in Article VIII of the Zoning Ordinance and that the request will have no adverse impact on the general health, safety, and welfare of the community.

**NOW THEREFORE BE IT RESOLVED** by the City Council of the City of Auburn that the request for conditional use approval for a commercial and entertainment use (package store) to be located at 114 West Magnolia Avenue, Suite D, as shown in Planning Commission Resolution CU-2025-057, dated November 13, 2025, is hereby approved.

**ADOPTED AND APPROVED** by the City Council of the City of Auburn, Alabama, this the 18th day of November, 2025.

_____
Mayor

ATTEST:

_____
City Manager

# Alley Glass Package Store

Conditional Use Request

Case # CU-2025-057



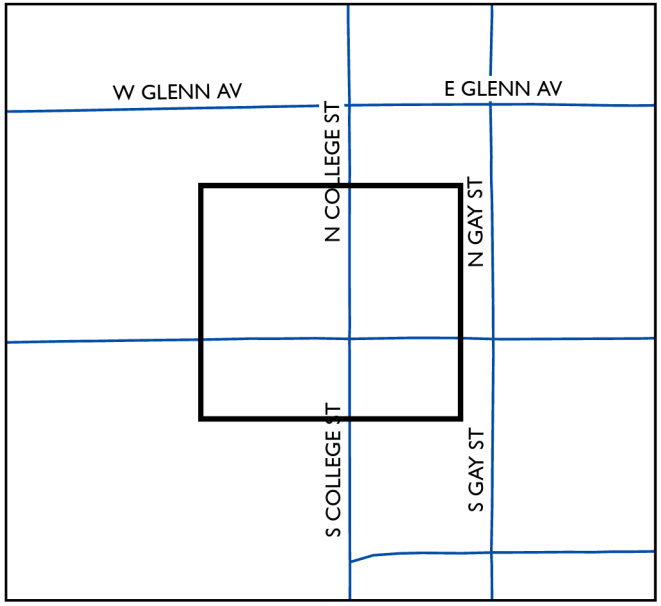

Subject Property

0 55 110 220

Feet

The applicant is seeking conditional use approval for a commercial and entertainment use (package store) to be located at 114 West Magnolia in the Urban Core (UC) and College Edge Overlay District (CEOD) zoning district.

## Vicinity Map




**PUBLIC HEARING NOTICE**

The Planning Commission will meet **November 13, 2025** in the Council Chambers at 141 N. Ross St. at **5:00 PM**. Please call the City of Auburn Planning Department at **(334)501-3040** for additional information.

*The entire Planning Commission packet can be found at www.auburnalabama.org no less than five (5) days prior to the public meeting date. There is a direct link at http://www.auburnalabama.org/pc/*

N

Planning Dept.
11/03/2025

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

Sky Bar located to the West

Magnolia Avenue




RETAIL 1

RETAIL 2

RETAIL 3

MECH.

STORAGE

MEN

WOMEN

LOBBY

OFFICE 1

OFFICE 3

OFFICE 2

OFFICE 4

Proposed Location for Alley Glass Package Store

Southeastern located to the East

Revised Set Sheet above. 12/8/81

FIRST FLOOR PLAN SCALE: 1/4"= 1'-0"

STATE OF ALABAMA JAMES H. JOHNSTON 781 REGISTERED ARCHITECT

JAMES H. JOHNSTON
102 Sixth Street South, Box 2859, Opelika, AL.
MEMBER AMERICAN INSTITUTE

RENOVATIONS TO OLD LADIES OIL HOUSE NORTH MAGNOLIA AVENUE AUBURN, ALABAMA

Drawn By | Checked By | Date

# Agenda Item Summary

**Item No. 10 a 3**

| | |
|---|---|
| **Council Meeting Date** | November 18, 2025 |
| **Department** | Planning |
| **Submitted By** | Justice Wahid Cotton |
| **Agenda Section** | Resolutions |

Public Hearing
Required

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**Name and address of person(s) or business(es) this item affects:**

Foresite Group, LLC
2301 Ogletree Village Rd Suite 200
Auburn, Al 36830

**Description of item under consideration**

Conditional Use approval for a performance residential use (Multi-Unit Development) at 305 Warrior Ct (CU-2025-060) located in the Corridor Redevelopment District - West (CRD-W). The Planning Commission recommended approval of this request by a 9-0 vote at its November 13, 2025, meeting.

**Why is Council action needed?**

Section 803.02 of the Zoning Ordinance provides that City Council shall either approve or disapprove the conditional use application.

**Is this a budgeted item?:** N/A

# City of Auburn Planning Commission
# Conditional Use
# Case CU-2025-060
# Warrior Court MUD

**Meeting Date:** November 13, 2025

**Applicant:** Foresite Group, LLC

**Request:** Conditional use approval for a performance residential use (multiple unit development)

**Zoning Ordinance Requires:** Section 803.02.B of the City of Auburn Zoning Ordinance requires that a public hearing shall be held by the Planning Commission after adjoining property owners have been notified of the public hearing by certified mail and signs announcing the public hearing have been erected on the property in question.

Adjoining property owners have been mailed notices regarding the public hearing, and required sign has been properly placed on the property.

Section 803.02.E states further that following a public hearing, the City Council shall either approve, or disapprove, the application and shall establish the specific conditions under which the application is approved.

**Location:** 305 Warrior Court

**Discussion:** The applicant is seeking approval for a performance residential use (multiple unit development) located on two lots in the Corridor Redevelopment District - West (CRD-W) zoning district.

**Reviewed by:** John Whitlow, Planner

**Current Zoning:** Corridor Redevelopment District - West (CRD-W)

**Surrounding Zoning/Use:**

| Direction | Zoning | Land Use |
|---|---|---|
| **North** | Corridor Redevelopment District - West (CRD-W) | Multi-Family Residential |
| **South** | Development District Housing (DDH) | Railroad and various commercial spaces |
| **East** | Corridor Redevelopment District - West (CRD-W) | Restaurant |
| **West** | Corridor Redevelopment District - West (CRD-W) | Commercial |

**Property Description:** The subject property is approximately 0.70 acres and contains single-family residential development. The property is located at 305 Warrior Court and is currently zoned Corridor Redevelopment District - West (CRD-W).

**Prior Action Related to this Site:** None.

**Greenway/Greenspace Impact & Bike Plan Facilities:** According to the Greenway and Greenspace Master Plan, there are no proposed greenways or bike plan facilities contained within the site.

**Major Street Plan Impact:** None.

**Land Use Plan Designation:** The Future Land Use Map in Comprehensive Plan 2030 designates the future land use for the properties as Mixed Use 2. This designation is intended to provide a more urban character to areas near the Urban Core, particularly along major transportation corridors like Opelika Road. The Mixed Use 2 category provides a transition from the downtown to more suburban character areas. Residential uses are permitted in integration with retail uses, albeit at a lower intensity than in the Neighborhood Centers. Mixed uses are permitted both horizontally and vertically, with vertical mixtures to be more appropriate closer to downtown.

**Analysis:**
**Conditional Use Purpose and Standards**: Section 803.04 of the Auburn Zoning Code regarding General Use Standards for Conditional Uses requires consistency with the following criteria:

**A. The proposed use shall be in harmony with the general purpose, goals, objectives, and standards of this Ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City.**

Staff Comment
*The CRD-U zoning district is intended to promote the renewal of the traditional auto-oriented commercial corridors of the City of Auburn. The areas with this designation were developed prior to the current zoning regulations and exhibit noncompliant aesthetics. This District provides regulations that permit redevelopment of a more urban or mixed-use character while protecting the economic viability of the corridor. It provides for intermediate residential densities and necessary commercial and institutional uses.*

*The CRD zoning district is designed to target areas where a combination of public investment in capital improvements and public/private actions to renew and redevelop land and structures will stabilize commercial corridors, thereby reducing the cost of growth in Auburn. The CRD is not intended to accommodate a substantially larger population as a result of redevelopment, but the character, stability and vitality of the District are projected to improve. Like the CDD, this district allows many and varied uses while placing emphasis on minimizing or buffering any nuisances between uses. This zone, therefore, imposes standards to alleviate conflicts and eliminate negative impacts.*

*The applicant is proposing to construct 7 buildings containing either three or five bedroom units. The units will be three stories and will total 21,000 square feet of developed residential space on the site. The site plan appears to be consistent with the intent of the future land use designation and remains aligned with the intent of the zoning district. The proposed floor plan does show a master bedroom which would allow the development to avoid the classification of an Academic Detached Dwelling Unit (ADDU); a use that is not permitted in the DDH zoning district. The floor plan also shows roughly 40% (853 square feet) of the livable area as private space, leaving roughly 60% (1289 square feet) of the livable area as common space.*

**B. The proposed use at the proposed location shall not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; either as they now exist or as they may in the future be developed as a result of the implementation of provisions and**

**policies of this Ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City or other governmental agency having jurisdiction to guide growth and development.**

Staff Comment

*The neighborhood is predominantly residential with a variety of densities and housing types. Single-family and multi-family are the dominant land uses amongst a small cluster of existing commercial uses. The proposed development is an increase to the existing number of bedrooms in the neighborhood; however, staff considers it consistent with the existing character of the neighborhood and does not foresee any adverse effects on adjacent properties by the proposed development.*

**C. The proposed use will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities, and services specified in this subsection. Where any such improvements, facilities, utilities, or services are not available or adequate to service the proposed use in the proposed location, the applicant shall, as part of the application and as a condition to approval of the proposed conditional use permit, be responsible for establishing ability, willingness, and bind commitment to provide such improvements, facilities, utilities, and services in sufficient time and in a manner consistent with this Ordinance, and other plans, programs, maps, and ordinances adopted by the City to guide its growth and development. The approval of the conditional use permit shall be conditioned upon such improvements, facilities, utilities, and services being provided and guaranteed by the applicant.**

Staff Comment

*Utilities are available in this area. Standard development review and the satisfaction of Engineering, Inspection Services, Planning, and Water Resource Management departments will be required prior to any construction.*

**D. The Planning Commission may attach recommendations for conditional use approval, additional criteria dealing with bufferyards, parking, lighting, building materials, or any other aspect of site plan approval necessary to mitigate the impact of the proposed conditional use on the surrounding property.**

*No staff conditions of approval.*

**Staff Comments:**

**Planning:**

1. *A formal site plan review will be conducted as part of the city's administrative development review process (DRT). Compliance with development standards will be reviewed at that time.*
2. *Corridor Redevelopment District development & design standards detailed in Section 510.02(Table 5-8) apply.*
3. *The Land Use Intensity Class for the development is VIII.*
4. *A landscape plan will be required as part of the development review process. Bufferyards and landscaping will be confirmed during the Development Review Team (DRT) process.*

Development Standards

*The Impervious Surface Ratio (ISR), Floor Area Ratio (FAR), and building height, are the main determinants of land use intensity and are found in Table 4-3 of the zoning code*.

| Lot Area (acres) | Maximum/ Proposed ISR | Maximum/ Proposed FAR | Proposed Structure Height (at eave) | Land Use Intensity Class Maximum |
|---|---|---|---|---|
| 0.70 | 0.51 / 0.75 | 0.85 / 0.69 | 30 feet (3 stories) | VIII |

*Parking*

*Academic detached dwelling units (ADDU) require one space per bedroom plus one visitor parking space per ten bedrooms within the project. There are a total of 29 bedrooms proposed for the development.*

*Required: 32 parking spaces*
*Provided: 32 parking spaces*

*Bufferyards*

*Bufferyard requirements are contained in Section 424 of the zoning ordinance, see planning comment 4. A landscape plan will be required as part of the development review process.*

*Lighting*

*Standard lighting regulations will address any impacts to neighboring properties.*

**Engineering:**

1. *An engineering certification has been submitted.*
2. *There are no engineering concerns with this conditional use request.*

**Water Resource Management:**

1. *The Water Works Board of the City of Auburn can provide water service to this area.*
2. *The City of Auburn can provide sanitary sewer service to this area.*
3. *Property is located in the Parkerson Mill Creek Watershed.*
4. *WRM has no issues with this conditional use.*

**RESOLUTION**
**OF THE**
**AUBURN PLANNING COMMISSION**

| | |
|---|---|
| Case: | 305 Warrior Ct (Case CU-2025-060) |
| Subject: | Recommendation to City Council for conditional use approval for a performance residential use(Multi-Unit Development). |
| Location: | 305 Warrior Court |
| Applicant: | Foresite, LLC. |
| Property Zoned: | Corridor Redevelopment District – West (CRD-W). |

**Commission Action**

**BE IT RESOLVED** by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for conditional use approval for a performance residential use (Multi-Unit Development), marked "Received" October 21, 2025, Auburn Planning Commission Case CU-2025-060, is hereby **APPROVED:**

---

STATE OF ALABAMA
LEE COUNTY

I, Justice Wahid Cotton, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held November 13, 2025, and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 13th day of November, 2025.



Justice Wahid Cotton, AICP, Director of Planning

**RESOLUTION NO. _____**

**WHEREAS,** the Auburn Planning Commission has held a public hearing, before which the adjoining property owners were notified by certified mail and signs announcing the public hearing were erected on the property in question, in accordance with the regulations given in Article VIII, "Conditional Uses," of the Zoning Ordinance; and

**WHEREAS,** the Auburn Planning Commission recommends this conditional use request because it is in compliance with all City ordinances and regulations and will have no adverse impacts on the community; and

**WHEREAS,** the City Council of the City of Auburn has also held a public hearing and found that the request is consistent with the standards set forth for conditional uses in Article VIII of the Zoning Ordinance and that the request will have no adverse impact on the general health, safety, and welfare of the community.

**NOW THEREFORE BE IT RESOLVED** by the City Council of the City of Auburn, Alabama that the request for conditional use approval for a performance residential use (Multi-Unit Development) to be located at 305 Warrior Court is approved, as shown in Planning Commission Resolution CU-2025-060, dated November 13, 2025.

**ADOPTED AND APPROVED** by the City Council of the City of Auburn, Alabama, this the 18th day of November, 2025.

_____
Mayor

ATTEST:

_____
City Manager

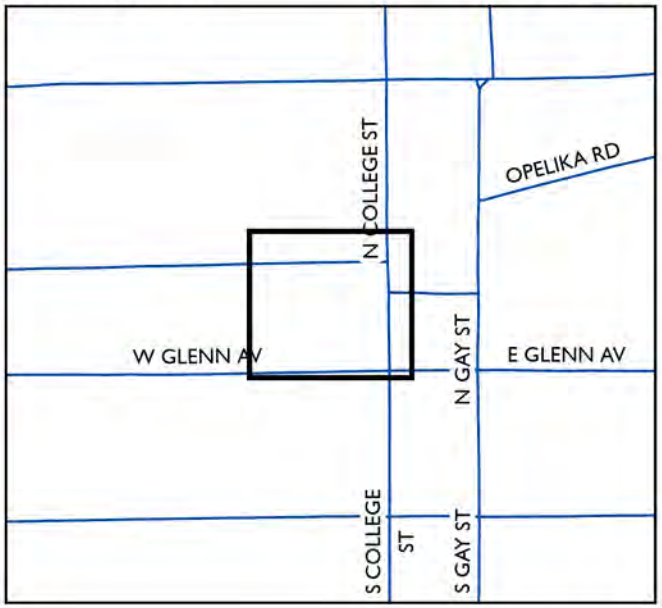
# Warrior Court MUD

Conditional Use Request

Case # CU-2025-060




## Vicinity Map




**PUBLIC HEARING NOTICE**

The Planning Commission will meet **November 13, 2025** in the Council Chambers at 141 N. Ross St. at **5:00 PM**. Please call the City of Auburn Planning Department at **(334)501-3040** for additional information.

*The entire Planning Commission packet can be found at www.auburnalabama.org no less than five (5) days prior to the public meeting date. There is a direct link at http://www.auburnalabama.org/pc/*

Subject Property

0 55 110 220

Feet

The applicant is seeking conditional use approval for a performance residential development (multiple unit development) to be located at 305 Warrior Court in the Corridor Redevelopment District - West (CRD-W) zoning district.

N

Planning Dept.
11/03/2025

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

Received: 10/21/2025
Case # CU-2025-060

## SITE DATA

| | | |
|---|---|---|
| SITE AREA: | | 0.70 AC. |
| PERVIOUS SURFACE AREA: | | 0.33 AC. |
| IMPERVIOUS SURFACE AREA: | | 0.36 AC. |
| IMPERVIOUS SURFACE RATIO: | | 0.36 AC.= 0.514 |
| OPEN SPACE REQUIRED: | | 20% |
| HATCH OPEN SPACE PROVIDED: | | 0.218 AC.= 0.311 |
| PROPOSED DENSITY: | | 7 UNITS |
| DENSITY ALLOWED: | | 10 UNITS/ ACRE (10 UNITS) |
| DENSITY PROVIDED: | | 10 UNITS/ ACRE (10 UNITS) |
| LANDSCAPE BUFFER - | FRONT: | 10 FT |
| | SIDE: | 5 FT |
| | REAR: | 5 FT |
| BUILDING SETBACK - | FRONT: | 20 FT |
| | SIDE: | 10 FT |
| | REAR: | 20 FT |
| PROPOSED UNITS | | 7 UNITS |
| DENSITY ALLOWED | | 10 UNITS/AC |
| DENSITY PROVIDED | | 10 UNITS/AC |
| BUILDING FLOOR AREA: | | 21,000 S.F. |
| FLOOR AREA RATIO MAXIMUM: | | 85.00 % |
| FLOOR AREA RATIO PROPOSED: | | 0.69 % |
| OVERALL BUILDING EAVE HEIGHT: | | BUILDING= 30 FT |
| NUMBER OF FLOORS: | | 3 FLOORS |
| TOTAL NUMBER OF BEDS: | | 29 BEDS |
| PARKING RATIO REQUIRED - | | 1.1 SPACES PER BED |
| PARKING REQUIRED: | | 32 SPACES |
| PARKING PROVIDED: | | 32 SPACES |
| PROPOSED PARKING STALL: | | 9'X 18' |

## LEGEND

- STANDARD DUTY ASPHALT PAVING
- CONCRETE SIDEWALK PAVING
- STANDARD DUTY CONCRETE PAVING
- PROPOSED OPEN SPACE
- PROPERTY LINE
- (#) PARKING COUNT
- TRAFFIC SIGN




LOCATION MAP
N.T.S.

09 09 30 2 001 151.000
EAST ALABAMA PROPERTIES LLC
311 WARRIOR CT
1655 CREEKWOOD TRL
AUBURN, AL 36830

(S 86°56'33" E 202.46')
S 87°20'11" E 202.44'
(S 87°12' E 212.67)

2 CAR GARAGE FOR EACH BUILDING, TYP

5' LANDSCAPE STRIP

10' BUILDING SETBACK

S 87°55'25" E 10.13'

OTP

IPF

WARRIOR COURT

BUILDING 5

BUILDING 6

BUILDING 7

BUILDING 4

BUILDING 3

BUILDING 2

BUILDING 1

20'

17.55'

16.56'

30'

40'

15'

27'

09 09 30 2 001 150.000
305 WARRIOR COURT
0.7 ACRES ±
30,359 SQFT ±

PRIVATE STREET

N 03°10'09" E 145.14'
(N 03°24' E 145.0')

5' LANDSCAPE STRIP

20' BUILDING SETBACK

S 00°58'27" E 132.62'
(S 00°42'W E 132.7')

09 09 30 2 001 149.000
SPENCER FAMILY PROPERTIES LLC
201 W BRAGG AVE
PO BOX 3288
AUBURN, AL 36831

10' BUILDING SETBACK

5' LANDSCAPE STRIP

OTP

CM

(S 89°33' W 221.5')

L: 214.95'
R: 5100.00'
Δ: 2°24'33"
Ch. B.: S 89°18'11" W
Ch. L.: 214.93'

CONCRETE MONUMENT
(DISTURBED)

OTP

L: 7.73'
R: 5100.00'
Δ: 0°05'13"
Ch. B.: N 89°26'46" W
Ch. L.: 7.73'

N

1" = 10'

10 5 0 10 20

SCALE IN FEET


ENGINEER:

FORESITE group

Foresite Group, LLC
2301 Ogletree Village Lane
Suite 200
Auburn, AL 36830

o | 334.887.6064
f | 334.887.6024
w | www.foresitegroup.net


DEVELOPER:

305 WARRIOR COURT, LLC

CONTACT: DREW GOODNER

PROJECT:

# 305 WARRIOR COURT

305 WARRIOR CT.
AUBURN, AL 36830

SEAL:

REVISIONS | DATE

| | |
|---|---|
| PROJECT MANAGER: | BCB |
| DRAWING BY: | JMR |
| JURISDICTION: | AUBURN, AL |
| DATE: | 10/16/2025 |
| SCALE: | 1" = 10' |
| TITLE: | |

## PRELIMINARY SITE PLAN

SHEET NUMBER:

1 OF 1

COMMENTS:
NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 2473.002

# Agenda Item Summary

**Item No. 10 b**

| | |
|---|---|
| **Council Meeting Date** | November 18, 2025 |
| **Department** | Economic Development |
| **Submitted By** | Phillip Dunlap |
| **Agenda Section** | Resolutions |

**Name and address of person(s) or business(es) this item affects:**

Rausch & Pausch, L.P.
2450 Paul Parks Lane
Auburn, AL 36832

**Description of item under consideration**

Resolution extending a non-educational ad valorem tax and sales and use tax abatement granted for a building purchase and the acquisition of new equipment for Rausch & Pausch, L.P. at its current location in the Auburn Technology Park West. Education, hospital, and children's home ad valorem and sales and use taxes are NOT abated. Originally the abatement application listed an estimated completion date of December 31, 2025, and due to delays with the project, the company requested to amend the abatement to allow for an extension to December 31, 2026. This will allow for more time to place the new equipment in service.

Per the original abatement request, Rausch & Pausch, L.P. plans to invest $25,168,928 and create 73 new jobs.

**Why is Council action needed?**

Council action is required to approve the tax abatement pursuant to the provisions of Chapter 9B of Title 40 of the Code of Alabama.

**Is this a budgeted item?:** N/A

**RESOLUTION NO. _____**

**BE IT RESOLVED** by the Mayor and City Council (herein together called "the Council") of the **CITY OF AUBURN** (herein called "the City"), a municipal corporation under the laws of Alabama, as follows:

Section 1. The Council does hereby find, declare and ascertain as follows: That at a regular meeting of the Council held on January 17, 2023, the Council adopted Resolution No. 23-014 granting tax abatements to Rausch & Pausch, L.P., an Alabama limited partnership (herein called the "Company"), as an inducement for the Company to undertake a "major addition" at the Company's manufacturing facilities located at 2450 Paul Parks Lane in the City (herein called the "Facility") involving the purchase of the buildings and improvements at such address and the purchase, installation and operation of new machinery, equipment, tooling and other personal property at the Facility (herein collectively called the "Equipment") to increase production of solenoid valves, control blocks and other high-precision parts and components the Company supplies to the automotive industry (herein called the "Project"); that the said tax abatements were granted by the City pursuant to the provisions of Act No. 92-599, now codified as Chapter 9B of Title 40 of the Code of Alabama (1975), as amended (herein called the "Tax Abatement Act"); that the Alabama Department of Revenue Form CO: CAA, Application to Granting Authority for Abatement of Taxes, submitted by the Company requesting tax abatements for the Project (herein called the "Abatement Application") reflected that the Project would be completed on or about December 31, 2025 and that the Project would be placed in service on or about December 31, 2025; and that a copy of the Abatement Application is attached to the minutes of the meeting at which this resolution is adopted.

Section 2. The Company has notified the City that completion of the Project is behind schedule due to various circumstances and events beyond the control of the Company and that the Project is now estimated to be completed and placed in service on or about December 31, 2026. The Company has requested that the City Council approve

a one (1) year extension of the "estimated date construction will be completed" and the "estimated date property will be placed in service" as reported on lines 12 and 13, respectively, of the Abatement Application, from December 31, 2025 to December 31, 2026.

Section 3. The Council hereby approves and confirms a one (1) year extension of the "estimated date construction will be completed" and the "estimated date property will be placed in service" as reported on lines 12 and 13, respectively, of the Abatement Application, from December 31, 2025 to December 31, 2026, and the Abatement Application shall be deemed amended accordingly for all purposes with respect to the tax abatements granted by the Council in support of the Project.

Section 4. The Mayor and the City Manager of the City of Auburn are hereby authorized and directed to execute, deliver, seal and attest such documents, instruments and certificates as may be necessary or helpful to carry out the purposes of this resolution.

Section 5. The various provisions of this resolution are hereby declared to be severable. In the event any provision hereof shall be held invalid by a court of competent jurisdiction, such invalidity shall not affect any other portion of this resolution.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the 18th day of November 2025.

CITY OF AUBURN

By _____

Its Mayor

ATTEST:

By _____

Its City Manager

# EXECUTIVE SUMMARY
# ESTIMATED ECONOMIC IMPACT OF
# RAUSCH & PAUSCH, L.P.

| | | |
|---|---|---|
| **Total Capital Investment:** | **$** | **25,168,928** |
| **Number of New Jobs:** | | **73** |
| **Estimated Annual Payroll:** | **$** | **3,588,000** |

| | | | |
|---|---|---|---|
| Estimated Annual Occupational License Fee From Wages Above: | | | $ 35,880.00 |
| Estimated Ad Valorem (Property) Tax for City: | | | 80,540.57 |
| | TOTAL DIRECT ANNUAL TAX IMPACT FOR THE CITY: | | $ 116,420.57 |
| Estimated Annual Payroll: | $ 3,588,000.00 | | |
| | x 30.21% ^ | | |
| Estimated Spending in Auburn: | $ 1,083,934.80 | | |
| Local Sales Tax Rate: | x 4% | | |
| | TOTAL INDIRECT SALES TAX IMPACT: | | $ 43,357.39 |
| | TOTAL ANNUAL TAX IMPACT (DIRECT AND INDIRECT): | | $ 159,777.96 |
| | Over Ten Years: | | x 10 |
| | **ESTIMATED TEN YEAR DIRECT AND INDIRECT TAX IMPACT:** | | **$ 1,597,779.62** |

Estimated Sales Tax Not Abated from Capital Investment (collected at the County level):

| | | |
|---|---|---|
| Sales Tax on Building Materials | $ | - |
| Sales Tax on Equipment | $ | 42,393.00 |
| Sales Tax on Non-Manufacturing Equipment | $ | 26,717.00 |
| TOTAL TRANSACTION TAX IMPACT: | $ | 69,110.00 * |
| AUBURN'S SHARE FOR SCHOOLS (1/3) | $ | 23,036.67 |
| **COMBINED TOTAL ESTIMATED TEN YEAR TAX IMPACT:** | | **$ 1,620,816.28** |

^ It is estimated that 30.21% percent of every initial $1 of gross payrolls are spent in Auburn on taxable goods. This percentage is based on a conservative calculation involving six rounds of spending for every one dollar. In Round 1, the dollar is discounted by 30% to account for payroll taxes and benefits; it is then further discounted by 60% for outside leakage. Each subsequent round is also discounted by 60% for leakage. After the initial $1.00 of gross payroll turns over six times in the local economy, the City of Auburn will have received a direct impact of $0.465. This number is further discounted to account for the amount spent on taxable goods as opposed to services. An estimate of 65% for taxable goods has been applied, producing the overall $0.3021 (30.21%) rate.

* Represents the County portion, which is designated for schools; Auburn gets a pro-rata share of this collected tax, based on enrollment. Assumed to be 1/3 for a simple analysis, assuming equal share for all three systems within the county.

# Agenda Item Summary

**Item No. 10 c**

| | |
|---|---|
| **Council Meeting Date** | November 18, 2025 |
| **Department** | Economic Development |
| **Submitted By** | Phillip Dunlap |
| **Agenda Section** | Resolutions |

**Name and address of person(s) or business(es) this item affects:**

Shinhwa Auto USA Corp
2535 West Tech Lane
Auburn, AL 36832

**Description of item under consideration**

Resolution amending non-educational ad valorem taxes and sales and use taxes granted to Shinhwa Auto USA Corp at its existing facility in the Auburn Technology Park West. Education, hospital, and children's home ad valorem and sales and use taxes are NOT abated. The project was larger than originally anticipated, and the abatement needs to be amended to reflect the additional investment. The original tax abatement approved for Shinhwa Auto USA Corp in August of 2023 included a planned investment of $114,010,000 and the creation of 50 jobs. With this amendment, Shinhwa plans to invest approximately $210,010,000 and to create 50 jobs.

**Why is Council action needed?**

Council action is required to approve the tax abatement pursuant to the provisions of Chapter 9B of Title 40 of the Code of Alabama.

**Is this a budgeted item?:** N/A

**RESOLUTION NO. _____**

**BE IT RESOLVED** by the Mayor and City Council (herein together referred to as "the Council") of the City of Auburn (herein referred to as "the City"), a municipal corporation under the laws of Alabama, as follows:

Section 1. The Council does hereby find, declare and ascertain as follows: That at a regular meeting of the Council held on August 15, 2023, the Council adopted Resolution No. 23-170 granting tax abatements to Shinhwa Auto USA Corp., a corporation organized under the laws of the State of Alabama (herein referred to as the "Company"), as an inducement for the Company to (a) develop, design and construct a new manufacturing facility at 2535 West Tech Lane, Auburn Technology Park West Annex, in the City (herein referred to as the "Facility") and to (b) purchase, install and operate in the Facility and at two existing manufacturing facilities located at 2530 and 2535 West Tech Lane, Auburn Technology Park West Annex, certain machinery, equipment, tooling and other personal property (herein collectively referred to as the "Equipment") for the production and machining of aluminum die cast parts and components the Company supplies to the automotive industry (herein referred to as the "Project"). The said tax abatements were granted by the City pursuant to the provisions of Act No. 92-599, now codified as Chapter 9B of Title 40 of the Code of Alabama (1975), as amended (herein referred to as the "Tax Abatement Act"). The Alabama Department of Revenue Form CO: CAA, Application to Granting Authority for Abatement of Taxes, submitted by the Company to the City requesting tax abatements for the Project (herein referred to as the "Original Abatement Application") reported an estimated total capital investment in the Project of $114,010,000.

Section 2. The Company has notified the City that the Company expanded the scope of the Project due to current business conditions and expects its total capital investment in the Project to be approximately $210,010,000, which amount exceeds the Company's total capital investment in Project as reported in the Original Abatement Application by approximately $96,000,000. The Company has requested that the City approve an increase in the Company's total capital investment in the Project, as reported in the Original Abatement Application, from $114,010,000 to $210,010,000 in order for the Company to realize the full benefit of the tax abatements granted to the Company in connection with the Project. The Company has also requested that the Council accept and approve the Amended Application to Granting Authority for Abatement of Taxes (herein referred to as the "Amended Abatement Application") submitted by the Company to the City, a copy of which Application was presented to the meeting at which this resolution is adopted (and which Application is made a part of this

resolution as fully and completely as if set forth herein). The Amended Abatement Application reflects the increased capital investment by the Company in the Project.

Section 3. The Council hereby approves an increase in the Company's capital investment in the Project from $114,010,000, as reported in the Original Abatement Application, to $210,010,000, as reported in the Amended Abatement Application. The Council hereby accepts and approves the Amended Abatement Application and directs that said Amended Abatement Application be effective as of the date of this Resolution, and with retroactive effect to August 15, 2023, for any and all purposes with respect to the sales and use tax abatements and property tax abatements granted by the City to the Company in connection with the Project.

Section 4. In order to carry out the purposes of this resolution, the Mayor is hereby authorized to execute and deliver, for and in the name of the City, an amendment to the Tax Abatement Agreement between the City and the Company reflecting the increased capital investment by the Company in the Project and the corresponding increase in the amount of tax abatements granted to the Company in connection with the Project, in substantially the form of the First Amendment to Tax Abatement Agreement presented to the meeting at which this resolution is adopted (which form is made a part of this resolution as fully and completely as if set forth herein) with such changes, not inconsistent with the provisions hereof, as the Mayor shall determine to be necessary or desirable in order for the Company to fully realize the tax abatements granted by the Council in connection with the Project, and the City Manager is hereby authorized to fix the seal of the City to said First Amendments to Tax Abatement Agreement and to attest the same.

Section 5. General Authorization. The Mayor and City Manager are hereby further authorized and directed to execute, deliver, seal and attest such other ancillary documents and certificates as may be necessary to carry out the purposes of this resolution.

Section 6. Severability Provisions. The various provisions of this resolution are hereby declared to be severable. In the event any provision hereof shall be held invalid by a court of competent jurisdiction, such invalidity shall not affect any other portion of this resolution.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the 18th day of November 2025.

CITY OF AUBURN

By _____

Its Mayor

ATTEST:

By _____

Its City Manager

# EXECUTIVE SUMMARY
# ESTIMATED ECONOMIC IMPACT OF
# SHINHWA AUTO USA CORP

| | | |
|---|---|---|
| **Total Capital Investment:** | **$** | **210,010,000** |
| **Number of New Jobs:** | | **50** |
| **Estimated Annual Payroll:** | **$** | **2,050,000** |

| | | | | |
|---|---|---|---|---|
| Estimated Annual Occupational License Fee From Wages Above: | | | $ | 20,500.00 |
| Estimated Ad Valorem (Property) Tax for City: | | | | 672,032.00 |
| | TOTAL DIRECT ANNUAL TAX IMPACT FOR THE CITY: | | $ | 692,532.00 |
| Estimated Annual Payroll: | $ | 2,050,000.00 | | |
| | | x 30.21% ^ | | |
| Estimated Spending in Auburn: | $ | 619,305.00 | | |
| Local Sales Tax Rate: | | x 4% | | |
| | TOTAL INDIRECT SALES TAX IMPACT: | | $ | 24,772.20 |
| | TOTAL ANNUAL TAX IMPACT (DIRECT AND INDIRECT): | | $ | 717,304.20 |
| | Over Ten Years: | | | x 10 |
| **ESTIMATED TEN YEAR DIRECT AND INDIRECT TAX IMPACT:** | | | **$** | **7,173,042.00** |

| | | | |
|---|---|---|---|
| Estimated Sales Tax Not Abated from Capital Investment (collected at the County level): | | | |
| Sales Tax on Building Materials | $ | 15,000.00 | |
| Sales Tax on Equipment | $ | - | |
| Sales Tax on Non-Manufacturing Equipment | $ | 2,500.00 | |
| TOTAL TRANSACTION TAX IMPACT: | $ | 17,500.00 | * |
| AUBURN'S SHARE FOR SCHOOLS (1/3) | $ | 5,833.33 | |
| **COMBINED TOTAL ESTIMATED TEN YEAR TAX IMPACT:** | **$** | **7,178,875.33** | |

^ It is estimated that 30.21% percent of every initial $1 of gross payrolls are spent in Auburn on taxable goods. This percentage is based on a conservative calculation involving six rounds of spending for every one dollar. In Round 1, the dollar is discounted by 30% to account for payroll taxes and benefits; it is then further discounted by 60% for outside leakage. Each subsequent round is also discounted by 60% for leakage. After the initial $1.00 of gross payroll turns over six times in the local economy, the City of Auburn will have received a direct impact of $0.465. This number is further discounted to account for the amount spent on taxable goods as opposed to services. An estimate of 65% for taxable goods has been applied, producing the overall $0.3021 (30.21%) rate.

* Represents the County portion, which is designated for schools; Auburn gets a pro-rata share of this collected tax, based on enrollment. Assumed to be 1/3 for a simple analysis, assuming equal share for all three systems within the county.

**TAX ABATEMENT ESTIMATE**
**SHINHWA AUTO USA CORP**

**Estimated Amounts of Taxes to be Abated:**

**I.** Non-Educational Ad Valorem Taxes :

1.) New Building to be constructed in Auburn (includes land and sitework):

| | | | |
|---|---|---|---|
| Value: $ 54,195,000 **x** 20% Assessment | | | |
| 18 mils Abated (non-educational taxes*) = | $ 195,102 | annually | |

2.) Manufacturing equipment to be purchased for use in Auburn:

| | | | |
|---|---|---|---|
| Value: $ 149,566,000 **x** 20% Assessment | | | |
| 18 mils Abated (non-educational taxes*) = | $ 538,438 | annually | |

3.) Non-manufacturing equipment (Personal Property) to be purchased/used in Auburn:

| | | | |
|---|---|---|---|
| Value: $ 6,249,000 **x** 20% Assessment | | | |
| 18 mils Abated (non-educational taxes*) = | $ 22,496 | annually | |
| Estimated Total Ad Valorem Taxes Abated = | $ 756,036 | annually | |
| | x10 | years | |
| Ten Year Total = | | | $ 7,560,360 |

(*36 Mils are not abated which included: 4.0 Mils for Hospital and Children's Home)

**II.** Non-Educational Sales and Use Taxes:

Abatement for Sales Taxes = 8.00% (1.0% County-wide Schools not abated)
Abatement for Machinery in Mfg. = 3.00% (0.25% County-wide Schools not abated)

1.) Sales taxes for building materials used in Construction:
Building Value: $ 54,195,000 **x** 50%
$ 27,097,500 **x** 8.0%= $ 2,167,800

2) Manufacturing Equipment purchased for use in Auburn:
Equipment Value:
$ 149,566,000 **x** 3.0% = $ 4,486,980

3.) Non-Manufacturing equipment (Personal Property) to be purchased and used in Auburn:
Personal Property Value:
$ 6,249,000 **x** 8.0% = $ 499,920

Estimated Total Sales and Use Tax Abatement: (****One Time Only**) $ 7,154,700 **

**Estimated Total Value of Abatements=** **$ 14,715,060** ***

---

**III.** Estimated Value of Abatements by Beneficiary:

**State of Alabama**

| | | |
|---|---|---|
| General Sales Tax = 4% (all abated) | $ 1,333,860.00 | |
| Manufacturing Sales Tax = 1.5% (all abated) | 2,243,490.00 | |
| Property Tax = 6.5 mills (3.5 abated) for 10 years | 1,470,070.00 | |
| | | $ 5,047,420 |

**Lee County**

| | | |
|---|---|---|
| General Sales Tax = 1% (none abated) | $ - | |
| Manufacturing Sales Tax = 0.25% (none abated) | - | |
| Property Tax = 21.5 mills (9.5 abated) for 10 years | 3,990,190.00 | |
| | | $ 3,990,190 |

**City of Auburn**

| | | |
|---|---|---|
| General Sales Tax = 4% (all abated) | $ 1,333,860.00 | |
| Manufacturing Sales Tax = 1.5% (all abated) | 2,243,490.00 | |
| Property Tax = 26 mills (5 abated) for 10 years | 2,100,100.00 | |
| | | $ 5,677,450 |

**Estimated Total Value of Abatements=** **$ 14,715,060** ***

*****NOTE: THESE ARE NEW TAXES BEING ABATED; THEY WOULD NOT EXIST WITHOUT THE PROJECT*****

**TAX GENERATION ESTIMATE**
**SHINHWA AUTO USA CORP**

**Estimated Amounts of Taxes NOT to be Abated:**

**I.** Ad Valorem Taxes :

1.) New Building to be constructed in Auburn (includes land and sitework):

Value: $ 54,195,000 **x** 20% Assessment
36 mills NOT Abated (educational taxes*) = $ 390,204 annually

2.) Manufacturing equipment to be purchased for use in Auburn:

Value: $ 149,566,000 **x** 20% Assessment
36 mills NOT Abated (educational taxes*) = $ 1,076,875 annually

3.) Non-manufacturing equipment (Personal Property) to be purchased/used in Auburn:

Value: $ 6,249,000 **x** 20% Assessment
36 mills NOT Abated (educational taxes*) = $ 44,993 annually

Estimated Total Ad Valorem Taxes NOT Abated = $ 1,512,072 annually
x10 years

Ten Year Total = $ 15,120,720

(*36 Mils are not abated which included: 4.0 Mils for Hospital and Children's Home)

**II.** Non-Educational Sales and Use Taxes:

Abatement for Sales Taxes = 8.00% (1.0% County-wide Schools not abated)
Abatement for Machinery in Mfg. = 3.00% (0.25% County-wide Schools not abated)

1.) Sales taxes for building materials used in Construction:
Building Value: $ 54,195,000 **x** 50%
$ 27,097,500 **x** 1.0%= $ 270,975

2) Manufacturing Equipment purchased for use in Auburn:
Equipment Value:
$ 149,566,000 **x** 0.25% = $ 373,915

3.) Non-Manufacturing equipment (Personal Property) to be purchased and used in Auburn:
Personal Property Value:
$ 6,249,000 **x** 1.0% = $ 62,490

Estimated Total Sales and Use Tax Abatement: (****One Time Only**) $ 707,380 **

**Estimated Total Value of New Taxes (NOT Abated) =** **$ 15,828,100** ***

---

**III.** Estimated Value of Taxes by Beneficiary:

**State of Alabama**
General Sales Tax = 4% (all abated) $ -
Manufacturing Sales Tax = 1.5% (all abated) -
Property Tax = 6.5 mills (3.5 abated) for 10 years 1,260,060.00
$ 1,260,060

**Lee County**
General Sales Tax = 1% (none abated) $ 333,465.00
Manufacturing Sales Tax = 0.25% (none abated) 373,915.00
Property Tax = 21.5 mills (9.5 abated) for 10 years 5,040,240.00
$ 5,747,620

**City of Auburn**
General Sales Tax = 4% (all abated) $ -
Manufacturing Sales Tax = 1.5% (all abated) -
Property Tax = 26 mills (5 abated) for 10 years 8,820,420.00
$ 8,820,420

**Estimated Total Value of New Taxes (NOT Abated) =** **$ 15,828,100** ***

*****NOTE: THESE ARE NEW TAXES, NOT CURRENTLY GENERATED ELSEWHERE*****

**AMENDED**

Form CO: CAA
6/15

ALABAMA DEPARTMENT OF REVENUE

# Application to Granting Authority for Abatement of Taxes

**Under Chapter 9B, Title 40, *Code of Alabama 1975***

**Noneducational Sales and Use Taxes, Noneducational Property Taxes, and/or Mortgage and Recording Taxes**

This form is to be submitted to the granting authority for consideration in granting an abatement of all state and local noneducational property taxes, all construction related transaction (sales and use) taxes, except those local construction related transaction taxes levied for educational purposes or for capital improvements for education, and/or mortgage and recording fees, in accordance with the provisions of Section 40-9B-1 et seq., *Code of Alabama 1975*.

1a. TYPE OF ABATEMENT APPLYING FOR:
☒ Sales & Use Taxes ☒ Property Taxes ☐ Mortgage & Recording Taxes

2. PROJECT NAICS CODE: 3 3 2 9 9 9

1b. IS APPLICANT REQUESTING PROPERTY TAX ABATEMENT FOR A PERIOD LONGER THAN 10 YEARS?
☐ Yes ☒ No

3. TYPE OF PROJECT:
☒ New Project ☐ Major Addition To An Existing Facility

4. DOES MAJOR ADDITION EQUAL THE LESSER OF: (CHECK APPLICABLE BOX)
☐ $2,000,000 – *OR* – ☐ 30% of original cost of existing property, original cost $_____

5. PROJECT APPLICANT: Shinhwa Auto USA Corp

DBA:

6. ADDRESS OF APPLICANT: 2535 West Tech Lane

CITY: Auburn

STATE: AL

ZIP CODE: 36832

7. NAME OF CONTACT PERSON: Sophie Jung

EMAIL ADDRESS: sophie@shinhwa-auto.com

TELEPHONE NUMBER: ( 334 ) 748-6044

8. DATE COMPANY ORGANIZED: 04/25/2019

9. PHYSICAL LOCATION OF PROJECT: 2530 & 2535 West Tech Lane (Auburn Technology Park West Annex)

CITY *(IF OUTSIDE CITY LIMITS, PLEASE INDICATE)*: Auburn

COUNTY: Lee

ZIP CODE: 36832

10. BRIEF DESCRIPTION OF PROJECT *(ATTACH A COMPLETE AND DETAILED LISTING OF PROJECT PROPERTY COSTS TO ENABLE A COST/BENEFIT ANALYSIS BY GRANTING AUTHORITY)*:
Aluminum die casting and machining operation for the automotive industry.

11. ESTIMATED DATE CONSTRUCTION WILL BEGIN: 08/15/2023

12. ESTIMATED DATE CONSTRUCTION WILL BE COMPLETED: 12/31/2025

13. ESTIMATED DATE PROPERTY WILL BE PLACED IN SERVICE: 12/31/2025

14. HAVE BONDS BEEN ISSUED FOR PROJECT:
☒ No ☐ Yes If yes, date bonds issued:

15. WILL BONDS BE ISSUED FOR PROJECT
☒ No ☐ Yes If yes, projected date of issue:

| 16. ESTIMATED NUMBER OF NEW EMPLOYEES | 17. ESTIMATED ANNUAL PAYROLL OF NEW EMPLOYEES | Estimated Investment for Project | 18. COST OR VALUE FOR PROPERTY TAX | 19. COST SUBJECT TO SALES TAX |
|---|---|---|---|---|
| INITIALLY | INITIALLY | a. Land (if donated, show market value) | 18a | XXXXXXXXXX |
| YEAR 1: 15 | YEAR 1: $ 615,000 | b. Existing Building(s) (if any) | 18b | XXXXXXXXXX |
| YEAR 2: 10 | YEAR 2: $ 410,000 | c. Existing Personal Property (if any) | 18c | XXXXXXXXXX |
| YEAR 3: 25 | YEAR 3: $ 1,025,000 | d. New Building(s) and/or New Additions to Existing Building(s) (19d = building materials *only*) | 18d $ 54,195,000 | 19d $ 27,097,500 |
| This form may be used as the application to the granting authority required by Section 40-9B-6(a), *Code of Alabama 1975*. The information requested here is required by Section 40-9B-6 and Section 40-2-11(7), *Code of Alabama 1975*. | | e. New Manufacturing Machinery | 18e $ 149,566,000 | 19e $ 149,566,000 |
| | | f. Other New Personal Property (non-mfg machinery, office equipment, computers, etc.) | 18f $ 6,249,000 | 19f $ 6,249,000 |
| | | g. **TOTALS** (PROPERTY TAX TOTAL MUST EQUAL TOTAL PROJECT INVESTMENT. SALES TAX TOTAL WILL BE LESS.) | 18g $ 210,010,000 | 19g $ 182,912,500 |

The abatement of noneducational property taxes is based on the market value of specific assets; therefore, the actual amount of taxes abated is determined each year as the property is assessed and valued. An abatement of noneducational sales and use taxes shall apply only to tangible personal property and taxable services incorporated into private use industrial property, the cost of which may be added to capital account with respect to the property, determined without regard to any rule which permits expenditures properly chargeable to capital account to be treated as current expenses. No abatement of sales and use taxes shall extend beyond the date private use industrial property is placed in service. A verification inspection of qualifying property will be conducted by the Alabama Department of Revenue to insure compliance with Section 40-9B-1 et seq., *Code of Alabama 1975*, as amended.

I hereby affirm that, to the best of my knowledge and belief, the information in this application and any accompanying statement, schedules, and other information is true, correct and complete.

Yoon Pyo Lee
NAME (PRINT)

SIGNATURE

CEO
TITLE

11/3/2025
DATE

**FIRST AMENDMENT TO**
**TAX ABATEMENT AGREEMENT**

This First Amendment to Tax Abatement Agreement (this "Amendment"), made and entered into on November 18, 2025 and to be effective as of August 15, 2023, is by and between the City of Auburn, a municipal corporation under the laws of the State of Alabama (the "City"), and Shinhwa Auto USA Corp., a corporation organized under the laws of the State of Alabama (the "Company").

**W I T N E S S E T H:**

**WHEREAS**, the City granted certain tax abatements to the Company pursuant to the Tax Incentive Reform Act of 1992, as amended (the "Tax Abatement Act"), as an inducement for the Company to (a) develop, design and construct a new manufacturing facility at 2535 West Tech Lane, Auburn Technology Park West Annex, in the City (the "Facility") and to (b) purchase, install and operate in the Facility and at two existing manufacturing facilities located at 2530 and 2535 West Tech Lane, Auburn Technology Park West Annex, certain machinery, equipment, tooling and other personal property (collectively, the "Equipment") for the production and machining of aluminum die cast parts and components the Company supplies to the automotive industry (the "Project");

**WHEREAS**, the tax abatements granted by the City to the Company in connection with the Project are more specifically described in the Tax Abatement Agreement dated August 15, 2023 between the City and the Company (the "Tax Abatement Agreement");

**WHEREAS**, the original scope of the Project has expanded significantly to meet the business needs of the Company resulting in increased capital investment by the Company in the Facility and Equipment;

**WHEREAS**, the Company expects its total capital investment in the Project to be approximately $210,010,000, an increase of $96,000,000 (the "Additional Capital Investment") to the Company's estimated capital investment in the Project as reported on Line 18g of the original Alabama Department of Revenue Form CO: CAA, Application to Granting Authority for Abatement of Taxes, submitted by the Company to the City requesting tax abatements in connection with the Project (the "Original Application");

**WHEREAS**, it was the intention and mutual understanding of the parties at the time the City granted the tax abatements for the Project that the Company would receive tax abatements for its entire capital investment in the Project, including the Additional Capital Investment, to the fullest extent permitted under the Tax Abatement Act, and without regard to the original estimate by the Company of its capital investment in the Project;

**WHEREAS**, the Company submitted to the City an Amended Form CO: CAA Application to Granting Authority for Abatement of Taxes (the "Amended Application") requesting that the City acknowledge the Additional Capital Investment and confirm that the tax

abatements granted to the Company by adoption of Resolution No. 23-170 (dated August 15, 2023) are intended to apply to the Company's entire capital investment in the Project without regard to the original estimate by the Company of its capital investment in the Project;

**WHEREAS**, the City Council, at its regularly scheduled meeting held on November 18, 2025, adopted Resolution No. 25-_____ confirming that it was the intent and purpose of the City Council in adopting Resolution No. 23-170 that the tax abatements granted to the Company for the Project apply to the Company's entire investment in the Project to the maximum extent permitted by the Tax Abatement Act and without regard to the original estimate by the Company of its capital investment in connection with the Project; and

**WHEREAS**, the City and the Company wish to enter into this Amendment for purposes of (a) confirming that the tax abatements granted by the City to the Company by adoption of Resolution No. 23-170 apply to the Company's entire capital investment in connection with the Project, including the Additional Capital Investment, and (b) reflecting in the Tax Abatement Agreement the value of the Additional Capital Investment and the increased amount of tax abatements attributable thereto.

**NOW, THEREFORE**, in consideration of the respective agreements on the part of the City and the Company contained in the Tax Abatement Agreement and this Amendment, the capital investment by the Company in connection with the Project, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Capitalized Terms. Capitalized terms not otherwise defined in this Amendment shall have the meanings set forth in the Tax Abatement Agreement.

2. Amendments. The Tax Abatement Agreement shall be amended as follows:

(a) Subparagraph (a) of Section 1 of the Tax Abatement Agreement shall be deleted in its entirety and the following inserted in lieu thereof:

"(a) The total amount to be invested by the Company in connection with the Project, including the development, design and construction of the Facility and the purchase and installation of the Equipment, is anticipated to be approximately $210,010,000.00."

(b) Subparagraph (a) of Section 2 of the Tax Abatement Agreement shall be deleted in its entirety and the following inserted in lieu thereof:

"(a) The estimated approximate amount of the taxes abated pursuant to this Agreement are as follows:

(i) Noneducational Ad Valorem Taxes: $756,036.00 per year (annual average over ten-year period); and

(ii) Construction Related Transaction Taxes: $7,154,700.00."

3. Full Force and Effect. Except as expressly amended hereby, all other terms of the Tax Abatement Agreement shall continue in full force and effect.

4. Captions. The titles and captions contained in this Amendment are inserted only as a matter of convenience and for reference and in no way define, limit, extend or describe the scope or intent of this Amendment.

5. Controlling Law. This Amendment will be governed by and construed and enforced in accordance with the laws of the State of Alabama without giving effect to principles of conflict of laws.

6. Effective Date. This Amendment, entered into by the parties hereto on November 18, 2025, shall be effective for purposes of the tax abatements granted by the City to the Company on a retroactive basis to August 15, 2023, the effective date of the Tax Abatement Agreement.

[Signatures on the following page]

**IN WITNESS WHEREOF**, the City and the Company have caused this First Amendment to Tax Abatement Agreement to be executed in their respective names and have caused their respective seals to be hereunto affixed, all by their duly authorized officers, in six (6) counterparts, each of which shall be deemed an original, and have caused this First Amendment to Tax Abatement Agreement to be executed and delivered as of the date first above written.

**CITY OF AUBURN, ALABAMA**

By _____
Mayor

ATTEST:

By _____
City Manager

**SHINHWA AUTO USA CORP.**

By _____

Its _____

# Agenda Item Summary

**Item No. 10 d**

| | |
|---|---|
| **Council Meeting Date** | November 18, 2025 |
| **Department** | Development Services |
| **Submitted By** | Scott Cummings |
| **Agenda Section** | Resolutions |

**Name and address of person(s) or business(es) this item affects:**

Beasley Construction Services, Inc.
P.O. Box 579
Notasulga, AL 36866

**Description of item under consideration**

Resolution authorizing the City Manager to execute a contract with the lowest responsible bidder, Beasley Construction Services, Inc., in the amount of $2,787,000 for the cost of labor, equipment, and material necessary to complete the Auburn Softball Complex and Soccer Complex Project. The additions to the Auburn Soccer Complex will include a new synthetic turf multi-purpose field with lighting and sidewalks. Improvements to the Auburn Softball Complex will include new dugouts, fencing, back stop and synthetic turf infields.

**Why is Council action needed?**

Section 11-45-2(c) of the Code of Alabama requires City Council to approve a resolution to award contracts where bids are received. Sealed bids are required for all public works contracts in excess of $100,000 per Section 39-2-2 of the Code of Alabama.

**Is this a budgeted item?:** Yes

AUBURN
ALABAMA

# MEMORANDUM

**TO:** Megan McGowen Crouch, City Manager

**THROUGH:** B. Scott Cummings, Development Services Executive Director

**FROM:** Brad Griffith, Capital Projects Director

**DATE:** November 18, 2025

**SUBJECT:** Auburn Soccer and Softball Complex Project

The City of Auburn opened sealed bids on November 3, 2025, for a project that combined work budgeted in the FY2026 Capital Improvement Plan (CIP) for the Wire Road Soccer Complex and the Auburn Softball Complex. The work at the Wire Road Soccer Complex will include a new synthetic turf field with lighting and sidewalks. The improvements to the Auburn Softball Complex will include new dugouts, fencing, backstop and synthetic turf infields.

Bids were solicited from area contractors for the cost of labor, equipment and materials necessary to complete the Auburn Softball Complex and Soccer Complex Project. The following bids were received:

| CONTRACTOR | BID PRICE |
|---|---|
| Beasley Construction Services, Inc.<br>Notasulga, AL | $2,787,000 |
| Mid-America Sports Construction<br>Lee's Summit, MO | $3,815,701 |
| Specialty Turf Supply<br>Birmingham, AL | $3,064,000 |
| Sports Turf Supply Company, Inc.<br>Whitesburg, GA | $3,639,000 |
| Evergreen Siteworks<br>Opelika, AL | $2,868,470 |
| Principle Construction<br>LaGrange, GA | $3,550,000 |
| Whatley Construction, Inc.<br>Opelika, AL | $3,042,800 |

It is recommended that Beasley Construction Services, Inc., be awarded the contract in the amount of $2,787,000. It is further recommended that the City Council authorize an additional 10% of the contract amount (278,700) as contingency for unforeseen circumstances.

RESOLUTION NO. _____

**WHEREAS,** the City Council of the City of Auburn recognizes that it is in the best interest of the City of Auburn to construct the Auburn Softball Complex and Soccer Complex Project; and

**WHEREAS,** the City Council of the City of Auburn solicited sealed bids as required under Alabama Law per Section 39-2-2(a); and

**WHEREAS,** sealed bids were opened on November 3, 2025, and Beasley Construction Services, Inc. was the lowest responsible bidder meeting the specifications for the Auburn Softball Complex and Soccer Complex Project with a bid of $2,787,000; and

**WHEREAS,** the City of Auburn requests a contract agreement with Beasley Construction Services, Inc., for $2,787,000 for the Auburn Softball Complex and Soccer Complex Project.

**NOW THEREFORE BE IT RESOLVED** that the City Council of the City of Auburn, Alabama does hereby authorize the City Manager to execute a contract agreement with Beasley Construction Services, Inc. for the Auburn Softball Complex and Soccer Complex Project for $2,787,000 and further authorizes up to ten percent (10%) of the contract amount ($278,700) as contingency to be used for unforeseen conditions.

**ADOPTED AND APPROVED** by the City Council of the City of Auburn, Alabama, this the 18th day of November 2025.

_____
Mayor

ATTEST:

_____
City Manager

~~Add~~ DEDUCT $42,000.00 FROM BASE BID (RH)

# PROPOSAL FORM

To: **City of Auburn** Date: 11/3/2025

In compliance with the Advertisement for Prequalification and Bids and subject to all the conditions thereof, the undersigned

Beasley Construction Services, Inc.

(Legal Name of Bidder)

hereby proposes to furnish all labor and materials and perform all work required for the construction of the City of Auburn Soccer Complex in accordance with Drawings and Specifications, dated **09.26.2025**, and titled **Auburn Soccer Complex and Softball Complex.**

The Bidder, which is organized and existing under the laws of the State of Alabama,

having its principal offices in the City of Notasulga,

is: ☑ a Corporation ☐ a Partnership ☐ an individual ☐ (other) _____.

**LISTING OF PARTNERS OR OFFICERS**: If Bidder is a Partnership, list all partners and their addresses; if Bidder is a Corporation, list the names, titles, and business addresses of its officers:

Chadwick L. Beasley, President, PO Box 579, Notasulga, AL 36866

Robert (Robbie) Hardy Jr., Vice President, PO Box 579, Notasulga, AL 36866

**BIDDER'S REPRESENTATION**: The Bidder declares that it has examined the site of the Work, having become fully informed regarding all pertinent conditions, and that it has examined the Drawings and Project Manual for the Work and the other Bid and Contract Documents relative thereto, and that it has satisfied itself relative to the Work to be performed.

**ADDENDA**: The Bidder acknowledges receipt of Addenda Nos. 1 through 3 inclusively.

**BASE BID**: For construction complete as shown and specified, the sum of

Two million Eight Hundred Twenty Nine Thousand Dollars ($ 2,829,000.00 ).

**ALTERNATES**: If alternates as set forth in the Bid Documents are accepted, the following adjustments are to be made to the Base Bid:

For Alternate No. 1 ( Additional Soccer Netting ) (add)(deduct) $ 52,388.00
(Insert key word for Alternate)

For Alternate No. 2 ( . . . . . ) (add)(deduct) $ _____

For Alternate No. 3 ( . . . . . ) (add)(deduct) $ _____

For Alternate No. 4 ( . . . . . ) (add)(deduct) $ _____

For Alternate No. 5 ( . . . . . ) (add)(deduct) $ _____

For Alternate No. 6 ( . . . . . ) (add)(deduct) $ _____

For Alternate No. 7 ( . . . . . ) (add)(deduct) $ _____

For Alternate No. 8 ( . . . . . ) (add)(deduct) $ _____

For Alternate No. 9 (. . . . . ) (add)(deduct) $ _____

For Alternate No. 10 (. . . . . ) (add)(deduct) $ _____

For Alternate No. 11 (. . . . . ) (add)(deduct) $ _____

For Alternate No. 12 (. . . . . ) (add)(deduct) $ _____

For Alternate No. 13 (. . . . . ) (add)(deduct) $ _____

For Alternate No. 14 (. . . . . ) (add)(deduct) $ _____

**UNIT PRICES** - See attached Schedule of Unit Prices.

**BID SECURITY**: The undersigned agrees to enter into a Construction Contract and furnish the prescribed Performance and Payment Bonds and evidence of insurance within fifteen calendar days, or such other period stated in the Bid Documents, after the contract forms have been presented for signature, provided such presentation is made within 30 calendar days after the opening of bids, or such other period stated in the Bid Documents. As security for this condition, the undersigned further agrees that the funds represented by the Bid Bond (or cashier's check) attached hereto may be called and paid into the account of the Awarding Authority as liquidated damages for failure to so comply.

Attached hereto is a: (Mark the appropriate box and provide the applicable information.)

☑ Bid Bond, executed by Western Surety Company as Surety,

☐ Cashier's check on the _____ Bank of _____,

for the sum of Five percent (5%) of the amount of the bid, not to exceed Ten-Thousand

Dollars ($ 10,000.00 ) made payable to the Awarding Authority.

**BIDDER'S ALABAMA LICENSE**:

State License for General Contracting:

| 52965 | Unlimited | Building Construction U4<br>MU-S Earthwork; Concrete, Etc |
|---|---|---|
| License Number | Bid Limit | Type(s) of Work |

**CERTIFICATIONS**: The undersigned certifies that he or she is authorized to execute contracts on behalf of the Bidder as legally named, that this proposal is submitted in good faith without fraud or collusion with any other bidder, that the information indicated in this document is true and complete, and that the bid is made in full accord with State law. Notice of acceptance may be sent to the undersigned at the address set forth below.

The Bidder also declares that a list of all proposed major subcontractors and suppliers will be submitted at a time, subsequent to the receipt of bids as established by the Architect in the Bid Documents but in no event shall this time exceed twenty-four (24) hours after receipt of bids.

Legal Name of Bidder
Beasley Construction Services, Inc.

Mailing Address PO Box 579, Notasulga, AL 36866

* By (Legal Signature) _____

* Name (type or print) Chad L. Beasley

* Title President

Telephone Number (334) 257-2727

Beasley Construction Services, Inc. CORPORATE SEAL (Seal) 2018 Alabama

* If other than the individual proprietor, or an above named member of the Partnership, or the above named president, vice-president, or secretary of the Corporation, attach written authority to bind the Bidder. Any modification to a bid shall be over the initials of the person signing the bid, or of an authorized representative.

# Agenda Item Summary

**Item No. 10 e**

| | |
|---|---|
| **Council Meeting Date** | November 18, 2025 |
| **Department** | Office of the City Manager |
| **Submitted By** | Megan McGowen |
| **Agenda Section** | Resolutions |

Public Hearing
Required

---

**Name and address of person(s) or business(es) this item affects:**

Opelika-University FC Property, LLC
356 Martin Luther King Jr. Blvd.
Suite B
Savannah, GA 31401

**Description of item under consideration**

Resolution to approve a Commercial Development Agreement between the City of Auburn and Opelika-University FC Property, LLC, to modify and enhance a commercial retail facility located at the southeast corner of the intersection of Opelika Road and East University Drive, known as “Flint’s Crossing.” The City of Auburn, in exchange for enhancement of the commercial space in a key economic corridor, and growth to the tax base of the City, will remit Opelika-University FC Property, LLC, for a period not to exceed 5 years, portions of certain sales and use tax to be levied and collected by the City. The maximum amount reimbursable under the development agreement is $300,000.

**Why is Council action needed?**

City Council action is needed to pass a resolution. Section 11-43A-24 of the Code of Alabama requires unanimous consent of the City Council to pass a resolution of permanent operation at the same meeting at which it is introduced.

**Is this a budgeted item?:** N/A

**RESOLUTION NO. ____**

**BE IT RESOLVED** by the Mayor and City Council (the "Council") of the **CITY OF AUBURN, ALABAMA** (the "City"), as follows:

**Section 1. Findings**. The Council has ascertained and does hereby find and declare as follows:

**WHEREAS**, and Opelika-University FC Property, LLC, a Delaware limited liability company (the "Owner") has approached the City with plans to make various capital improvements in order to modify and enhance a commercial retail facility located at the south east corner of the intersection of Opelika Road and East University Drive Auburn, Alabama 36830 within the City and known as “Flint’s Crossing” the "Facility", pursuant to the process established by Resolution 11-132 adopted at the August 2, 2011 meeting of the City Council (the "Commercial Development Incentive Program"); and

**WHEREAS**, the City reviewed and examined the development plans of the Owner, as proposed by the Owner in the Application for Commercial Development Incentive Program submitted pursuant to the Commercial Development Incentive Program (the "Commercial Development Incentive Program Application"), and determined that the various capital improvements respecting the modification and enhancement of the Facility as set forth therein (collectively, the "Capital Improvements") would result in a substantial economic benefit to the City by promoting and expanding commercial development within and around the area of the City at which the Facility is located; and

**WHEREAS**, cities throughout the United States have adopted codes and undertaken other procedures that go beyond conventional zoning controls in order to advance land development regulatory mechanisms that place primary emphasis on the physical form of the built environment with the goal of producing a special type of place within the urban environment, which codes are based on the scale, character, intensity and form of development rather than solely on differences in land use; and

**WHEREAS**, absent adequate enabling laws in the State of Alabama, the City desires to achieve similar goals with respect to major land development within its jurisdiction through agreements with developers that promote construction of commercial and retail structures in accordance with higher standards of construction and development than can be achieved through zoning and other regulatory actions by the City; and

**WHEREAS**, the Facility is situated within a high-visibility area of the City and is an important location for planned economic development if constructed in accordance with elevated requirements in order to attract and retain other regional business owners and tenants and enhance the overall aesthetic appeal of said area; and

**WHEREAS**, the modifications and enhancements of the Facility in accordance with heightened design and development standards will result in a substantial economic benefit to the City by expanding the tax base of the City, creating additional jobs within the City, and enhancing the overall quality of life for the citizens of the City, and will further help prevent the proliferation of unplanned developments that are detrimental to the sustained economic health and well-being of the City; and

**WHEREAS**, the Owner has agreed to modify and enhance the Facility in accordance with heightened requirements as set forth on Exhibit A hereto (the "Heightened Design Standards"); and

**WHEREAS**, the City has agreed to make certain payments to the Owner during the term hereof (hereinafter defined as the "City Payments") out of a portion of the net

proceeds received by the City from certain sales and use taxes levied and collected by the City to help offset the costs of the various capital improvements to outfit the Facility; and

**WHEREAS**, the agreement of the City herein described to make the City Payments is being made under and in furtherance of any power or authority authorized by Amendment 772 to the Constitution of Alabama, and the City has determined that the expenditure of public funds for the purposes herein specified will serve a valid and sufficient public purpose, notwithstanding any incidental benefit accruing to any private entity or entities.

**Section 2. Authorization of Development Agreement**. The City Manager are hereby authorized and directed to execute and deliver, on behalf of the City, the Development Agreement in substantially the form attached as Exhibit A hereto, together with such changes thereto as the Mayor and City Manager shall determine to make. The Mayor, the City Manager and all other officers of the City are hereby further authorized and directed to execute, seal, attest and deliver such other documents and certificates and to take such other actions on behalf of the City as may be necessary to consummate the transactions contemplated by the Development Agreement.

**ADOPTED AND APPROVED** by the City Council of the City of Auburn, Alabama, this 18th day of November, 2025.

_____
Mayor

ATTEST:

_____
City Manager

**EXHIBIT A**

**EXECUTIVE SUMMARY**
**Opelika-University FC Property, LLC**

**Project Details:**
Opelika-University FC Property, LLC has recently purchased a commercial retail center located at the southeast corner of the intersection of Opelika Road and East University Drive, known as 'Flint's Crossing'. The previous owner had two Commercial Development Agreements in place that obligated the City to performance-based sales tax sharing of up to $265,000 per year through May 2030 and up to $110,000 per year from June 2030-2032 for a total potential tax sharing obligation of $1,655,000. Those agreements have since been nullified because of this change of ownership.

Beyond the investment of purchasing the Flint's Crossing Shopping Center, , the new owners, Opelika-University FC Property, LLC, will be investing an additional $750,000 in various improvements to the property as well as enhancing the tenant mix over time. These investments will drive additional sales tax revenue in the years to come.

**Incentive Analysis:**
Following the guidelines as established under the Commercial Development Incentive Program, the above project meets the criteria for stimulating and retaining commercial development in a key economic area of the City.

| | |
|---|---|
| Total Capital Investment in additional improvements: | $750,000 |
| Rebated Improvements Cap*: | $300,000 |

*Total capital investment and City participation do not equal. Participation is capped based on internal staff analysis relative to project need and performance projections.

**Staff Recommendation:**
The project satisfies Commercial Development Incentive Program requirements. Based on internal staff analysis of the estimated construction costs provided by Opelika-University FC Property, LLC, the Commercial Development staff proposes to cap the rebate at $300,000 total, over a period of not more than 5 years. Annual City Payments shall not exceed $60,000. The City's previous obligations under the former Commercial Development Agreements for Flint's Crossing would have totaled $1,655,000.

This rebate will be used to offset costs incurred by the owner for the continued redevelopment of the shopping center, the effect of which will add capital investment, provide additional tax base, and help create and retain jobs in the Auburn economy. Because the project is economically viable and the development will provide new sources of revenue for the City of Auburn while also meeting critical commercial development needs, the Commercial Development Staff recommends approval of the incentive program.

**PROJECT DEVELOPMENT AGREEMENT**

This Project Development Agreement (this "Agreement"), effective as of the ____ day of November, 2025 (the "Effective Date"), is entered into by and between the City of Auburn, Alabama, a municipal corporation under the laws of the State of Alabama (the "City"), and Opelika-University FC Property, LLC, a Delaware limited liability company (the "Owner").

**R E C I T A L S:**

**WHEREAS**, the Owner has approached the City with plans to make various capital improvements in order to modify and enhance a commercial retail facility located at the south east corner of the intersection of Opelika Road and East University Drive Auburn, Alabama 36830 within the City and known as “Flint’s Crossing” the "Facility", pursuant to the process established by Resolution 11-132 adopted at the August 2, 2011 meeting of the City Council (the "Commercial Development Incentive Program"); and

**WHEREAS**, the City reviewed and examined the development plans of the Owner, as proposed by the Owner in the Application for Commercial Development Incentive Program submitted pursuant to the Commercial Development Incentive Program (the "Commercial Development Incentive Program Application"), and determined that the various capital improvements respecting the modification and enhancement of the Facility as set forth therein (collectively, the "Capital Improvements") would result in a substantial economic benefit to the City by promoting and expanding commercial development within and around the area of the City at which the Facility is located; and

**WHEREAS**, cities throughout the United States have adopted codes and undertaken other procedures that go beyond conventional zoning controls in order to advance land development regulatory mechanisms that place primary emphasis on the physical form of the built environment with the goal of producing a special type of place within the urban environment, which codes are based on the scale, character, intensity and form of development rather than solely on differences in land use; and

**WHEREAS**, absent adequate enabling laws in the State of Alabama, the City desires to achieve similar goals with respect to major land development within its jurisdiction through agreements with developers that promote construction of commercial and retail structures in accordance with higher standards of construction and development than can be achieved through zoning and other regulatory actions by the City; and

**WHEREAS**, the Facility is situated within a high-visibility area of the City and is an important location for planned economic development if constructed in accordance with elevated requirements in order to attract and retain other regional business owners and tenants and enhance the overall aesthetic appeal of said area; and

**WHEREAS**, the modifications and enhancements of the Facility in accordance with

heightened design and development standards will result in a substantial economic benefit to the City by expanding the tax base of the City, creating additional jobs within the City, and enhancing the overall quality of life for the citizens of the City, and will further help prevent the proliferation of unplanned developments that are detrimental to the sustained economic health and well-being of the City; and

**WHEREAS**, the Owner has agreed to modify and enhance the Facility in accordance with heightened requirements as set forth on Exhibit A hereto (the "Heightened Design Standards"); and

**WHEREAS**, the City has agreed to make certain payments to the Owner during the term hereof (hereinafter defined as the "City Payments") out of a portion of the net proceeds received by the City from certain sales and use taxes levied and collected by the City to help offset the costs of the various capital improvements to outfit the Facility; and

**WHEREAS**, the agreement of the City herein described to make the City Payments is being made under and in furtherance of any power or authority authorized by Amendment 772 to the Constitution of Alabama, and the City has determined that the expenditure of public funds for the purposes herein specified will serve a valid and sufficient public purpose, notwithstanding any incidental benefit accruing to any private entity or entities.

**NOW, THEREFORE**, for and in consideration of the foregoing premises, the covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties do hereby covenant, agree and bind themselves as follows:

**Section 1. City Payments; Derived Taxes.** (a) The City hereby covenants and agrees to remit payments ("City Payments") of certain amounts equal to Derived Taxes generated solely at the Facility, from the Derived Taxes Commencement Date through the end of the term of this Agreement, up to not in excess of $60,000 during any fiscal year while this Agreement is in effect, and in an aggregate amount of all such payments not to exceed $300,000. Such payments shall be submitted by the City to the Owner on the fifteenth ($15^{th}$) day of the second calendar month following each Fiscal Quarter following the Derived Taxes Commencement Date during the term of this Agreement.

(b) As used herein, (i) "Derived Taxes" shall mean one-half (1/2) of the net proceeds of the City Sales Taxes (hereinafter defined) realized upon taxable sales within the Facility; (ii) "City Sales Taxes" shall mean the sales and use tax collected by the City and levied pursuant to Ordinance No. 1408, as amended by Ordinance No. 1526 and Ordinance No. 2118 of the City, as said ordinances may from time to time be amended, modified or replaced, but only up to the maximum tax rate of 2.75%, and excluding any increases of the rate of the said sales and use tax beyond 2.75% (such exclusion to include, without limitation, that certain sales and use tax increase adopted by the City on June 21, 2011); provided, City Sales Taxes shall not include (1) any taxes generated by businesses or other enterprises described in Section 10(b) hereof, (2) any taxes remitted by the Facility to the City after the end of the next Fiscal Quarter following the date on

which such taxes were due and payable to the City by the Facility, and (3) any other collections by the City in the form of penalties, fees, or interest referable to the said sales and use taxes); (iii) "Fiscal Quarter" shall mean any period of three consecutive months beginning on October 1, January 1, April 1 or July 1, as the case may be (with the first Fiscal Quarter hereunder to begin on the first October 1, January 1, April 1 or July 1 immediately following the Derived Taxes Commencement Date); and (iv) "Derived Taxes Commencement Date" shall mean the first day of the month following the Effective Date of this Agreement and that each Owner, and the most senior officer of Owner, shall have (1) paid all legal costs of the City as required by Section 7 hereof and any other amounts required to be paid by Owner to the City hereunder. The Owner shall certify to the City in writing, under penalty of perjury, as Capital Improvements are made and completed during the term of the agreement, and that the Facility is enhanced in accordance with the Heightened Design Standards, and, together with such certification, provided such information and other documentation as shall be necessary or desirable to enable the City to verify that all such improvements and enhancements have been completed during the term of the agreement.

(c) The Parties recognize and agree that any individual taxpayer may contest the amount of taxes paid by such taxpayer and such amount may be included in the determination of City Payments remitted pursuant to this Agreement and, therefore, a portion of the City Payments could be required to be refunded to a contesting taxpayer. In the event that the City is at any time required to refund any City Payments previously paid to the Owner, the amount of City Payments to be paid to the Owner on future City Payment Dates shall be reduced by the amount of taxes refunded to such taxpayer, such reduction to commence beginning with the month following the month during which the refund is made and continuing thereafter until the full amount of any such refund has been deducted from the amount of City Payments paid to the Owner.

(d) The payment obligations of the City hereunder shall be limited obligations payable solely out of Derived Taxes, if any, generated by the Facility, and the full faith and credit of the City are not pledged for the City Payments hereunder. Without limiting the generality of the foregoing, the Owner understands, acknowledges and agrees that Derived Taxes generated at the Facility shall be the sole and exclusive source of the City payments to be made under this Agreement, and that no other funds of the City shall be used for making City Payments hereunder.

**Section 2. Enhanced Design Standards.** (a) The Owner understands, acknowledges and agrees that the City would not be entering into this Agreement or otherwise agreeing to make any payments hereunder absent the agreement of the Owner to modify and enhance the Facility in accordance with heightened standards are set forth on Exhibit A hereto.

(b) All construction activities regarding the Facility shall be conducted in compliance with all applicable laws, ordinances, rules and regulations of any governmental authority, including, without limitation, all applicable licenses, permits, building codes, restrictive covenants, zoning and subdivision ordinances and flood, disaster and environmental protection laws. The Owner shall cause any architect, general contractor, subcontractor or other business performing any work in connection with the development of the Facility to obtain all necessary permits, licenses and approvals to construct the same. It is understood and acknowledged that the City will not waive

any fees, access fees, or related expenses for any permits, licenses or approvals that must be obtained from the City or any other governmental authority in connection with the redevelopment of the Facility.

(c) If at any time during the term of this agreement, the Owner changes the condition, material, color or appearance of the facade of the facility or development, without prior approval of the Commercial Development Authority of the City of Auburn (the "CDA"), City Payments of the Derived Taxes under this agreement shall cease and no further City Payments will be paid to the Owner. The CDA agrees that it shall respond to any requested change of the condition, material, color or appearance of the facade of the facility within a reasonable timeframe, not to exceed thirty (30) days.

**Section 3. Representations and Warranties of Owner.** The Owner hereby represents and warrants to the City as follows:

(a) that the granting of the tax sharing incentive described herein will assist the Owner in modifying and enhancing the Facility and acquiring and installing necessary fixtures, all in the City of Auburn, Alabama;

(b) that the Owner is duly organized as a limited liability company under the laws of the State of Delaware, and is duly qualified, registered, and authorized to transact business in the State of Alabama and has the power to enter into, and to perform and observe the agreements and covenants on its part contained in, this Agreement;

(c) the execution and delivery of this Agreement on the part of the Owner have been duly authorized by all necessary action;

(d) the total amount to be invested in the modification and enhancement of the Facility as herein described is anticipated to be approximately $750,000 over the term of the Agreement; and

(e) the location of the Owner and the business conducted at the Facility constitutes a targeted area of development and key commercial area within the City in need of redevelopment.

**Section 4**. **Events of Default**. The Owner and the City agree that the occurrence of any of the following shall constitute an event of default (each, an "Event of Default") under this Agreement:

(a) the dissolution or liquidation of the Owner, or the filing by the Owner of a voluntary petition in bankruptcy, or the Owner seeking of or consenting to or acquiescing in the appointment of a receiver of all or substantially all of its

property, or the adjudication of the Owner as a bankrupt, or any assignment by the Owner for the benefit of its creditors, or the entry by the Owner into an agreement of composition with its creditors, or if a petition or answer is filed by the Owner proposing the adjudication of the Owner as a bankrupt or its reorganization, arrangement or debt readjustment under any present or future federal bankruptcy code or any similar federal or state law in any court, or if any such petition or answer is filed by any other person and such petition or answer shall not be stayed or dismissed within 60 days; or

(b) failure by the Owner to perform or observe any of its agreements or covenants contained in this Agreement; or

(c) (c) any change in ownership or control of the Facility without the prior written consent of the City; except that Owner shall be allowed to transfer ownership or control of the Facility to another entity wholly owned by UCF Holdings I, LLC, a Delaware limited liability company, provided such entity fully assumes and agrees to be bound by the terms of this Agreement and Owner notifies the City in writing of such transfer and assumption at least 30 days prior. (d)

The Owner, and any affiliate thereof, shall at any time during the term of this Agreement (i) fail to maintain its good standing within the City, (ii) not be in compliance with all applicable laws, ordinances, rules and regulations of the City, or (iii) fail to be current in payment of any and all taxes, fees, and other charges imposed by the City or any other local government entity; or

(e) The Owner shall modify, alter or otherwise change the Facility in any manner inconsistent with the Heightened Design Standards without the prior written consent of the CDA, acting on behalf of the City; provided, however, that no such failure shall constitute a breach of this Agreement if the Owner cures such failure within thirty (30) days after receiving written notice thereof.

(f) The Owner shall fail to commence planned Capital Improvements within twelve (24) months of the Effective Date of this Agreement, or, once begun, to diligently proceed to complete such Capital Improvements in a commercially reasonable time and manner, consistent with the scope of

improvements and timeline in Exhibit A. In such case, the Owner shall remit to The City all Derived Taxes paid by the City during the term of the Agreement.

(g) The Owner shall fail to certify to the City in writing, under penalty of perjury, that all Capital Improvements have been made and completed, and that the Facility has been developed in accordance with the Heightened Design Standards, and, together with such certification, provided such information and other documentation as shall be necessary or desirable to enable the City to verify that all such improvements and enhancements have been completed during the term of the agreement. In such case, The Owner shall remit to The City all Derived Taxes paid by The City during the term of the Agreement.

The City shall have no obligation to make any payments under this Agreement from and after the date of any Event of Default, unless such Event of Default is expressly waived in writing by the City.

**Section 5. Indemnity of City.** (a) The Owner releases the City from, and will indemnify and hold the City, its Council members, officers, employees and agents harmless against, any and all claims and liabilities of any character or nature whatsoever asserted by or on behalf of any person, firm, corporation or governmental authority arising out of, resulting from, or in any way connected with the Facility, including, without limiting the generality of the foregoing,

(i) obligations for the payment of any costs of the Facility which are not paid because the Owner fails to pay such costs, and

(ii) any destruction of or damage to property or any injury to or death of any person or persons caused by or related to the Facility.

(b) The Owner will also pay or reimburse all reasonable legal or other expenses reasonably incurred by the City, its Council members, officers, agents and employees in connection with the investigation or defense of any action or proceeding, whether or not resulting in liability, with respect to any claim, liability or loss in respect of which indemnity is sought against the Owner under the provisions of this Section 5.

**Section 6. No Waiver by City.** It is understood and acknowledged that the City will not waive any fees or related expenses for any permits, licenses or approvals that must be obtained from the City or any other governmental authority in connection with the construction, renovation, or operation of the Owner and that the City will not waive that the renovations or original

construction be constructed in compliance with all applicable laws, ordinances, rules and regulations of the City.

**Section 7. Owner to Pay all Legal Fees.** The Owner shall be responsible for payment of reasonable legal fees incurred on behalf of the Owner and the reasonable legal fees of incurred by the City and outside counsel to the City in connection with the negotiation and preparation of this Agreement and the transactions contemplated herein, in an amount not to exceed Five Thousand Dollars ($5,000) without prior consent of Owner.

**Section 8. No Third Party Beneficiaries.** This Agreement is intended only for the benefit of the signing Parties hereto, and neither this Agreement, nor any of the rights, interest or obligations hereunder, is intended for the benefit of any other person or third-party.

**Section 9**. **Notices**. All notices, demands, consents, certificates or other communications hereunder shall be in writing, shall be sufficiently given and shall be deemed given when delivered personally to the party or to an officer of the party to whom the same is directed, or mailed by registered or certified mail, postage prepaid, or sent by overnight courier, addressed as follows:

(1) If to the City

The City of Auburn
144 Tichenor Avenue
Auburn, Alabama 36830
Attn: Commercial Development Director
CC: City Manager
Finance Director

(2) If to the Owner

Opelika-University FC Property, LLC
Attn: Blake R. Berg
356 Martin Luther King Jr. Blvd.
Suite B
Savannah, GA 31401

**Section 10. Miscellaneous.** (a) This Agreement contains the entire agreement of the parties hereto; and there are no representations, oral or written, relating to the transactions described herein which have not been incorporated herein. Any agreement hereafter made shall be ineffective to change, modify or discharge this Agreement in whole or in part unless such agreement is in writing and is signed by the party against whom enforcement of any change, modification, or discharge is sought.

(b) Anything in this Agreement to the contrary notwithstanding, the Owner shall not be entitled to receive City Payments with respect to Derived Taxes generated from sales within the

Facility by businesses or individuals that ceased business operations at locations within the City but outside the area of the Facility within 30 months of commencing business operations within the Facility or the area subject thereto.

(c) Except as expressly provided herein, neither this Agreement, nor any of the payment obligations of the City hereunder, is subject to assignment by the Owner absent the prior written consent of the City. This Agreement shall be null and void and of no further force or effect, and the rights, duties and obligations of each of the parties hereunder (including, without limitation, the payment obligations of the City hereunder) shall terminate immediately upon the attempted assignment of this Agreement (or of any of the obligations of the City hereunder), whether by operation of law or otherwise, or the sale, transfer, conveyance, pledge, encumbrance or other hypothecation of any kind whatsoever of the Owner at any time without the prior written consent of the City.

(d) Notwithstanding any provision hereof to the contrary, the parties agree and acknowledge that the obligations of the City as set forth herein are limited by the limitations imposed on public bodies, municipalities and public corporations by the Alabama Constitution and laws affecting the use and maintenance of public property.

(e) Nothing contained in this Agreement shall constitute or be construed to be a partnership or joint venture between the City and the Company and their respective permitted successors and assigns.

(f) No consent or waiver, express or implied, by a party hereto or to any breach or default by another party in the performance by the other party of its obligations hereunder shall be valid unless in writing and no such consent or waiver to or of one breach or default shall constitute a consent or waiver to or of any other breach or default in the performance by such other party of the same or any other obligations of such party hereunder. Failure on the part of either party to complain of any act or failure to act of the other party or to declare the other party in default, irrespective of how long such failure continues, shall not constitute a waiver by such party of its rights hereunder. The granting of any consent or approval in any one instance by or on behalf of any party hereto shall not be construed to waive or limit the need for such consent in any other or subsequent instance.

(g) The term of this Agreement shall commence on the Effective Date through and including the fifth $5^{th}$ anniversary of the Derived Taxes Commencement Date, unless sooner terminated in accordance with the terms hereof or by written instrument signed by the City and the Owner.

**IN WITNESS WHEREOF**, the City and the Owner have caused this Agreement to be executed in their respective names and have caused their respective seals to be hereunto affixed, all by their duly authorized officers, in two (2) counterparts, each of which shall be deemed an original, and have caused this Agreement to be executed and delivered as of the Effective Date.

**CITY OF AUBURN, ALABAMA**

ATTEST:

By: _____

Its: City Manager

**OPELIKA-UNIVERSITY FC PROPERTY, LLC**

By: _____

Name: _____

Its: _____

**EXHIBIT A**

# Flint's Crossing




CURRENT EAST ELEVATION




PROPOSED EAST ELEVATION

# Flint's Crossing




CURRENT CORNER TOWER




PROPOSED CORNER TOWER

# Flint's Crossing



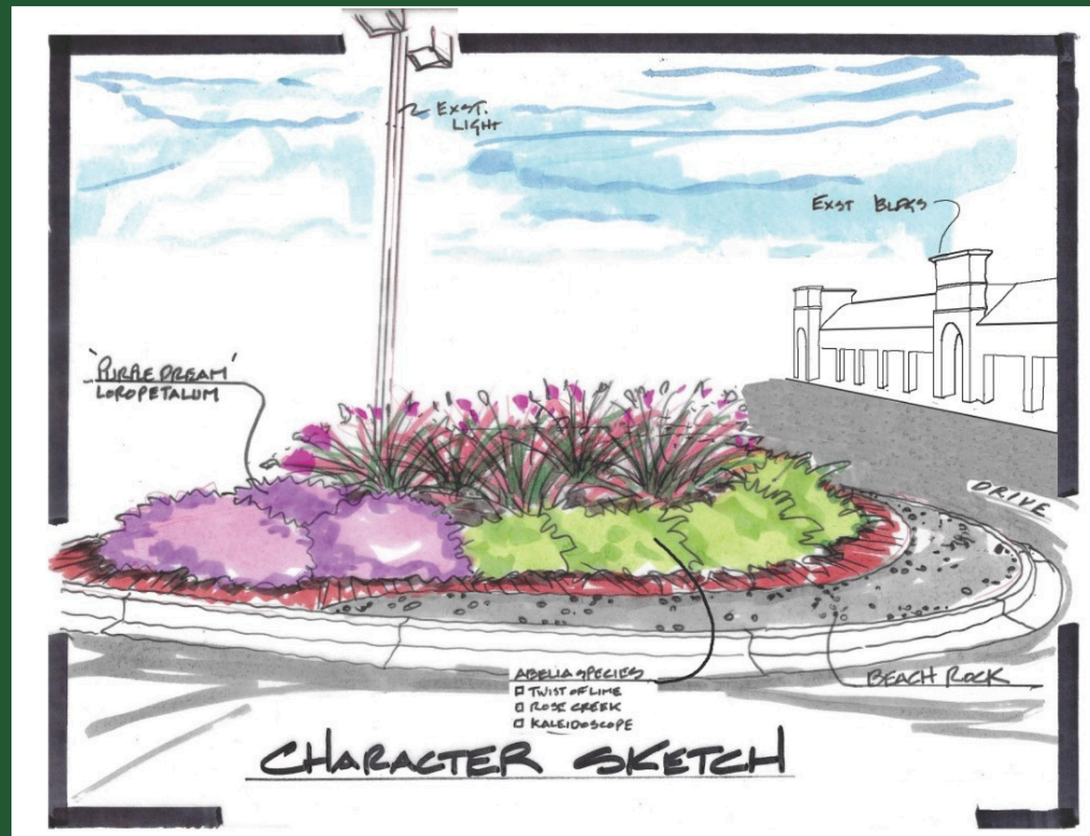

CURRENT WEST ELEVATION




PROPOSED WEST ELEVATION

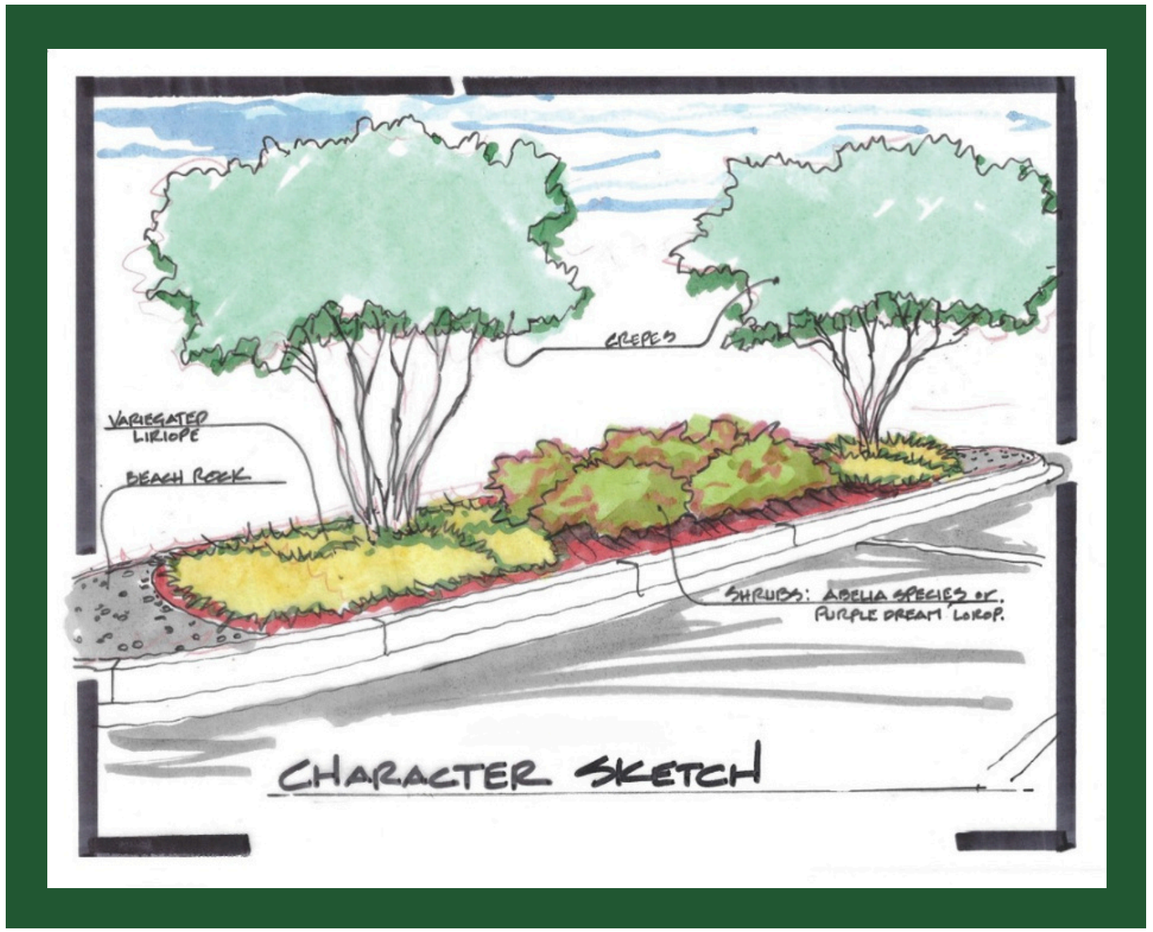
# Landscape Enhancements

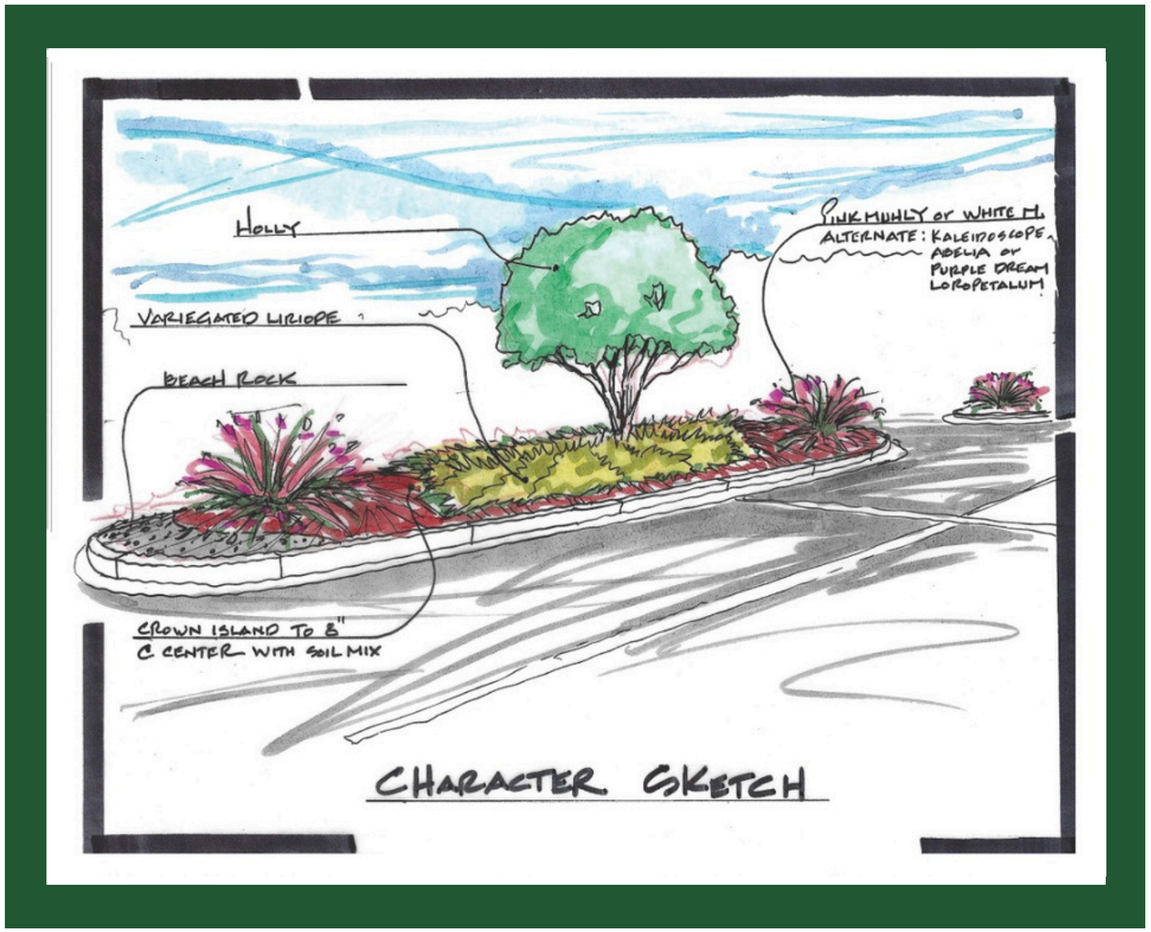





## LANDSCAPE ISLAND

# Landscape Enhancements




## ENTRY ISLANDS

# Agenda Item Summary

**Item No. 10 f**

| | |
|---|---|
| **Council Meeting Date** | November 18, 2025 |
| **Department** | Planning |
| **Submitted By** | Justice Wahid Cotton |
| **Agenda Section** | Resolutions |

Public Hearing
Recommended

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**Name and address of person(s) or business(es) this item affects:**

City of Auburn Planning Department
171 N Ross St
Auburn, AL 36380

**Description of item under consideration**

Growth Change #8 to the Future Land Use Plan. This recommendation was a part of the initial recommended changes to the Future Land Use Plan as a part of the five-year update to the CompPlan 2030. City Council requested this specific recommendation be reevaluated by the Planning Commission for an updated recommendation. Growth Change #8 is located on the north side of West Farmville Road between Auburn Lakes Road and Pepperwood Trail (Lee Rd 91). The Planning Commission recommended approval of this request by a vote of 9-0 at its November 13, 2025 meeting.

**Why is Council action needed?**

Section 11-52-9 of the Code of Alabama requires that masterplans are reviewed and approved by the City Council.

**Is this a budgeted item?:** N/A

AUBURN
ALABAMA

# MEMORANDUM

**TO:** Auburn Planning Commission Members

**FROM:** Justice Wahid Cotton, AICP, Planning Director

**DATE:** November 7, 2025

**SUBJECT:** Future Land Use Plan – Growth Update #8

This request is for the Planning Commission to reconsider a singular aspect of the Future Land Use Plan, Growth Change #8. At the October 21st Council meeting, there was a motion to send the Future Land Use Plan back to the Planning Commission for reconsideration.

The Council has postponed all cases related to this property, and they are awaiting a formal recommendation on this property's future land use before making a decision. These cases include: RZ-2025-013 and RZ-2025-014. These are pre-zoning cases to pre-zone the property District Development Housing and place the Planned Development District designation on top of the property.

Initially, the Planning Commission recommended this property's future land use to change from Rural to Low Density Residential to match the neighboring properties to the west and south. Staff also recommended this change in the recent Future Land Use Plan changes due to the utility upgrades needed to develop the property being viable. With utilities and water pressure no longer being a concern, staff put forward a recommendation of low density residential.

Planning Commission has been directed to review this property and only this property's future land use designation. A public hearing is required according to § 11-52-10.

**RESOLUTION**
**OF THE**
**AUBURN PLANNING COMMISSION**

Case: Future Land Use Plan Growth Change #8 (Case MS-2025-055)

Subject: Recommendation to City Council for Amending the Future Land Use Plan

Location: W Farmville Rd

Applicant: City of Auburn

Property Zoned: Outside City Limits

**Commission Action**

**BE IT RESOLVED** by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for amending the Future Land Use Plan marked "Received" October 21, 2025, Auburn Planning Commission Case MS-2025-055, is hereby **APPROVED:**

---

STATE OF ALABAMA
LEE COUNTY

I, Justice Wahid Cotton, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held November 13th, 2025, and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 13th day of November, 2025.

Justice Wahid Cotton, AICP, Director of Planning

**RESOLUTION NO. _____**

**WHEREAS** the City Council and the City of Auburn recognize the importance of planning for the future growth and development of the City of Auburn; and

**WHEREAS** the City of Auburn solicited input from the public, and from that input developed a vision for the City's future; and

**WHEREAS**, the Auburn Planning Commission, working in concert with City staff and other stakeholders, developed CompPlan 2030, as a guide for the City's future growth and development, based on examining existing and future conditions, the best examples of planning practice from around the United States, and input from stakeholders; and

**WHEREAS,** CompPlan 2030 contains recommendation in the form of goals, objectives and action steps as well as the Future Land Use Plan; and

**WHEREAS,** achieving the City's vision for the future will be accomplished through the implementation of CompPlan 2030; and

**WHEREAS,** CompPlan 2030 will be practically applied by utilizing the Future Land Use Plan to guide growth decisions, and through effectuating change to the zoning ordinance only after deliberative Planning Commission work sessions and City Council public hearing processes; and

**WHEREAS**, as a comprehensive plan for the City, CompPlan 2030 should be reviewed and updated to reflect changes in the City as it grows; and

**WHEREAS,** on November 13, 2025, after a public hearing, the Planning Commission of the City of Auburn has recommended adoption of Growth Change #8 - W Farmville Rd (MS-2025-055) to the Future Land Use Plan of CompPlan 2030 to City Council;

**NOW THEREFORE BE IT RESOLVED** by the City Council of the City of Auburn that the request for adoption of Growth Change #8 - W Farmville Rd (MS-2025-055) to the Future Land Use Plan of CompPlan 2030, the comprehensive plan for the City of Auburn, is hereby approved.

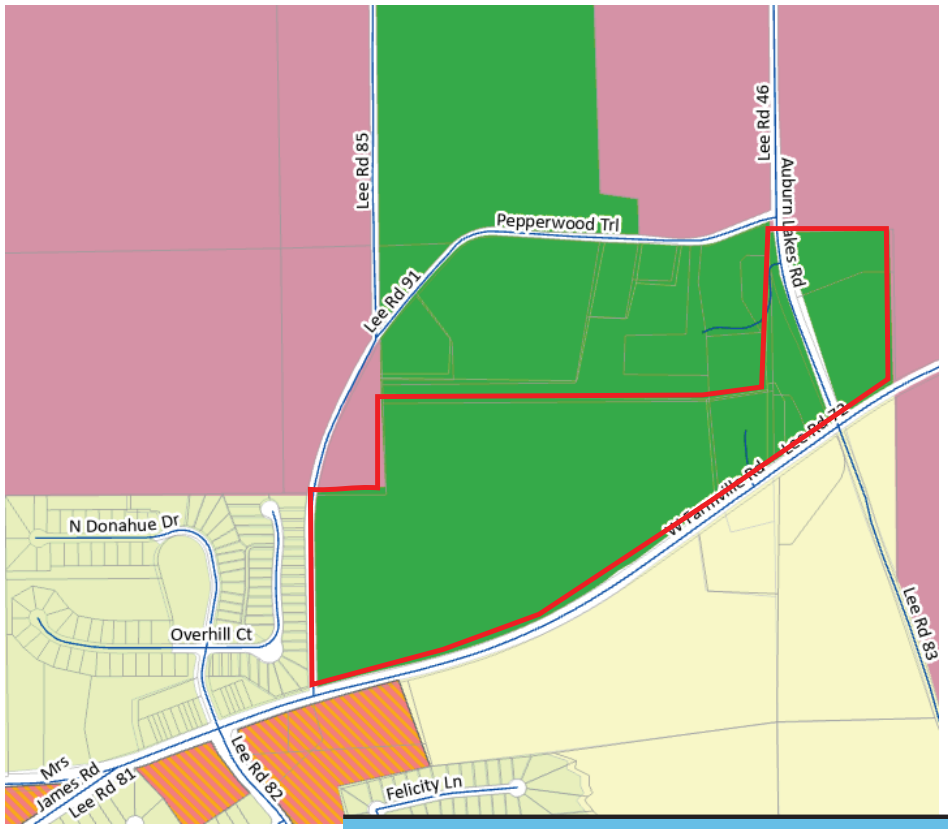
**ADOPTED AND APPROVED** by the City Council of the City of Auburn, Alabama, this the 18th day of November 2025.

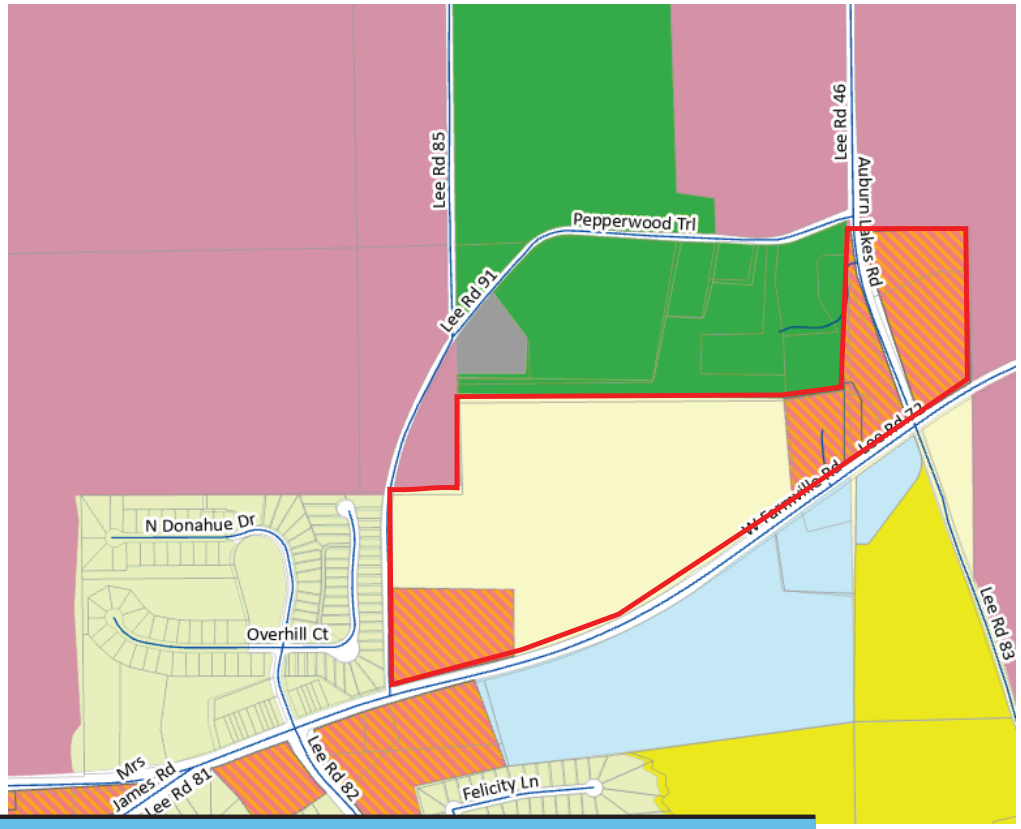
_____
Mayor

ATTEST:

_____
City Manager

# Growth Changes (#8)




| Existing (54 ac) | Proposed |
|---|---|
| Rural | Low Density Res/Medium Intensity Mixed Use |
| 18 SF | 118 Units + 30 Units = 148 (+130) |