



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.
October 25, 2022
TIME: 3:00 PM**

- I. WELCOME - Some items at this meeting will have a designated public hearing (noted below). Individuals are limited to one 5-minute comment period per public hearing.
- II. APPROVAL OF MINUTES
- III. UPDATE ON PREVIOUS PC CASES
- IV. NEW BUSINESS
 - A. **PLAT (Preliminary and Final) - Public Hearing**
 - 1. Whippoorwill Lakes SD, 18 lots, accessed from 6200 block of Lafayette Parkway, Anthony Crowder, authorized representative for Crowder Properties LLC, Preliminary and Final Approval
 - B. **FINAL PLAT**
 - 2. National Village SD, Phase 8A, 55 lots, accessed at 4209 Robert Trent Jones Trail, Steve Timms and Mike Maher, authorized representative for Retirement Systems of Alabama, Final Approval
 - 3. The Villages of Opelika SD, Phase 1, 50 lots, accessed from 3000 Hi Pack Drive, Brian Lee, authorized representative for SP Opelika Ventures, LLC, Final Approval
 - C. **CONDITIONAL USE - Public Hearing**
 - 4. Emily Key, accessed at 80 North Uniroyal Road, C-3, GC-P, Paintball field (outside recreation).
 - 5. Candy Lanier, 2200 Frederick Road, C-2, GC-P, Roofing contractor office and warehouse.
 - 6. Blake Rice, Barrett-Simpson, authorized representative for Staley Fincher, accessed at 3650 Pepperell Parkway,, C-3, GC-P, Veterinarian clinic (Fur Buds).
 - 7. Blake Rice, Barrett-Simpson, authorized representative for William C. Starr, 2521 Loyalty Loop Road, C-2, Office warehouse and retail development.
 - 8. Blake Rice, Barrett-Simpson, authorized representative for TNT Properties, Inc, 1450 Columbus Parkway, C-3, GC-P, Building supply store and garden center.
 - D. **TEXT AMENDMENTS TO THE ZONING ORDINANCE - Public Hearing**

9. A public hearing to consider a recommendation to the City Council on proposed text amendments to the Zoning Ordinance: Section 2.2 Definitions; Section 7.3 C. Use Categories (matrix table); Section 7.8 Village Commercial District; Add new section: Section 8.28.3 Medical Cannabis Dispensaries

V. OLD BUSINESS

E. **REZONING - Public Hearing**

10. (a) Amendment to the Future Land Use Map, accessed from Anderson Road, 229.2 acres, from a low-density residential land use category to a mixed-use category.

(b) Rezoning request, Foresite Group, LLC, authorized representative for Keith B. Norman, Electra Estates, 229.2 acres, accessed from Anderson Road, from R-1 to PUD *(This item was tabled at the September 27, 2022 meeting at the applicant's request)*
11. Rezoning request, Michael T. Johnson, Holland Homes, Inc, authorized representative for Rodney C. and Laurie S. Jones, 204.3 acres, accessed at 3200 block Columbus Road, PUD zoning request subject to City Council approval *(This item was tabled at the September 27, 2022 meeting at the applicant's request)*

VI. OTHER BUSINESS

- F. Approve dates for November and December Planning Commission Meetings.

“In compliance with the Americans with Disabilities Act, the City of Opelika will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the ADA Coordinator 72 hours prior to the meeting at (334)705-5130.”