



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.
November 29, 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 Only) - Public Hearing**
 - 1. National Village SD, Plat 6B (revised), 9 lots, accessed from Robert Trent Jones Trail, Goodwyn Mills & Cawood, LLC, authorized representative for Retirement Services of Alabama (RSA), Preliminary Approval
 - 2. National Village SD, Plat 3A, 61 lots, accessed from Robert Trent Jones Trail, Goodwyn Mills & Cawood, LLC, authorized representative for Retirement Systems of Alabama (RSA), Preliminary Approval
 - B. **FINAL PLAT**
 - 3. Fox Run SD, Phase 2A, 85 lots, accessed from Village Drive, Daniel Holland, authorized representative for Holland Homes, LLC, Final Approval
 - 4. Wyndham Gates SD, Pod 3, Phase 2, 8 lots, accessed from Alana Court and Raiden Circle, Doug Ransom, authorized representative for DRB Group Alabama, LLC, Final Approval
 - 5. Hidden Lakes SD, Phase 4, 73 lots, accessed from Hidden Lakes Drive, Blake Rice, Barrett-Simpson, authorized representative for 280 Land Company, LLC, Final Approval
 - C. **CONDITIONAL USE - Public Hearing**
 - 6. Kelly Wagoner & Foresite Group, LLC, authorized representative for THF/MRP Tiger Town, LLC and Cannon Timber and Land, LLC, accessed at 2125 and 2109 Frederick Road, Tiger Town PUD & C-2, GC-P, For a tire store (auto maintenance)
 - D. **REZONING - Public Hearing**
 - 7. (a) Amendment to the Future Land Use Map, accessed from Society Hill Road, 16.47, from a low-density residential land use category to a general commercial category.

(b) Rezoning request, Reynolds Cook, authorized representative for W.F. Cook Jr., accessed from 2701 Society Hill Road, 16.47 acres, from C-2 to C-3

8. (a) Amendment to the Future Land Use Map, accessed at the 2700 block of Society Hill Road, 67.6 acres, from a low-density residential land use category to a light commercial category

(b) Rezoning request, Bill Brown of the Brown Agency, authorized representative for Stephen Dee Ward and Shelby Dean Ward, accessed at the 2700 block of Society Hill Road, 67.6 acres, from C-2 & R-1 to C-2

V. OLD BUSINESS

E. **REZONING - Public Hearing**

9. (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)

F. **FINAL PLAT**

10. 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 *(This item was tabled at the October 25, 2022 meeting at the applicant's request)*

VI. OTHER BUSINESS

- G. Opelika/Lee County inter-local agreement for planning jurisdiction

“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.”