



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.
December 20, 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. Springhill Heights SD, Redivision of Lots 53-58, 3 lots, accessed at the corner of Arnold Avenue and Spring Drive, Nick Howell, 2H Properties, LLC, Preliminary Approval
 - B. **PLAT (Preliminary and Final) - Public Hearing**
 - 2. Morris Avenue Townhomes SD, 23 lots, accessed from Morris Avenue, Blake Rice, Barrett-Simpson, authorized representative for BC Stone Homes, LLC, Preliminary and Final Approval
 - 3. Foxrun SD, Redivision of Lot 1, Phase 1A, 19 lots, accessed from Village Drive, Daniel Holland, Holland Homes, LLC, Preliminary and Final Approval
 - C. **FINAL PLAT**
 - 4. Foxrun SD, Phase 2B, 74 lots accessed from the east end of Village Drive, Daniel Holland, Holland Homes, LLC, Final Approval
 - 5. Silver Oak SD, Phase 2, 30 lots, accessed from Lee Rd 2232, Blake Rice, Barrett-Simpson, authorized representative for Steven W. Corbett, Final Approval
 - D. **CONDITIONAL USE - Public Hearing**
 - 6. Paul H. Sanders, authorized representative for A&P Holdings, LLC, at 104 North 3rd Street, C-3. GC-S, For a two-unit townhome.
 - 7. Kendra Mayton, authorized representative for Charlie Core, 404 2nd Avenue, C-2, GC-S, Child daycare center.
 - 8. Patrick Harrity, Jemmstone Alabama, LLC, authorized representative for Sat Kaival, LLC, 3021 Capps Way, C-3, GC-P, Medical cannabis dispensary.
 - E. **REZONING - Public Hearing**

9. (a) Amendment to the Future Land Use Map, accessed from 2900 block of Anderson Road, 8.1 acres, from a low density residential land use category to a mixed use development.

(b) Rezoning request, McIntyre Home Builder, LLC, 8.1 acres, accessed from 2900 block of Anderson Road, from R-3 to PUD.

V. OLD BUSINESS

F. **FINAL PLAT**

10. 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 (*This item was tabled at the November 29, 2022 meeting at the applicant's request*)

“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.”