



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.**

June 27, 2023

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. The Landing SD, Redivision of Parcel 2A, 3 lots, accessed from Freddie Way, Brett Basquin, Foresite Group, LLC, authorized representative for Jim Masingill, Broad Metro, LLC, Preliminary Approval
 2. Foxrun SD, Phase 3, 43 lots, accessed from Village Drive and Woodland Circle, Daniel Holland, Holland Homes LLC, Preliminary Approval
 - B. **PLAT (Preliminary and Final) - Public Hearing**
 3. Pepperell Manufacturing Company Subdivision of Lot 2 SD, 2 lots, accessed from Cunningham Drive, Brandon Bolt, Bolt Engineering, Inc, authorized representative for SKPW 400 LLC, Preliminary and Final Approval
 - C. **REZONING and PLAT (Preliminary only) - Public Hearing**
 4. (a) Amendment to Future Land Use Map, accessed from Oak Bowery Road, 4.18 acres, from a low density residential land use category to a medium density land use category.

(b) Rezoning request, David Slocum, authorized representative for Carolyn Price Dudley and John Robert Dudley, 4.18 acres, accessed from Oak Bowery Road, from R-1 to R-2.
 5. Southern Pines SD, 46 lots, accessed from Oak Bowery Road, David Slocum, authorized representative for Carolyn Price Dudley and John Robert Dudley
 - D. **REZONING - Public Hearing**
 6. (a) Amendment to the Future Land Use Map accessed from 1625 1st Avenue, for a 7,324 sf, from a general commercial land use category to a light commercial land use category.

(b) Rezoning request, A&P Holdings, LLC, 7,324 sf, accessed at 1625 1st Avenue, from M-1 to C-2.

E. **FINAL PLAT**

7. Laurel Lakes SD, Phase 1, 62 lots, accessed from North Uniroyal Road, Blake Rice, Barrett-Simpson, authorized representative for Fire Rock Development Company, LLC, Final Approval
8. Wyndham Gates SD, Pod 3, Phase 3, 9 lots, accessed from Raiden Circle, Doug Ransom, DRB Group Alabama, LLC, Final Approval
9. National Village SD, Phase 6B, 9 lots, accessed at the corner of Spa Loop and Robert Trent Jones Trail, Steve Timms and Mike Maher, authorized representative for Retirement Systems of Alabama, Final Approval

F. **OTHER BUSINESS - Public Hearing**

10. A petition for the vacation of Country Club Road from 3500 block of Country Club Road to the intersection of Country Club Road and Saugahatchee Road.

G. **Master Plan Revision, Minor Amendment - Public Hearing**

11. The Villages at Opelika PUD, Minor Amendment to the Master Plan, 2003 Executive Park Drive, Joe Mazzucchelli, authorized representative for Trust Homes Southcoast, LLC, The amendment concerns minimum front and rear yard setbacks for the proposed single family homes. The existing minimum setbacks are 15 feet in front yard and 10 feet in rear yard. The amendment request is a 10 foot setback in front yard and a 15 foot setback in rear yard. The amendment provides more rear yard space.

V. **OLD BUSINESS**

H. **REZONING - Public Hearing**

12. (a) Amendment to the Future Land Use Map, accessed from Anderson Road and Andrews Road, 197 acres, from a low density residential to a mixed use development land use category.

(b) Rezoning request, Blake Rice, Barrett-Simpson, authorized representative for 280 Land Company, LLC, 197 acres, accessed from Anderson Road and Andrews Road, from R-3 to PUD (Edgefield Farm). *(This item was tabled at the April 25, 2023 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.”