



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

July 25, 2023

TIME: 3:00 PM

- I. APPROVAL OF MINUTES
- II. UPDATE ON PREVIOUS PC CASES
- III. 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.
- IV. NEW BUSINESS
 - A. **PLAT (Preliminary Only) - Public Hearing**
 - 1. Anderson Lakes SD, Phase 3, 33 lots, accessed from Anderson Lakes Road, Blake Rice, Barrett-Simpson, authorized representative for Steven W. Corbett, Preliminary Approval
 - B. **PLAT (Preliminary and Final) - Public Hearing**
 - 2. Arrowhead SD, 51 lots, accessed from Arrowhead Avenue, Kurt Hayley, authorized representative for Hayley Investments LLC, Preliminary and Final Approval
 - C. **CONDITIONAL USE - Public Hearing**
 - 3. David Slocum, authorized representative for LD AL Opelika McCoy Street LLC; Elizabeth J. Jimmerson, 1250 block of McCoy Street, C-2, GC-S, 26-unit townhome development.
 - 4. Eugene Leonard Jr., authorized representative for AYM LLC, ADD Opelika LLC, and PC Real Estate Ltd., 2550 Pepperell Pkwy (Pepperell Corners shopping center), C-3, GC-P, Church (The Life City Church/TLC Kids)
 - D. **FINAL PLAT**
 - 5. Pepper Mill Creek SD, Phase 2, 20 lots, accessed from Lowndes Street, Nick Howell and Michael Maher, authorized representative for Auburn Building Company LLC, Final Approval
 - 6. Foxrun SD, Phase 3, 43 lots, accessed at the end of Village Drive, Daniel Holland, Holland Homes, Final Approval
 - 7. Springhill Heights SD, Redivision of Lots 53-58, 3 lots, accessed at the corner of Arnold Avenue and Spring Drive, Nick Howell, authorized representative for 2H Properties LLC, Final Approval
- V. OLD BUSINESS

E. **REZONING - Public Hearing**

8. (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.)*

F. **FINAL PLAT**

9. 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 *(This item was tabled at the June 27, 2023 meeting at the applicant's request)*

VI. **ADJOURN**

“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.”