



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.
August 22, 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. Firefly SD Redivision of Lots 1 and 3, 98 lots, accessed from Highway 280 East, Daniel Holland, authorized representative for Firefly Development and Holland Holding, Preliminary Approval
 2. Dickson Farms SD, Phase 1, 89 lots, accessed from 3500 Anderson Road, Brett Basquin, Foresite Group LLC, authorized representative for Electra Estates, Preliminary Approval
 3. Dickson Farms SD, Phase 2, 232 lots, accessed from 3500 Anderson Road, Brett Basquin, Foresite Group LLC, authorized representative for Electra Estates, Preliminary Approval
 - B. **ANNEXATION - Public Hearing**
 4. Annexation, James M. Veasey Sr. and James M. Veasy Jr., accessed at 2822 Old Columbus Road, 5.2 acres, R-1 zoning district is requested.
- V. OTHER BUSINESS
 - C. **Conditional Use Extension - Public Hearing**
 5. A request by Jack Johnson to extend a conditional use approval for 12 months starting at the current expiration date of August 24, 2023. The said conditional use approval is for a climate-controlled self-storage building accessed at the 300 block of Samford Avenue approved at the August 2019 Planning Commission meeting.
- VI. OLD BUSINESS
 - D. **FINAL PLAT**
 6. 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 *(This item was tabled at the July 25, 2023 meeting at the applicant's request)*

E. **REZONING - Public Hearing**

7. (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 July 25, 2023 meeting)*

“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.”