PLANNING COMMISSION
FINAL AGENDA
November 12, 2026

BEGINNING AT 6:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (2); (0)

REQUESTS FOR EXPEDITED ITEMS: (0)

CASES TO BE HEARD: (4)

VARINA:

REZ-2026-101149 OP Holdings LLC: Request to conditionally rezone from A-1 Agricultural District and B-3 Business District to B-3C Business District (Conditional) Parcels 801-687-5117 and 802-687-0995 containing 35.82 acres located on the west line of Osborne Turnpike approximately 450' north of its intersection with Archie Lane. The applicant proposes indoor event space and outdoor recreation. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Environmental Protection Area, Open Space/Recreation, and Urban Mixed-Use. **Staff – Ali Hartwick (Deferred from the October 15, 2026, Meeting) (Withdrawn by Applicant)**

PUP-2026-101216 OP Holdings LLC: Request for a Provisional Use Permit under Sections 24-2306 and 24-4322.A of Chapter 24 of the County Code to allow outdoor recreation on Parcels 801-687-5117 and 802-687-0995 located on the west line of Osborne Turnpike approximately 450' north of its intersection with Archie Lane. The existing zoning is A-1 Agricultural District and B-3 Business District. B-3C Business District (Conditional) zoning is proposed with REZ-2026-101149. The 2026 Comprehensive Plan recommends Environmental Protection Area, Open Space/Recreation, and Urban Mixed-Use. **Staff – Ali Hartwick (Deferred from the October 15, 2026, Meeting) (Withdrawn by Applicant)**

REZ-2026-102434 OP Holdings LLC: Request to conditionally rezone from A-1 Agricultural District and B-3 Business District to A-1C Agricultural District (Conditional) (34.37 acres) and B-1C Business District (Conditional) (4.51 acres) Parcels 801-687-5117 and 802-687-0995 containing 38.88 acres located on the west line of Osborne Turnpike approximately 450' north of its intersection with Archie Lane. The applicant proposes a waterpark, restaurant, and event space. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2045 Comprehensive Plan recommends

Environmental Protection Area, Open Space/Recreation, and Government. **Staff – Ali Hartwick**

PUP-2026-102440 OP Holdings LLC: Request for a Provisional Use Permit under Sections 24-2306 and 24-4322.A of Chapter 24 of the County Code to allow a waterpark on Parcels 801-687-5117 and 802-687-0995 located on the west line of Osborne Turnpike approximately 450' north of its intersection with Archie Lane. The existing zoning is A-1 Agricultural District and B-3 Business District. A-1C Agricultural District (Conditional) and B-1C Business District (Conditional) zoning is proposed with REZ-2026-102434. The 2045 Comprehensive Plan recommends Environmental Protection Area, Open Space/Recreation, and Government. **Staff – Ali Hartwick**

BROOKLAND:
REZ-2026-102041 Jeffrey Geiger for Cactus 33, LLC: Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional) Parcels 761-768-9691 and 761-769-8710 containing 6.089 acres located on the west line of Staples Mill Road (State Route 33) approximately 690' south of its intersection with Springfield Road (Local Route 157). The applicant proposes single-family development. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2045 Comprehensive Plan recommends Suburban Residential 2, where density should not exceed 5 units per acre. **Staff – Neha Shinde (Deferred from the October 15, 2026, Meeting)**

REZ-2026-102235 Andrew M. Condlin for McGurn Company Inc: Request to conditionally rezone from R-4 One-Family Residence District and R-5C General Residence District (Conditional) to R-5C General Residence District (Conditional) Parcels 772-749-3211, 772-749-3613, and 772-749-6022 containing 1.783 acres located on the east line of Cloverdale Street approximately 150' north of its intersection with Crockett Street. The applicant proposes townhomes. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2045 Comprehensive Plan recommends Urban Residential. A portion of the site is located in the Enterprise Zone. **Staff – Han Vu**

APPROVAL OF MINUTES: Work Session and Planning Commission Regular Meeting on October 15, 2026.

The Planning Commission adjourned its meeting at _____ **p.m.** on **November 12, 2026**.

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