



**CITY OF OPELIKA  
CITY COUNCIL  
WORKSESSION MEETING AGENDA  
300 Martin Luther King Blvd.  
April 4, 2023  
TIME: 5:50 PM**

1. CALL TO ORDER
  1. George Allen, Erica Norris, Tim Aja, Todd Rauch, Eddie Smith
2. PRESENTATIONS
  1. Request to Advertise for PH, Rezoning, 46,860 square feet, 2700 block Shelton Mill Road.
  2. Request for Annexation, 46,860 square feet, 2700 block Shelton Mill Road.
3. RESOLUTIONS
4. ORDINANCES
5. GENERAL UPDATES
6. REVIEW/DISCUSS CURRENT COUNCIL MEETING AGENDA
7. GENERAL / DISCUSSION
8. END OF WORK SESSION

*“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.”*

## City of Opelika Planning Commission Report

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|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Action Requested:</b>         | Rezoning to C-2 (Office Retail), 46,860 sf                                                                                                  |
| <b>Location of Property:</b>     | 2700 block of Shelton Mill Road (see map attached)                                                                                          |
| <b>Property Owner(s):</b>        | The Infinity Group, LLC, David A. Gethers, managing member.                                                                                 |
| <b>Current Land Use:</b>         | Undeveloped                                                                                                                                 |
| <b>Current Zoning:</b>           | Planning Jurisdiction, subject to City Council approving the annexation and then rezoning the property from R-1 to C-2.                     |
| <b>Adjacent Zoning/Land Use:</b> | North: C-2 and R-2 (The Infinity Group Office & vacant lot)<br>South: PJ (Undeveloped)<br>East: PJ (Undeveloped)<br>West: C-2 (Undeveloped) |

### **Staff Comments:**

The applicant requests to rezone the property at 2700 Block of Shelton Mill Road (subject to the annexation approval by City Council) from the standard R-1 zoning requirement upon annexation to C-2 (Office Retail). The lot will meet the C-2 zoning requirements. The applicant has proposed building an office building for a cleaning service with an administrative staff office, a meeting area, and a small storage area. The proposed lot and building layouts have been shared and are attached at the end of this report. The rezoning from R-1 to C-2 would allow the proposed use of an office building on this lot or any other uses currently allowed by right in our Zoning Ordinance.

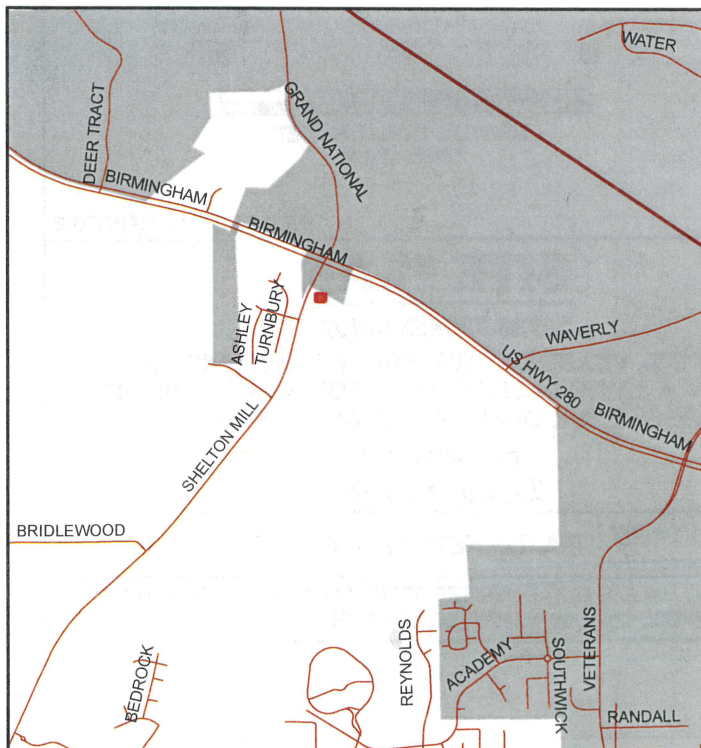
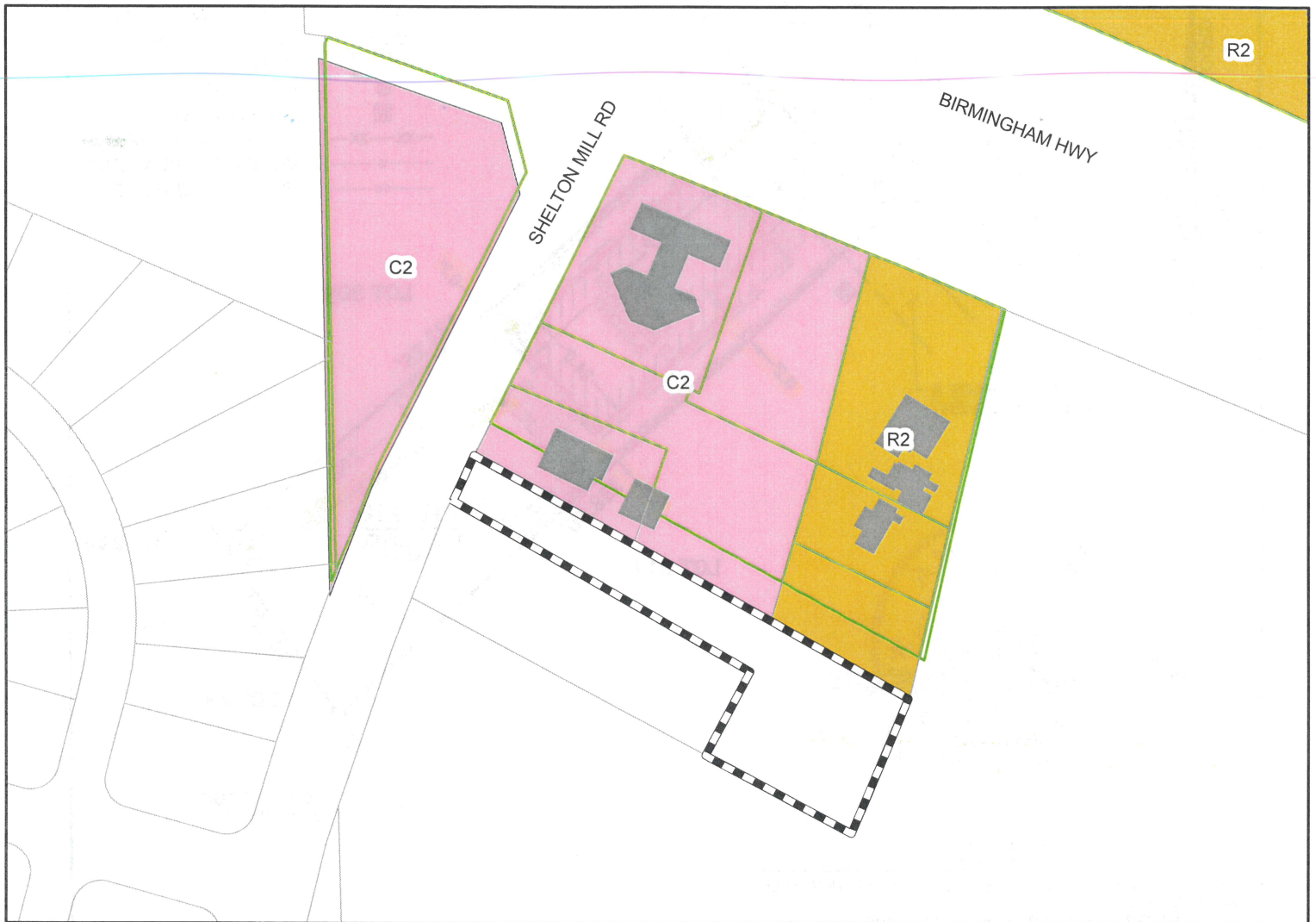
Just beyond this block of Shelton Mill Road, the area is transitioning into the Auburn city limits on the road's north (related to this property) side (see the map attached). The area to the south is primarily a large lot and undeveloped. The lots surrounding this area to the north and east are inside the Opelika city limits and are mostly zoned C-2. A small area with a vacant lot is zoned R-2 next to the rear area of the subject lot. If you look at the area, the primary uses surrounding this lot are residential, office, and gas station. Being so close to the intersection of Birmingham Highway and Shelton Mill Road, the zoning of C-2 is appropriate between high traffic uses and lower traffic uses like residential ones. C-2 (Office Retail) uses that would be by right in this zone are defined in the ordinance as "areas for offices and neighborhood small retail uses. Other uses would include residential, banks, fast food, convenience stores, or similar (Section 6.4 Purpose and Intent of Zoning Districts)."

**Staff recommends approval of the rezoning request from R-1 to C-2 subject to the property annexed.**

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*At the March 28<sup>th</sup> meeting, the Planning Commission voted to send a positive recommendation to City Council to rezone the property from R-1 to C-2 subject to annexation approval.*

# THE INFINITY GROUP ANNEXATION AND REZONING 2700 BLOCK SHELTON MILL ROAD REQUESTING C-2 ZONING DISTRICT



The applicant is requesting to annex and zone 46,860 sf to a C-2 zoning district. A cleaning service business desires to locate on the property.



Subject Property

The City of Opelika does not guarantee this map to be free from errors or inaccuracies. The City of Opelika, Alabama disclaims any responsibility or liability for interpretations from this map or decisions based thereon. The information contained on this map is a general representation only and is not to be used without verification by an independent professional qualified to verify such information.

**CITY OF OPELIKA**  
**Planning Commission Report**

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**Action Requested:** Annexation

**Location of Property:** 2700 Block of Shelton Mill Road

**Property Owner:** The Infinity Group, LLC, David A. Gethers, managing member.

**Current Zoning:** PJ (Planning Jurisdiction)

**Proposed Zoning:** R-1 with rezoning request to C-2

**Existing Land Use:** Undeveloped

**Adjacent Zoning/Land Use:** North: C-2 and R-2 (The Infinity Group Office and Residential)  
South: PJ (Undeveloped)  
East: PJ (Undeveloped)  
West: C-2 (Undeveloped)

**Staff Comments:**

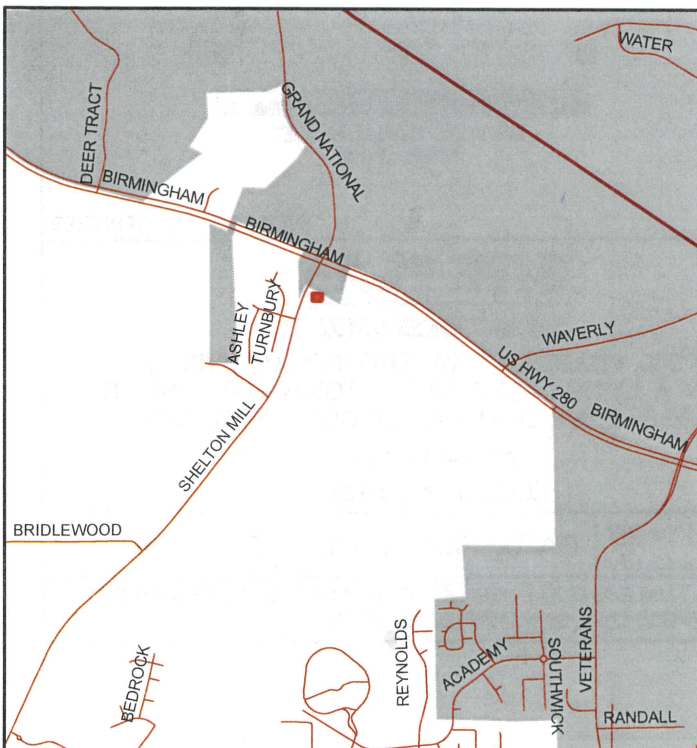
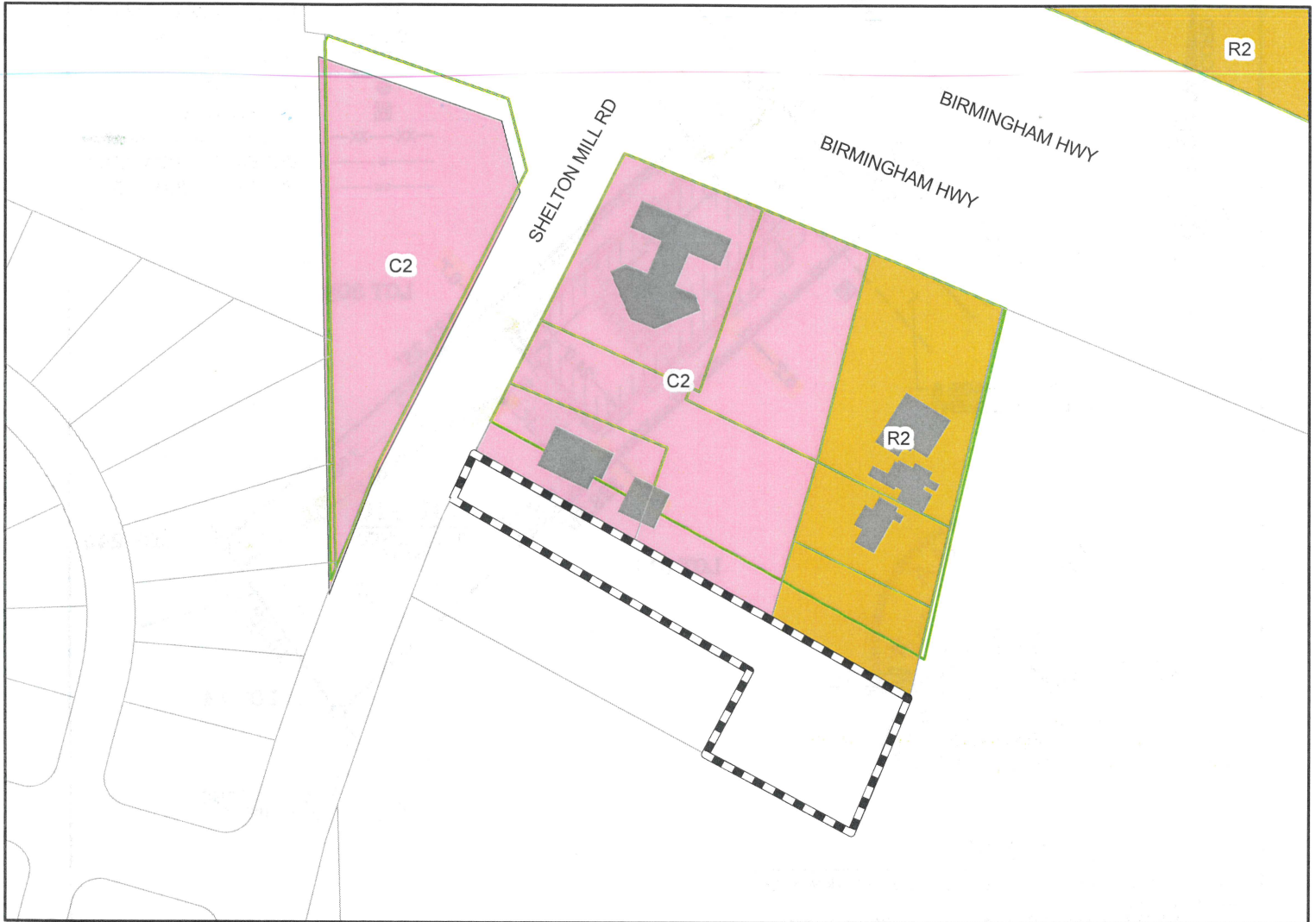
The applicant is requesting to annex one lot described as 46,860 square feet. The property is currently undeveloped. The property is located on Shelton Mill Road next to the Opelika city limits to the north and west.

The city limits are adjacent to the annexation property on two sides. The property owners have provided plans to build an office building for a cleaning service. The property owners wish to annex this portion of the property to gain access to Opelika sewer services.

Section 5.3 of the City of Opelika Zoning Ordinance states that all properties annexed into the City will receive an R-1 zoning designation. The applicant is requesting a C-2 zoning district for the business. A rezoning request for the property is added to this agenda. The lot meets the annexation requirements being contiguous at two points or more.

*At the March 28<sup>th</sup> meeting, the Planning Commission voted to send a positive recommendation to the City Council to rezone the 46,860 square foot property to C-2.*

# THE INFINITY GROUP ANNEXATION AND REZONING 2700 BLOCK SHELTON MILL ROAD REQUESTING C-2 ZONING DISTRICT



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