



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

May 23, 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 Bowery SD, 14 lots, accessed from Oak Bowery Road, Blake Rice, Barrett-Simpson, authorized representative for Auston Shaw, Preliminary Approval
 - B. **PLAT (Preliminary and Final) - Public Hearing**
 2. Foxchase on Emerald Lake SD, Phase 4C, 9 lots, accessed from Perfect Pass, Blake Rice, Barrett-Simpson, authorized representative for Plainsman Development Inc, Preliminary and Final Approval
 - C. **CONDITIONAL USE - Public Hearing**
 3. Alex Miller, authorized representative for James G. Kirk, Jr, 1510 2nd Avenue, C-2, GC-S, indoor amusement, wellbeing, and fitness use (Rage Room)
 4. Jeremy Clark, Compass Construction, authorized representative for Nathaneal P. Moody and Shree R. Summerlin, 512 South 8th Street, C-2, GC-P, mixed commercial and residential development
 5. Arthur Nettles, Baseline Surveying, authorized representative for Jason Scott Hise, accessed at 1011 and 1025 Walker Gray Court, C-3, Two commercial warehouse buildings (6,000 sf, 9,600 sf)
 6. Howard Weissinger, authorized representative for NGK Investments, LLC, 2700 block Frederick Road, C-2, GC-P, a multi-family development with a maximum density of 16 dwellings per acre.
 7. Foresite Group LLC, authorized representative for ALDI, Inc, 2400 Frederick Road, C-2, GC-P, Automobile maintenance service center
 8. Howard Porter, authorized representative for PFI, Ltd., and OrrDC, LLC, 175 Orr Avenue C-3, GC-S, Distribution warehouse

9. Greg Nichols, executive vice president EAMC, authorized representative for East Alabama Health, 2513 Village Professional Park, PUD, Hospital
 10. Mike Maher and Father Gil Pierre, authorized representative for William C. Davis Charitable Remainder Trust, accessed at the corner of Lake Condry Road and Andrews Road, M-1, 8.4 acres, Church and parish hall.
- D. **OTHER BUSINESS**
11. Request for Street Name Change - Rename Media General Drive to Wyndham Industrial Court
- V. **OLD BUSINESS**
- E. **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.)*
 13. Rezoning request, an amendment to the Master Development plan, Blake Rice, Barrett-Simpson, authorized representative for SMB Land, LLC, 17.95 acres, accessed at 820 Crawford Road (Knollwood) *(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.”