



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.
October 24, 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 and Final) - Public Hearing**
 1. Creekside Village SD, Phase 2, 13 lots, accessed from Lee Road 270 and 266, Mike Maher, Precision Surveying, authorized representative for Campfields Lands LLC, Preliminary and Final approval
 - B. **FINAL PLAT**
 2. Springhill Heights SD, Block G, Redivision of Lots 53-58, 3 lots, accessed from Spring and Arnold Street, Nick Howell, authorized representative for 2H Properties, LLC, Final Approval
 3. Wyndham Gates SD Pod 3, Phase 4, 9 lots, accessed from Alana Court and Raiden Circle, Doug Ransom, authorized representative for DRB Group Alabama, LLC, Final Approval
 - C. **PLAT (Preliminary Only) and CONDITIONAL USE - Public Hearing**
 4. Moore Bass Consulting, Inc, authorized representative for Thrash Investments, Inc, accessed from the 220 block of Samford Avenue, R-4 zone, 29 townhome lots.
 5. Warwick Retreat SD, 94 lots (55 single family lots & 29 townhome lots), accessed from 220 block of Samford Avenue, Moore Bass Consulting, Inc, authorized representative for Thrash Investments, Inc, Preliminary Approval
 - D. **CONDITIONAL USE - Public Hearing**
 6. Lee Tharp, PE, authorized representative for Hogan Investment Properties, LLC, 2220 Enterprise Drive, C-2 zone, A 7,125 square foot addition to an existing 10,250 square foot ABC distribution warehouse (Alabama Alcoholic Beverage Control Board)
 - E. **REZONING and CONDITIONAL USE - Public Hearing**
 7. (a) Amendment to the Future Land Use Map, accessed from 600 block Veterans Parkway or 3500 block Waverly Parkway, 16.3 acres, from a mixed use land use

category to a light commercial land use category.

(b) Rezoning request, Ledge Nettles, authorized representative for Robert Cash, 16.3 acres, accessed from 600 block of Veterans Parkway or 3500 block of Waverly Parkway from R-5 to C-2, GC-P.

8. Ledge Nettles, authorized representative for Robert Cash, accessed from 3500 block of Waverly Parkway, C-2, GC-P zone, Indoor fitness facility (Conditional use approval is subject to rezoning property to C-2, GC-P).

F. **ANNEXATION**

9. Annexation request, Deidre W. Jones and Jason F. Jones, 6551 U.S. Highway 431 North, Annex 30,116 square feet, R-1 zoning district requested.

V. **OLD BUSINESS**

G. **CONDITIONAL USE - Public Hearing**

10. Foresite Group LLC and QuikTrip Corporation, authorized representative for Food Services of Tallahassee, Inc., 920 Columbus Parkway, C-3, GC-P, Gas station & convenience store (*This item was tabled by the applicant at the September 26, 2023 Planning Commission meeting*)

VI. **OTHER BUSINESS**

- H. Approve dates for November and December Planning Commission Meetings.

“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.”