



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA**

300 Martin Luther King Blvd.

November 28, 2023

TIME: 3:00 PM

- I. APPROVAL OF MINUTES
- II. UPDATE ON PREVIOUS PC CASES
- III. 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.
- IV. NEW BUSINESS
 - A. **FINAL PLAT**
 1. Redivision of Parcel 2-A, The Landing SD, 3 lots, accessed from Gateway Drive and Capps Landing, Jim Masingill Jr., authorized representative for Broad Metro LLC, Final Approval
 2. The Bowery SD, 14 lots, accessed from Oak Bowery Road, Blake Rice, Barrett-Simpson, authorized representative for Auston Shaw, Final Approval
 3. The Villages of Opelika SD, Phase 2, 23 lots, accessed from Hammonds Drive and Plainsman Loop, Jake Hill, authorized representative for SP Opelika Ventures LLC, Final Approval
 - B. **Conditional Use - Public Hearing**
 4. Stanley R. Johnson, accessed at Avenue C and South 2nd Street, R-4 zone, Duplex
 5. Brian Lee, authorized representative for Opelika Retirement Investors, LLC, 1001 Fox Run Parkway, PUD, Addition to an assisted living facility.
 6. Jeremy Clark, Compass Construction, authorized representative for Nathaneal P. Moody and Shree R. Summerlin, 512 South 8th Street, C02, GC-P, mixed commercial and residential development
 - C. **REZONING - Public Hearing**
 7. (a) Amendment to the Future Land Use Map accessed at 1018 and 1016 Alabama Avenue, 27,965 square feet (two lots), from a low density residential land use category to a light commercial land use category.

(b) Rezoning request, KAAM Enterprises, LLC, 27,965 square feet, accessed at 1018 & 1016 Alabama Ave, from R-3, GC-P to C-2, GC-P.
 - D. **Vacation of Right-of-Way, Rezoning - Public Hearing, and Conditional Use - Public Hearing**

8. Timothy Murphy, authorized representative for Richard Dale Murphy, A petition for the vacation of a portion Speedway Drive from the north property line of Lot 8 as shown on the JW Long SD plat to the intersection of Speedway Drive and Veterans Parkway.
9. (a) Amendment to the Future Land Use Map, accessed at 1504 Speedway Drive, 1.1 acres, from a light commercial land use category to a general commercial land use category.

(b) Rezoning request, Timothy Murphy, authorized representative for Richard Dale Murphy, 1.1 acres, accessed at 1504 Speedway Drive, from C-2, GC-P to C-3, GC-P.
10. Timothy Murphy, authorized representative for Richard Dale Massey, 1505 to 1609 Speedway Drive or 1001 Fox Run Parkway, C-2, Conditional use request for office of contractor without equipment and material yard. (Conditional use approval is subject to City Council's approval of the rezoning agenda item #9).

“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.”