



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.
February 27, 2024
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. UPDATE ON PREVIOUS PC CASES
- III. APPROVAL OF MINUTES
- IV. NEW BUSINESS
 - A. **PLAT (Preliminary Only) - Public Hearing**
 1. Redivision of Lots 2-B-1A, 5, and 6 Village Professional Park, First Revision, 2 lots, accessed from Village Professional Parkway, Sam Price, authorized representative for East Alabama Healthcare Authority, Preliminary Approval.
 2. National Village, Plat 1E, 30 lots, accessed from Robert Trent Jones Trail, Goodwyn Mills and Cawood, LLC, authorized representative for Retirement Systems of Alabama, Preliminary Approval
 3. South Lake Bank Parcels Redivision of Lot 2, 45 lots accessed from South Uniroyal Road, Chao Han, Preliminary Approval
 4. Prestige SD, 12 lots, accessed from Lee Road 171, David A Filgo, Preliminary Approval
 5. Hidden Lakes North SD, 236 lots, accessed from Sportsplex Parkway, Blake Rice, Barrett-Simpson, Inc., authorized representative for 280 Land Company LLC, Preliminary Approval.
 - B. **Preliminary and Final Plat - Public Hearing**
 6. Old Columbus SD, Redivision of Lot 1, 7 lots, accessed from Old Columbus Road, Hunter Bell, Preliminary and Final Approval
 - C. **CONDITIONAL USE - Public Hearing**
 7. William Robert Ogletree, authorized representative for TO Properties LLC, at 3600 Pepperell Parkway, C-3, GC-P, Auto sales lot.
 - D. **REZONING - Public Hearing**
 8. (a) Amendment to the Future Land Use Map accessed from Gateway Drive, 106 acres, from a light commercial and general commercial land use category to a mixed use category (residential and commercial).

(b) Rezoning request, Blake Rice, Barrett-Simpson authorized representative for Saucier Investments LLC and others, 106 acres, accessed at Gateway Drive and Cunningham Drive, from a C-2, C-3 and R-4 to a PUD.

E. **OTHER BUSINESS - Conditional Use Amendment**

9. Amendment to a conditional use approved at the September 2023 Planning Commission meeting for Jake Whaley, authorized representative for PFI, Ltd., The location of the front property line along Marvyn Parkway determined the approved berm & landscaping be replaced with heavier evergreen screening and oak trees to add height and plant variety. Along the south property line, hollies are proposed to enhance screening between the proposed commercial use and the adjacent residential zone. Changes to plant materials are also proposed along the north property line to enhance landscaping.

“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.”