



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.
March 26, 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. APPROVAL OF MINUTES
- III. UPDATE ON PREVIOUS PC CASES
- IV. NEW BUSINESS
 - A. **Conditional Use and Preliminary Plat - Public Hearing**
 1. Moore Bass Consulting, Inc., authorized representative for Thrash Investments Inc., accessed from the 220 block of Samford Avenue, R-4, 49 townhome lots.
 2. Warwick Retreat SD, 84 lots (35 single family lots & 49 townhome lots), accessed from the 220 block of Samford Avenue, Moore Bass Consulting, Inc., authorized representative for Thrash Investments Inc., Preliminary Approval
 - B. **FINAL PLAT**
 3. Wyndham Gates SD, Pod 3, Phase 6, 8 townhome lots, accessed from Alana Court and Raiden Circle, Jeff Adams, authorized representative for DRB Group Alabama, LLC, Final Approval
 - C. **CONDITIONAL USE - Public Hearing**
 4. Blake Rice, Barrett-Simpson, Inc., authorized representative for T Farmco, LLC, accessed at 3195 Society Hill Road, C-2, GC-P, 20,000 sf warehouse addition.
 - D. **ANNEXATION**
 5. Annexation request, Shelly A. Perry and Annie P. Perry, 2.05 acres, accessed at 5400 Highway 431 North
 - E. **Text Amendments to the Zoning Ordinance - Public Hearing**
 6. Bed and Breakfast Uses - A public hearing to consider a recommendation to the City Council on proposed text amendments to the Zoning Ordinance: Section 2.2 Definitions; 7.3 C. Use Categories (matrix table); Add new section: Section 8.28.4 Bed and Breakfast
 7. Institutional Zone - A public hearing to consider a recommendation to the City Council on proposed text amendments to the Zoning Ordinance: Section 6.4 Purpose and Intent

of Zoning Districts; Section 7.3 A. District Regulations; Section 7.3 C. Use Categories (matrix table)

V. OLD BUSINESS

F. **PLAT (Preliminary Only) - Public Hearing**

8. South Lake Bank Parcels Redivision of Lot 2, 45 lots accessed from South Uniroyal Road, Chao Han, Preliminary Approval *(This item was tabled at the February 27, 2024 meeting at the applicant's request).*

G. **REZONING - Public Hearing**

9. (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). *(This item was tabled at the February 27, 2024 meeting at the applicant's request).*

(b) Rezoning request, Blake Rice, Barrett-Simpson authorized representative for Gateway Development, LLC, Cornerstone LLC, and Clark -Adams Development, LLC, 106 acres, accessed at Gateway Drive and Cunningham Drive, from a C-2, C-3 and R-4 to a PUD. *(This item was tabled at the February 27, 2024 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.”