



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

April 23, 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. **Preliminary and Final Plat - Public Hearing**
 1. Foxchase on Emerald Lake SD, Phase 4D, 8 lots, accessed from Firefly Bend, Blake Rice, Barrett-Simpson, Inc, authorized representative for Plainsmen Development, Inc., Preliminary and Final
 - B. **CONDITIONAL USE - Public Hearing**
 2. RaceTrac, Inc, Victor Sutapaha, authorized representative for WWS Properties, LLC, accessed at the 4800 block of Birmingham Highway (Hwy 280 West), C-2, GC-P, a convenience store and gas station (RaceTrac)
 3. Gustavo Diaz Cax, accessed at 114 Brannon Avenue, R-4, multiple dwellings on a single lot (duplex and single family home). This conditional use approval expired; reapplying for conditional use approval.
 4. Foresite Group, LLC, authorized representative for ALYSSA Corporation, at 1105 Columbus Parkway, C-3, GC-P, Convert 108 unit hotel into a multi-family residential development (apartments)
 - C. **Master Sign Plan Review**
 5. Master Sign Plan for the Gateway Drive Entertainment/Restaurant PUD zoning district. The master sign plan includes two pylon freestanding signs: 399 square feet at 50 foot height and 215 square feet at 20 foot height. Freestanding signs for each tenant parcel: maximum 50 square feet sign area and maximum 10 foot sign height.
- V. OLD BUSINESS
 - D. **Conditional Use Extension - Public Hearing**
 6. A request by Howard Weissinger to extend a conditional use approval for 12 months starting at the current expiration date of May 23, 2024. The said conditional use

approval is The Townes multi-family development (apartments) in a C-2, GC-P zoning district consisting of 151 units accessed at 2400 Frederick Road.

E. **Text Amendments to the Zoning Ordinance - Public Hearing**

7. 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 (*This item was tabled at the March 26th Planning Commission meeting*)
8. 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) (*This item was tabled at the March 26th Planning Commission meeting*)

“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.”