



CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.
May 28, 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. **PLAT (Preliminary) - Public Hearing**
 1. Wyndham Village SD, Phase 3, 100 lots, accessed from Wyndham Village Drive, Brandon Bolt, authorized representative for Tyler Findley, Windham Gateway LLC, preliminary approval
 2. Fox Run SD, Phase 5, 134 lots, accessed from 1201 Foxrun Parkway, Spencer Cothran and Mike Maher, representative for Fox Run Phase V LLC, preliminary approval
 - B. **Preliminary and Final Plat - Public Hearing**
 3. Drake's Landing SD, Section 2, 32 lots, accessed from Webbed Way, Mark Strozier, authorized representative for Edgar Hughston Builder Inc., preliminary and final approval
 - C. **FINAL PLAT**
 4. Firefly SD, Phase 1, 95 lots, accessed at 3169 Columbus Parkway, Daniel Holland, authorized representative for Firefly Development Lee, LLC, final approval
 5. National Village 3A SD, 49 lots, accessed from Robert Trent Jones Trail and National Village Parkway intersection, Mike Maher and Ab Conner representative for Retirement System of Alabama, final approval
 6. The Village at Waterford SD, Phase 4B, 60 lots, accessed from Stokes Avenue and Jansen Avenue, Jeff Adams, authorized representative for DRB Group Alabama, LLC, final approval
 - D. **CONDITIONAL USE - Public Hearing**
 7. David Slocum, authorized representative for Wayne Gentry, accessed at Fox Run Parkway, C-2, GC-P, 22 townhomes.

8. Blake Rice, Barrett-Simpson, Inc., authorized representative for JD Real Properties, LLC, accessed at 4800 Birmingham Highway, C-3, GC-P, Extreme Power Sports off-road equipment sales
9. Foresite Group, LLC, authorized representative for Broad Metro, LLC, 3310 Society Hill Road, C-2, GC-P, 323-unit apartment development.
10. Bradley Creasy, authorized representative for Dyas Properties, LLC, accessed at the 1400 block of South Fox Run Parkway, C-2, GC-P, 153-unit townhouse development.

E. REZONING - Public Hearing

11. (a) Amendment to the Future Land Use Map accessed from North 29th Street and Cunningham Drive, 34.5 acres, from light commercial land use category to a mixed use category (residential and commercial).

(b) Rezoning request, Hayes Eiford, Samford Group LLC, representative for Saucier Investments, LLC, 34.5 acres, accessed from North 29th Street and Cunningham Drive, from C-2 to a PUD.

F. Master Plan Revisions - Public Hearing

12. The Villages at Opelika PUD, Minor Amendment to the Master Plan, Hi Pack Road, Joe Mazzucchelli, representative for Trust Homes Southcoast, LLC, The amendment changes the use of the 23,160 sf amenity lot from playground equipment & open space to a 1,440 sf office, gym, and storage building with an 800 sf open covered patio attached to the building and open space. The amendment provides more opportunities for the residents.

G. ANNEXATION

13. Annexation, Antione Harvis, Sr., 48 acres, accessed from 2051 Highway 169, A commercial zone will be requested at a later time.

V. OLD BUSINESS

H. Text Amendment to the Zoning Ordinance - Public Hearing

14. 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*)

“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.”