



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

June 25, 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 Plat and Conditional Use - Public Hearing**
 1. Waverly Woods SD, 83 lots, accessed from Waverly Place, Hayes Eiford and Mike Maher, authorized representative for Whiteridge Opelika LLC, and R&S Properties LLC, preliminary approval
 2. Hayes Eiford and Mike Maher, authorized representative for Whiteridge Opelika LLC and R&S Properties, LLC, accessed from Waverly Place, R-3, 78 twinhome lots, three open space lots, and one lot for future development.
 - B. **Preliminary and Final Plat - Public Hearing**
 3. Asheton Village SD, 45 lots, accessed at 5067 Birmingham Highway, Nick Howell, authorized representative for 2H Properties LLC, preliminary and final approval
 - C. **FINAL PLAT**
 4. Wyndham Gates SD, Pod 3, Phase 7, 14 townhome lots, accessed at Alana Court and Raiden Circle, Jeff Adams authorized representative for DRB Group Alabama LLC, final approval
 - D. **CONDITIONAL USE - Public Hearing**
 5. Pamela Viale, authorized representative for The Brown Agency, accessed at 103 Rocket Avenue, M-1, Church.
 6. David Slocum, authorized representative for Food Bank of East Alabama, at 1699 16th Place, M-1, GC-S, Food Bank grocery store.
 7. Blake Rice, Barrett-Simpson, Inc., authorized representative for BH 55 LLC, accessed from Corporate Drive, I-1, 204-unit apartment development.
 - E. **REZONING - Public Hearing**
 8. (a) Amendment to the Future Land Use Map accessed at 711 Pleasant Avenue, 22,450 square foot lot, from a high density residential land use category to light commercial.

(b) Rezoning request, Kibwe LLC, 22,450 square foot lot, accessed at 711 Pleasant Drive, from R-5M to C-2.

9. Rezoning request, Hayley Investments LLC, three lots (18,696 square feet), accessed at First Avenue or North 7th Street, from a C-2 to C-1.

V. OLD BUSINESS

F. **CONDITIONAL USE - Public Hearing**

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. *(This item was tabled by the applicant at the May 28, 2024 meeting.)*

G. **FINAL PLAT**

11. Firefly SD, Phase 1, 95 lots, accessed at 3169 Columbus Parkway, Daniel Holland, authorized representative for Firefly Development Lee, LLC, final approval *(This item was tabled by the applicant at the May 28, 2024 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.”