



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA**

300 Martin Luther King Blvd.

July 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. **PLAT (Preliminary) - Public Hearing**
 1. Knollwood SD, 47 lots, accessed from Crawford Road (Highway 169), ASH-Evermore Homes of AL, LLC, authorized representative for SMB Land, LLC, (Frank E. Plan managing member), preliminary approval
 - B. **Preliminary and Final Plat - Public Hearing**
 2. Subdivision of Parcel 43 10 02 09 3 000 001.005, 3 lots, accessed at 1400 Columbus Parkway, Mark Strozier, Strozier Services, authorized representative for ANAND Inc, preliminary and final approval
 3. Replat for Tracey Rudd Lecroy and Phyllis Jan Randolph and Hugh Lee Richey SD, 5 lots, accessed from 3151 Lee Road 177, Harris Gray, LLC, authorized representative for Phyllis Jan Randolph, Tracey Rudd Lecroy, and Hugh Lee Richey, preliminary and final approval
 - C. **CONDITIONAL USE - Public Hearing**
 4. Troy McVey/Utility Sign Partners, authorized representative for Telepak Networks, Inc d/b/a CSpire Fiber, accessed at 1502 Spring Drive FIBER, R-5M, Fiber cabinet installation facility.
 5. Larry Brookins, Northstar Engineering, authorized representative for Glynn Smith, on Logan Drive accessed from Columbus Parkway, C-3, Distribution warehouse.
 6. Arthur R. Nettles, authorized representative for Shey Knight, J&S Properties, LLC, accessed at 1018 Walker Gray Court, C-3, Office warehouse.
 7. Arthur R. Nettles, authorized representative for Dave King, King Automobiles, Inc, accessed at Dunlop Drive, C-3, GC-P Automobile sales.
 8. Arthur R. Nettles, authorized representative for Dave King, King Automobiles, Inc, accessed at Dunlop Drive, C-3, GC-P, Automobile maintenance and parking.

D. REZONING - Public Hearing

9. (a) Amendment to the Future Land Use Map, accessed at Sportsplex Parkway and Andrews Road, 68.95 acres, from a low density residential land use category to a planned unit development.
- (b) Rezoning Request, Blake Rice, Barrett-Simpson, authorized representative for Carol Lowe Raymer, 68.95 acres, accessed at Sportsplex Parkway and Andrews Road, from R-1 to PUD

E. Annexation and Plat (Preliminary and Final) - Public Hearing

10. Annexation, Mike Maher, Precision Surveying, authorized representative for David A. Filgo, 128.24 acres, accessed from Lee Road 171, R-1 zoning district requested.
11. Prestige SD, Redivision of Lot 2, 11 lots, accessed at Lee Road 171, Mike Maher, Precision Surveying, authorized representative for David A. Filgo, preliminary and final approval

F. Annexation, Rezoning, and Preliminary Plat - Public Hearing

12. Annexation, Martha and Hunter Saunders, 156 acres, accessed from Lee Road 152 (Betty's Lane). A PUD zoning district is requested.
13. Rezoning Request, Birmingham D, LLC, authorized representative for Martha and Hunter Saunders, accessed from Lee Road 152 (Betty's Lane), 156 acres, PUD zoning district requested.
14. Saunders Cove SD, 499 lots, accessed from Lee Road 152 (Betty's Lane), Birmingham LD, LLC, authorized representative for Martha and Hunter Saunders, preliminary approval

G. Master Plan Amendment - Public Hearing

15. Request for a major amendment to the Master Plan for the Ballfields, at the corner of Pepperell Parkway and North 30th Street, Gateway at Opelika, LLC, changing townhome units to apartment units.

V. OLD BUSINESS

H. Conditional Use and Preliminary Plat - Public Hearing

16. 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. *(This item was tabled at the June 25th meeting.)*
17. 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 *(This item was tabled at the applicant's request at the June 25th meeting.)*

I. FINAL PLAT

18. 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 June 25, 2024 meeting).*
19. Asheton Village SD, 45 lots, accessed at 5067 Birmingham Highway, Nick Howell, authorized representative for 2H Properties LLC, final approval *(At the June 25th*

meeting, the Planning Commission tabled the final plat; the preliminary approval was approved.)

“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.”