



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.
August 27, 2024
TIME: 3:00 PM**

- I. APPROVAL OF MINUTES
- II. UPDATE ON PREVIOUS PC CASES
- III. 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.
- IV. NEW BUSINESS
 - A. **Master Plan Amendment and Plat (Preliminary) - Public Hearing**
 - 1. Blake Rice, Barrett-Simpson, authorized representative of SMB Land, LLC and Opelika Industrial Development Authority, property owners to consider a minor amendment to the Foxrun Extension PUD Master Plan on Foxrun Avenue and Douglas Street.
 - 2. Foxrun Extension SD, 43 lots, accessed from Douglas Street, Blake Rice, Barrett-Simpson, authorized representative for SMB Land LLC, preliminary approval
 - B. **PLAT (Preliminary) - Public Hearing**
 - 3. National Village SD, Phase 1E, 39 lots, accessed at 5198 Grand National Parkway and Robert Trent Jones Pkwy, Steve Timms, authorized representative for Retirement Systems of Alabama (RSA), preliminary approval
 - C. **CONDITIONAL USE - Public Hearing**
 - 4. Blake Rice, Barrett-Simpson, authorized representative for Auburn 57, Inc, accessed at the 2400 block of Interstate Drive, C-2, GC-P, hotel (RAM Opelika Hotel)
 - 5. Lara Potts, Redeeming Grace Ministries, accessed at 3306 Ridge Road, R-1, residential transition program to assist women.
 - 6. Chris Taylor, authorized representative for B. Marrell Hartley, president of Bence-Hartley Inc, accessed at 1418 2nd Avenue, C-3, GC-S, Auto sales lot.
 - 7. Buddy Ingram, authorized representative for South Ninth LLC, accessed at 113 S 9th Street, C-1, wine bar.
 - 8. Bradley Creasy & Lee Tharp, authorized representative for Dyas Properties, LLC, accessed at the 1400 block of South Fox Run Parkway, C-2, GC-P, 147-unit Build-to-Rent attached dwelling unit development
 - 9. Staley Fincher, accessed at the end of Yarbrough Drive, C-3, 56 townhome units
 - D. **REZONING - Public Hearing**

10. (a) Amendment to the Future Land Use Map, accessed at the 3900 block of Waverly Parkway, 5.76 acres, from a manufacturing land use category to a light commercial land use category.

(b) Rezoning Request, David Slocum, authorized representative for Opelika Industrial Development Authority, 5.76 acres, accessed at 3900 block of Waverly Parkway, from M-2 to C-2

E. CONDITIONAL USE EXTENSION - Public Hearing

11. Request by Jack Johnson to extend conditional use approval for 12 months starting at the current expiration date of August 22, 2024. The conditional use approval is for a climate-controlled self-storage building accessed at the 300 block of Samford Avenue originally approved at the August 2019 Planning Commission meeting and extensions approved in subsequent years.

V. OLD BUSINESS

F. FINAL PLAT

12. Asheton Village SD, 45 lots, accessed at 5067 Birmingham Highway, Nick Howell, authorized representative for 2H Properties LLC, final approval *(This item was tabled by the applicant at the July 23rd Planning Commission meeting.)*

G. Conditional Use and Preliminary Plat - Public Hearing

13. 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 July 23rd meeting.)*
14. 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 July 23rd meeting.)*

H. 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. *(This item was tabled at the applicant's request at the July 23, 2024 Planning Commission meeting.)*

I. CONDITIONAL USE - Public Hearing

16. Arthur R. Nettles, authorized representative for Dave King, King Automobiles, Inc, accessed at Dunlop Drive, C-3, GC-P Automobile sales. *(This item was tabled at the applicant's request at the July 23, 2024 Planning Commission meeting)*
17. Arthur R. Nettles, authorized representative for Dave King, King Automobiles, Inc, accessed at Dunlop Drive, C-3, GC-P, Automobile maintenance and parking. *(This item was tabled at the applicant's request at the July 23, 2024 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.”