



CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.
October 22, 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. Waverly Woods SD, 117 lots, accessed from 699 Waverly Place, Brandon Hays, authorized representative for Whiteridge Opelika LLC, preliminary approval
 - B. **FINAL PLAT**
 2. Southern Pines SD, 46 lots, accessed from Briarwood Lane extension, David Slocum authorized representative for Bryan Stone, final approval
 3. Champion Square SD, Phase 3, 54 lots, accessed from Plainsman Loop, Michael Thomas, Sain Associates, authorized representative for Patrick Murphy, preliminary approval
 - C. **CONDITIONAL USE - Public Hearing**
 4. John Randall Wilson, authorized representative for Trinity Presbyterian Church, accessed at Calhoun Drive, McLure Avenue and Renfro Avenue, R-2, Athletic field and gymnasium for Trinity Christian School
 5. Brandon Hays, authorized representative for Southside Opelika, LLC, C-2, accessed at 410 Geneva Street, 4 townhome units.
 6. Lee Tharp, Kadre Engineering, authorized representative for Terry McCollum, accessed at 20 Veterans Parkway, C-2, GC-P, 124 apartment units.
 7. Blake Rice, Barrett-Simpson, authorized representative for Sun Self Storage, Inc, C-2, accessed at 1615 Thomason Drive, climate control self storage buildings (Sun Self Storage).
 8. Jason Horne, Horne Brothers LLC, C-3, accessed at the 2000 block of Cunningham Drive, office-warehouse building.
 - D. **Rezoning and Conditional Use - Public Hearing**

9. (a) Amendment to the Future Land Use Map, 1001 1st Avenue, 10,890 square foot lot, from a general commercial land use category to a light commercial land use category.

(b) Rezoning Request, Josh O'Neal, authorized representative for Barnes & Horton, LLC, 10,890 square foot lot, at 1001 1st Avenue, from C-3, GC-S to C-1, GC-S.
10. Josh O'Neal, authorized representative for Barnes & Horton, LLC, C-1, GC-S (pending rezoning), at 1001 1st Avenue, lounge and event center.
- E. **VACATION OF RIGHT-OF-WAY - Public Hearing**
11. Petition to vacate a portion of right-of-way on 6th Street at the Chamber of Commerce building.

“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.”