



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.
November 19, 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. Sentinel Hills SD, Phase 3, 18 lots, accessed from Lee Road 2192, Brandon Bolt, Bolt Engineering, authorized representative for Edgar Hughston Builder Inc, preliminary approval
 - B. **Preliminary and Final Plat - Public Hearing**
 2. Firefly SD, Phase 1, Redivision of 31-40 and 96, 7 lots, accessed from Summers Street, Daniel Holland, Holland Homes, LLC, preliminary and final approval
 3. Taylin SD, 8 lots, accessed from Hanson Street, Timothy Moore, preliminary and final approval
 - C. **CONDITIONAL USE - Public Hearing**
 4. Staley Fincher, accessed at the end of Yarbrough Drive, C-3, for 68 townhome units.
 5. Foresite Group, LLC, authorized representative for Broad Metro, LLC, accessed at 3310 Society Hill Road, C-2, proposed apartment development (323 units)
 - D. **REZONING - Public Hearing**
 6. (a) Amendment to the Future Land Use Map, accessed at the 900 block of Lake Condry Road, 12.6 acres, from a medium density residential land use category to a mixed use land use category.

(b) Rezoning Request, Blake Rice, Barrett-Simpson, authorized representative for Lania Harrison, Laura Hartley, Linda Nixon, and Louie Morris, 12.6 acres, accessed from 900 block of Lake Condry Road, from R-3 to PUD.
 - E. **VACATION OF RIGHT-OF-WAY - Public Hearing**
 7. Petition from Lee County Youth Development Center, Laura Cooper, director, to vacate a portion of Spring Drive to construct a 10x10 guard house.

8. Petition from Steve Benson, authorized representative for Sun Self Storage Inc, to vacate Lynch, Haddox and Brown Street as recorded in Operell SD, and vacate King Street and a portion of Penland Street that fronts on Lots 5 through 16 as platted in Operell SD recorded in Plat Book 3, page 21 as both plats are recorded in the offices of the Judge of Probate, Lee County.

F. **ANNEXATION**

9. Annexation, Timothy J. Moore, authorized representative for Moore's Construction LLC, 6 acres, accessed at 448 Lee Road 174. An R-1 zoning district is requested.

V. **OTHER BUSINESS**

G. **Development Plan Review - Setback Waiver**

10. Blake Rice, Barrett-Simpson, authorized representative for Tidal Wave Auto Spa, developer of Lot 1-B, The Ballfields Plat No. 4, for a setback variance for a proposed development as provided in Section 7.6 of the Zoning Ordinance. A variance is allowed with Planning Commission approval if alternative access is provided and no access is taken from the Gateway Corridor. A 10-foot variance is requested from the minimum 20-foot side yard setback to allow 10 feet of additional building width and access to the development is from Ballfields Loop not Pepperell Parkway, a Gateway Corridor.

VI. **OLD BUSINESS**

H. **CONDITIONAL USE - Public Hearing**

11. Josh O'Neal, authorized representative for Barnes & Horton, LLC, C-1, GC-S (pending rezoning), at 1001 1st Avenue, lounge and event center. *(This item was tabled at the October 22, 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.”