



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.
January 28, 2025
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. Elect Officers to Planning Commission (Chairman, Vice Chairman)
- III. APPROVAL OF MINUTES
- IV. UPDATE ON PREVIOUS PC CASES
- V. NEW BUSINESS
 - A. **PLAT (Preliminary Only) - Public Hearing**
 - 1. Veterans Parkway SD, 33 lots, 1000 block Veterans Parkway, Hayes Eiford-Samford Group Development, LLC, Preliminary Approval
 - B. **Conditional Use - Public Hearing**
 - 2. Samford Group Development, LLC, authorized representative for Aaron Adams, property owner, 2410 Cunningham Drive, R-4, 56 townhome units
 - 3. Brandon Hayes, authorized representative for Kevin Neel, property owner, 515 South 8th Street, Add a detached single family dwelling with a single family dwelling on a 10,574 sf lot in a C-2 zoning district
 - C. **Rezoning - Public Hearing**
 - 4. a. Amendment to the Future Land Use Map, 30,630 square foot, from a low density residential land use category to a light commercial land use category.
b. Rezoning request, James B. Layson, authorized representative for Raymond Trussell, property owner, 30,630 square feet, 2802 Society Hill Road, from R-1 to C-2.
- VI. Old Business
 - D. **Text Amendment to the Zoning Ordinance - Public Hearing**
 - 5. Bed and Breakfast Uses - A public hearing to consider a recommendation to the City Council on proposed text amendments to the Zoning Ordinance: Additions and revisions to definitions in Section 2.2 Definitions; revisions to Section 3.1 Building Permit Required; revisions to 7.3 C. Use Categories (matrix table);

revisions to Section 8.11.1 Temporary Structures/Temporary Uses; and add new section: Section 8.28.4 Bed and Breakfast

“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.”