



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.
February 25, 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. APPROVAL OF MINUTES
- III. UPDATE ON PREVIOUS PC CASES
- IV. NEW BUSINESS
 - A. PLAT (Preliminary) - Public Hearing
 - 1. Firefly Phase II SD, 125 lots, 3000 Highway 280 East, Daniel Holland-Firefly Development LLC, property owner, Preliminary Approval
 - B. FINAL PLAT
 - 2. Drake's Landing, Section two, Phase Two subdivision, 59 lots, Fuzzy Falls, Mark Strozier, authorized representative for Edger Hughston Builder, Inc., property owner, final approval.
 - 3. The Lakes at Anderson Road Phase 3 subdivision, 33 lots, Anderson Lakes Drive, Blake Rice, authorized representative for Anderson Lakes, LLC, property owner, final approval.
 - C. CONDITIONAL USE - Public Hearing
 - 4. Blake Rice, authorized representative for BSI, Inc., 2750 Society Hill Road, C-2 zone, 79 unit rental townhomes phase 2.
 - 5. Kirti Patel, property owner, 2010 Crawford Road (Hwy 169), C-3 zone, package liquor store.
 - 6. Clay Caswell, property owner, 3615 Pepperell Parkway, C-3, GC-P zone, Office of Contractor without Equipment and Material Yard
 - 7. Aaron Adams, authorized representative for James G McClain Jr., property owner, 2410 Cunningham Drive, R-4, 56 Townhome Units
 - D. REZONING - Public Hearing

8. (a) Amendment to Future Land Use Map, 513 Ermine Street, 14,822 square feet, from manufacturing to high density residential land use category

(b) Rezoning Request, Dan Hatcher c/o Auburn Habitat for Humanity, 513 Ermine Street, 14,822 square feet, from M-1 to R-5.

E. Text Amendments to the Zoning Ordinance - Public Hearing

9. A public hearing to consider a recommendation to the City Council on proposed text amendments to the Zoning Ordinance: Revisions to Section 3.1 Building Permit Required and revisions to Section 8.11.1 Temporary Structures/Temporary Uses.

IV. OLD BUSINESS

10. **Text Amendment to the Zoning Ordinance - Public Hearing**

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 (*This item was tabled at the January 25th 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.”