



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.
March 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
 - A. February 25, 2025 Minutes
- III. UPDATE ON PREVIOUS PC CASES
- IV. NEW BUSINESS
 - B. FINAL PLAT
 - 1. Dickson Place SD, Phase 2A, 77 lots, 3500 Andrews Road, Ledge Nettles, Baseline Surveying, authorized representative for Andrews & Anderson Development, LLC, property owner, final approval.
 - 2. Wyndham Village SD, Phase 3, Section 1, 25 lots, Wyndham Village Drive, Mark Strozier, authorized representative for Tyler Findley, property owner, final approval.
 - 3. Southern Pines SD, Phase 2, 29 lots, 1700 Oak Bowery Road, David Slocum, authorized representative for Bryan Stone, property owner, final approval.
 - C. CONDITIONAL USE – Public Hearing
 - 4. Hayes Eiford, authorized representative for Bobby Joe Burdette, property owner, 2112 Cunningham Drive, R-4 zone, 50 townhome units.
 - D. REZONING – Public Hearing
 - 5. Rezoning Request, Bill Perry, authorized representative of James David Perry, property owner, 2505 Anderson Road, 20.1 Acres, from R-1 to R-3.
 - E. MASTER PLAN REVISIONS AND REZONING – Public Hearing
 - 6. (a) Spencer Cothran (Holland Homes, LLC), authorized representative for Opelika Mill, LLC., and Ericson LLC, property owners, Major Amendments to The Mill PUD Master Plan and Rezoning 1.37 acres, from C-2 to PUD., 2400 block 1st Avenue
 - (b) Amendment to Future Land Use Map, 2400 block 1st Avenue, 1.37 acres, from light commercial to mixed-use commercial and residential if Rezoning approved.

V. OLD BUSINESS

F. TEXT AMENDMENTS

7. 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.”