



**CITY OF OPELIKA
CITY COUNCIL
WORKSESSION MEETING AGENDA
300 Martin Luther King Blvd.
June 3, 2025
TIME: 5:50 PM**

1. A CALL TO ORDER
 1. George Allen, Erica Norris, Tim Aja, Todd Rauch, Eddie Smith
2. PRESENTATIONS
 1. Request for Annexation - 7.6 Acres, Hwy 280 W & Veterans Pkwy.
 2. Request to Advertise for PH - Rezoning, 7.6 Acres, Hwy 280 W and Veterans Pkwy, from R-1 to C-2, GC-P.
3. RESOLUTIONS
4. ORDINANCES
5. GENERAL UPDATES
6. REVIEW/DISCUSS CURRENT COUNCIL MEETING AGENDA
7. GENERAL / DISCUSSION
8. END OF WORK SESSION

“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.”

City of Opelika

Planning Commission Report

Action Requested: Annexation – 7.6 Acres

Location of Property: 3800 block Birmingham Hwy (Highway 280 West)

Property Owner(s): Perryman Hill LLC
Strozier Services LLC (surveyor), authorized representative

Current Zoning: R-1 (at annexation)

Proposed Zoning: C-2, GC-P (Office-retail, Gateway Corridor Overlay – Primary)

Existing Land Use: Undeveloped

Surrounding Zoning Districts

And Land Uses:	North	R-5	Single family & Undeveloped (north side of Hwy 280)
	South	PJ	(Planning Jurisdiction) Undeveloped
	East	C-2, GC-P	(future Publix & Perryman Hill Plaza)
	West	PJ	(Planning Jurisdiction) Undeveloped

Staff Comments

The applicant is requesting to annex 7.6 acres. The undeveloped annexation property fronts along Highway 280 West and about 700 feet west of the future 17.5 acre Publix and Perryman Hill Plaza commercial development; the 17.5 acre Publix and Perryman Hill development is at the intersection of Veterans Parkway & Birmingham Highway (Hwy 280). A future phase 2 of the Perryman Hill development is an adjacent 33 acres that borders the 7.6 acres on the east side. The adjacent properties on the west and south side are also owned by the applicant and not within the City limits. Highway 280 borders the annexation property on the north side.

The proposed 7.6 acre annexation property is at a lower elevation compared to the surrounding adjacent parcels. A 1,300 foot stream is on the west property line, and the stream runs the length of the annex property north to south. A 50' wide Alabama Power easement near the middle of the 7.6 acres is parallel with the stream. The 7.6 acres will be added to the Perryman Hill development; a large portion of the property will serve as stormwater detention for the development.

The undeveloped adjacent properties on the west and south sides of the annex property are outside the City limits and owned by the applicant.

The Zoning Ordinance provides that annexed properties are automatically zoned R-1. In this annexation request, the applicant is requesting rezoning from R-1 to C-2, GC-P so the 7.6 acres

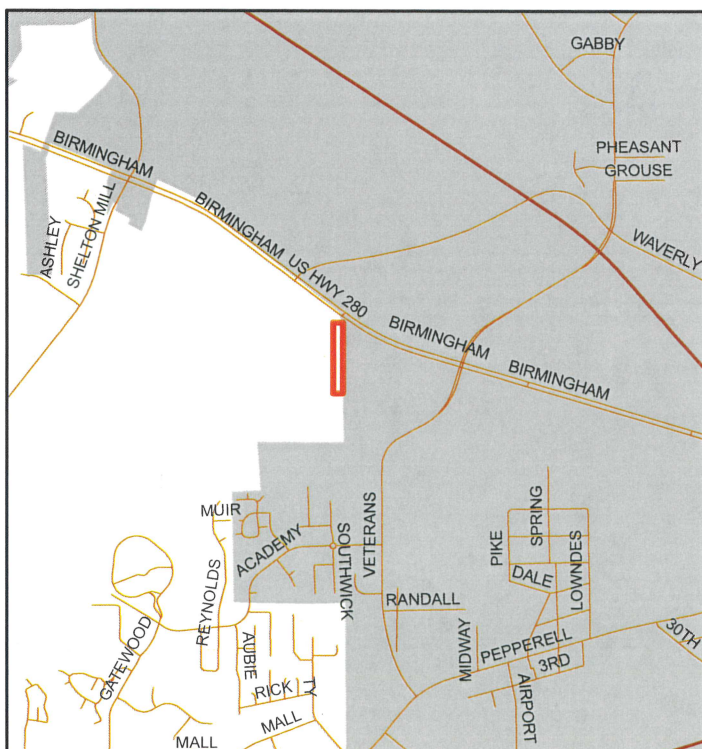
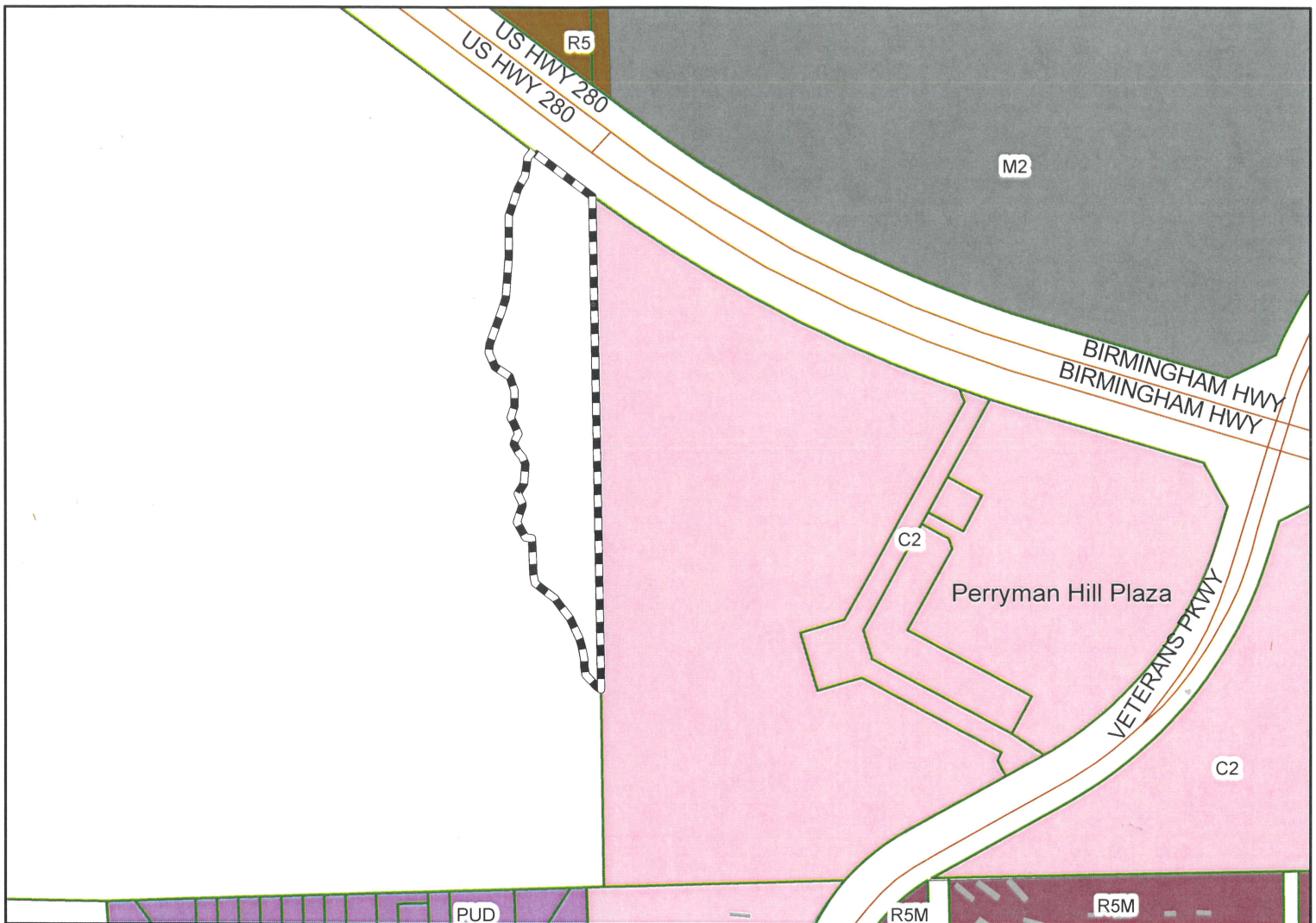
is the same zone as the development. If the City Council approves the annexation, then a Council public hearing will be held requesting a rezoning of the 7.6 acres from R-1 to C-2, GC-P.

Recommendation

Planning staff recommends a positive recommendation sent to City Council to annex the 7.6 acres into the City.

At the May 27th meeting, the Planning Commission voted 7 to 0 to send a positive recommendation to the City Council to annex the 7.6 acres.

PERRYMAN HILL PLAZA ANNEXATION AND REZONING HIGHWAY 280 & VETERANS PARKWAY REZONING, R-1 TO C-2, GC-P

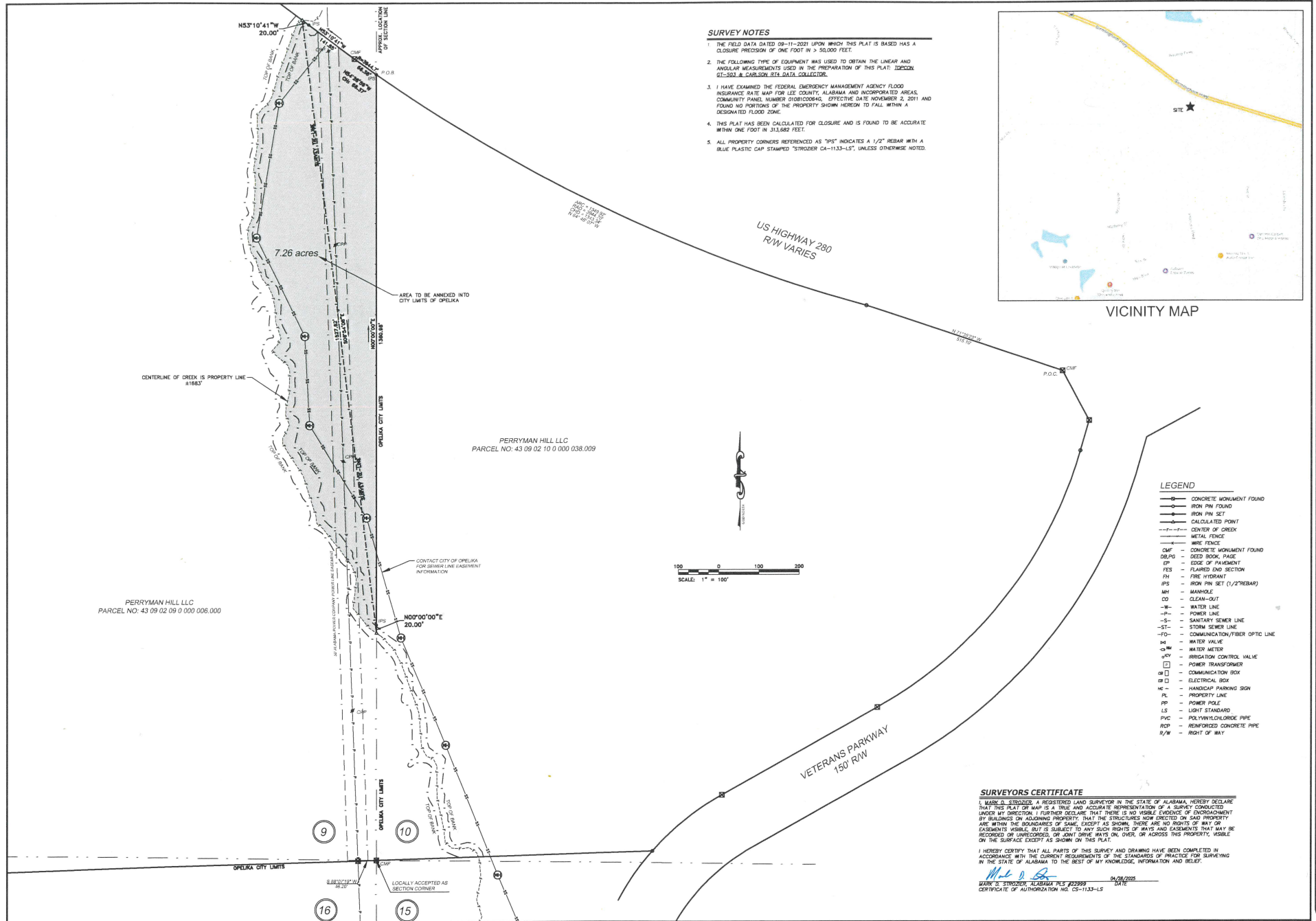


The applicant is requesting annexation and rezoning of 7.26 acres from R-1 to C-2, GC-P. The annexed property is part of the future Perryman Hill Plaza development adjacent to the 7.26 acres. All properties annexed into the City are zoned R-1; if a different zoning district is requested then a rezoning is required.



Subject Property

The City of Opelika does not guarantee this map to be free from errors or inaccuracies. The City of Opelika, Alabama disclaims any responsibility or liability for interpretations from this map or decisions based thereon. The information contained on this map is a general representation only and is not to be used without



"STROZEN"
SERVICES, LLC

8008 BRIDGES FARM RD - COLUMBIA, GA - 30606 - (706) 875-1345

LAND ANNEXATION FOR
THE PERRYMAN HILL PLACE

LEE COUNTY ALABAMA

SECTION 9 T-19-N R-38-E

LAND ANNEXATION
FILE NO. 25-002
DRAWN BY: MPH
CHECKED BY: JMS
DATE 04/28/2025
SCALE: 1"=100'



SHEET: 1 OF: 1

City of Opelika

Planning Commission Report

Action Requested: Rezoning – 7.6 Acres

Location of Property: 3800 block Birmingham Hwy (Highway 280 West)

Property Owner(s): Perryman Hill LLC
Strozier Services LLC (surveyor), authorized representative

Current Zoning: R-1 (from annexation)

Proposed Zoning: C-2, GC-P (Office-retail, Gateway Corridor Overlay – Primary)

Existing Land Use: Undeveloped

Surrounding Zoning Districts

And Land Uses:	North	R-5	Single family & Undeveloped (north side of Hwy 280)
	South	PJ	(Planning Jurisdiction) Undeveloped
	East	C-2, GC-P	(future Publix, Perryman Hill Plaza)
	West	PJ	(Planning Jurisdiction) Undeveloped

Staff Comments

The applicant is requesting rezoning 7.6 acres from an R-1 zoning district (rural) to a C-2, GC-P zoning district subject to City Council's approval of annexing the 7.6 acres. The 7.6 acres is part of a 336 acre undeveloped property owned by the applicant. The applicant owns the undeveloped property adjacent to the rezoning property on the east, west, and south side. Highway 280 borders the rezoning property on the north side.

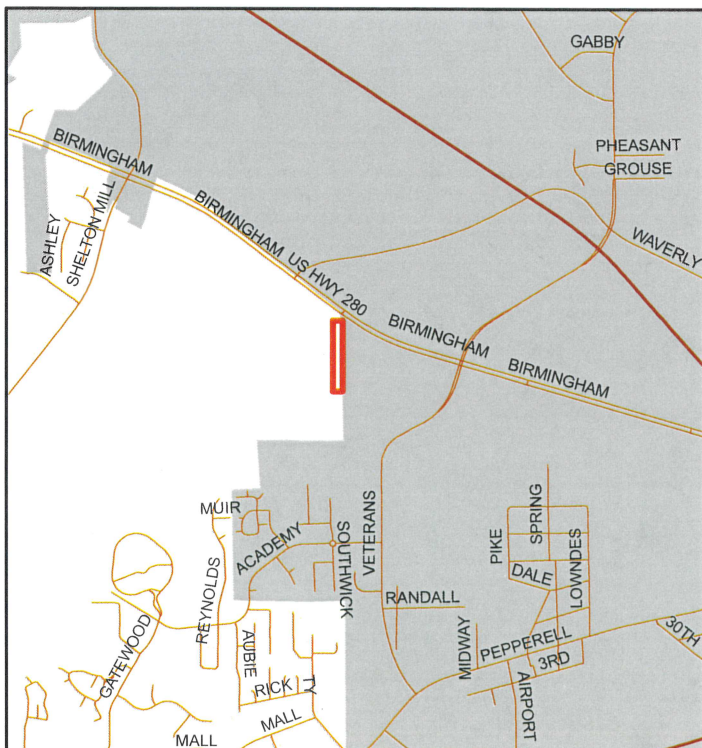
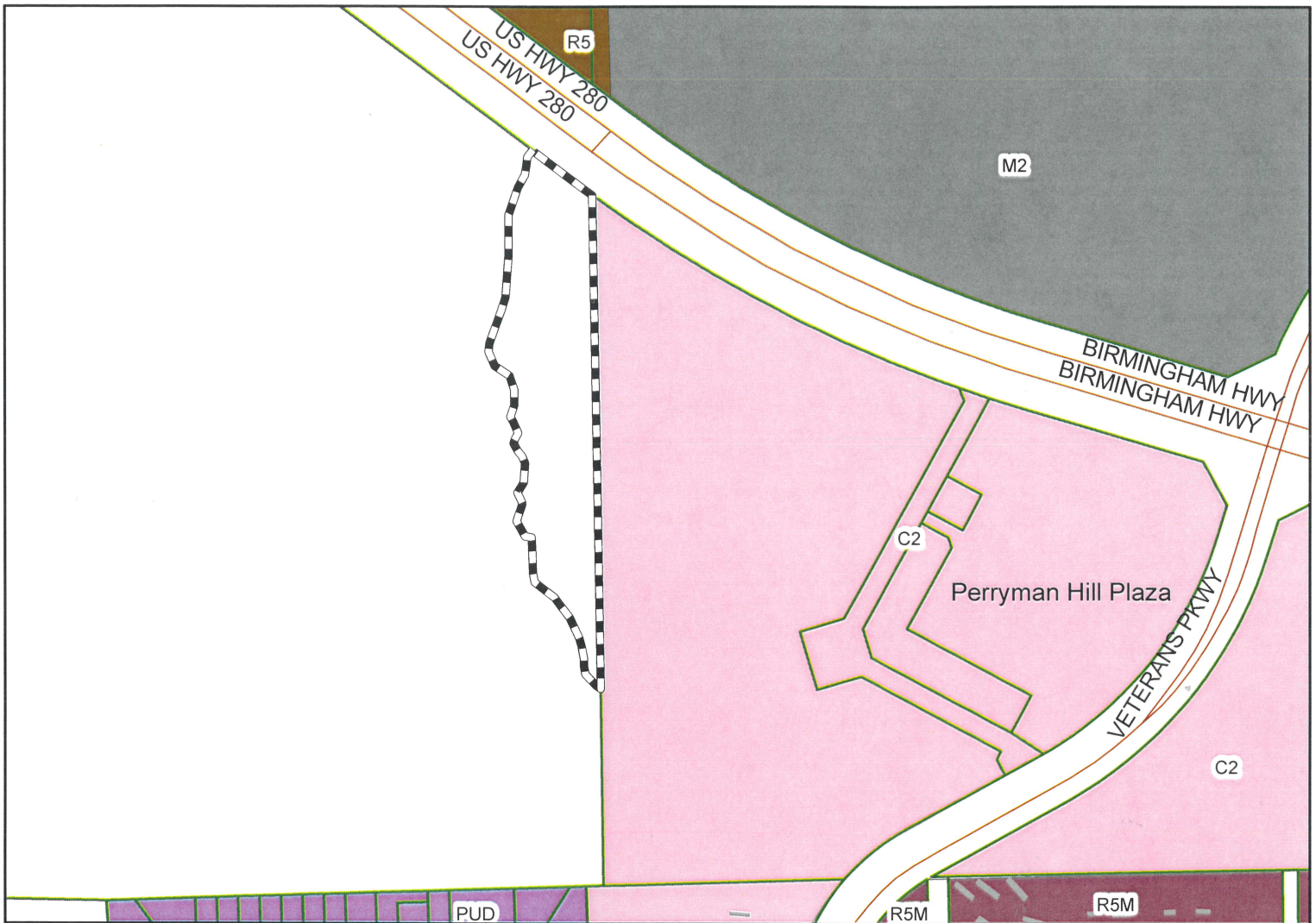
The rezoning property is about 700 feet west of the future Publix and Perryman Hill Plaza commercial development (17.5 acres) at the intersection of Veterans Parkway & Birmingham Highway (Hwy 280). The Perryman Hill development is zoned C-2, GC-P. A 33 acre undeveloped property is also zoned C-2, GC-P and located between the 7.6 acre property and the Perryman development. The 33 acres is a future phase of the Perryman Hill development. A portion of the 7.6 acre rezoning property will be developed with the 33 acres and the remaining area is for stormwater detention for the Perryman Hill development.

Staff Recommendation

Staff recommends Planning Commission send a positive recommendation to the City Council to rezone the property from R-1 to C-2, GC-P subject to approval of the annexation.

At the May 27th meeting, the Planning Commission voted 7 to 0 to send a positive recommendation to the City Council to rezone the 7.6 acres from R-1 to C-2, GC-P.

PERRYMAN HILL PLAZA ANNEXATION AND REZONING HIGHWAY 280 & VETERANS PARKWAY REZONING, R-1 TO C-2, GC-P



The applicant is requesting annexation and rezoning of 7.26 acres from R-1 to C-2, GC-P. The annexed property is part of the future Perryman Hill Plaza development adjacent to the 7.26 acres. All properties annexed into the City are zoned R-1; if a different zoning district is requested then a rezoning is required.



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