



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA**

300 Martin Luther King Blvd.

November 18, 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 CASES
- IV. NEW BUSINESS
 - A. **PLAT (Preliminary and Final) – Public Hearing**
 1. Bay Court SD, 5 lots, Bay Court, Emily Key, authorized representative for Three Keys Properties, LLC, property owner, preliminary and final approval.
 - B. **CONDITIONAL USE – Public Hearing**
 2. Rudy Sardinas, authorized representative for Viking Sun, Inc, property owner, 809 1st Avenue, C-1 zoning district, Neos church and cafe/work space.
 3. Foresite Group, LLC, authorized representative for Opelika 26. LLC, property owner, 2900 Society Hill Road, C-2 zoning district, Society Hill Apartments — 265 units.
 4. Tyler Hearin, authorized representative for Leslie Greene Dudley, property owner, 1525 Old Columbus Road, M-1 zoning district, Recovered material processing material.
 5. Arbour Valley Development, LLC, authorized representative for Michael V. Shannon/ Weaver C/O Crooked Creek, property owner, Fox Run Avenue and Fox Run Parkway Intersection, 144 apartment units.
 - C. **AMENDMENTS TO COMPREHENSIVE PLAN AND REZONING - Public Hearing**
 6. (a) Rezoning request, Bill Perry, authorized representative for James David Perry, property owner, 2505 Anderson Road, 20.1 acres, from R-3 to R-4.

(b) Amendment to Future Land Use Map, 2505 Anderson Road, 20.1 acres, from a medium density land use category to a high density land use category.
 7. Rezoning request, WRO LLC, property owner, 2209 Lafayette Parkway, 6.1 acres, from M-1, GC-P to C-3, GC-P zoning district.

8. (a) Rezoning Request, Blake Rice, BSI Inc., authorized representative for Gateway Development, LLC, property owner, Gateway Drive, 5.1 acres, from R-4 to PUD.

(b) Amendment to Future Land Use Map, Gateway Drive, 5.1 acres, from a residential growth land use category to a mixed-use land use category.

D. MASTER PLAN AMENDMENT — Public Hearing

9. Major Revisions to the Wyndham Planned Unit Development, 15 Acres, Intersection of Wyndham Industrial Drive and Gateway Drive, Blake Rice, BSI, Inc., authorized representative for CPP Investment, LLC, property owner, Change of use from an Office use to a Contractor's office with equipment yard and material yard.

V. OLD BUSINESS

E. CONDITIONAL USE — Public Hearing

10. Dave King, authorized representative of King Automobiles, Inc., Northwest corner of Dunlop Drive & Hwy 280, C-3, GC-P, Commercial retail. *(This item was tabled at the October 28th Planning Commission meeting.)*
11. Dave King, authorized representative of King Automobiles, Inc., Front corner of Highway 280 Northwest corner of Dunlop Drive and Hwy 280, C-3, GC-P, Commercial retail. *(This item was tabled at the October 28th Planning Commission meeting.)*

F. TEXT AMENDMENTS TO THE ZONING ORDINANCE — Public Hearing

12. (a) Section 7.3A - Revision of Minimum Lot Width in the C-1 zone
(b) Revision to Section 7.3. C. Use Categories (matrix table) to Package Liquor Store and Section 8.28.5 Package Liquor Store Standards for Use - A public hearing to consider a recommendation to the City Council on proposed amendment to the Zoning Ordinance. *(These items were tabled at the October 28th 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.”