



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.
March 22, 2022
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 and Final) - Public Hearing**
 - 1. Salem 280 LLLP SD, 15 lots, Lee Road 154, Lee Road 155, and Highway 280, Blake Rice, Barrett-Simpson, authorized representative for Salem 280, LLLP, Preliminary and Final Approval
 - B. **FINAL PLAT**
 - 2. Village at Waterford SD, Phase 4A, 74 lots, Arlee Avenue, Lismore Drive, and Heathcote Drive, Doug Ransom, authorized representative for DRB Group Alabama, LLC, Final Approval
 - 3. Cannon Gate SD, Phase 3A, 25 lots, Cannon Gate Drive, Blake Rice, Barrett-Simpson, authorized representative for SMB Land, LLC, Final Approval
 - C. **REZONING and CONDITIONAL USE - Public Hearing**
 - 4. Rezoning Request, Blake Rice, Barrett-Simpson, authorized representative for Shey and Terri Knight, 7 acres, 2500 block of Frederick Road, from R-4M to C-2, GC-P
 - 5. Blake Rice, Barrett-Simpson, authorized representative for Shey & Terri Knight, Frederick Road, C-2, GC-P, Office warehouse development.
 - D. **CONDITIONAL USE - Public Hearing**
 - 6. Blake Rice, Barrett-Simpson, authorized representative for Intellivest, Inc, 284 Columbus Parkway, C-2 and C-3, GC-P, Outdoor display of products.
 - 7. Blake Rice, Barrett-Simpson, authorized representative for Brown Service Funeral Homes Company, 1801 Frederick Road, C-3, GC-P, Add crematory services to an existing funeral home.

8. Steven L. Mosley, authorized representative for Candy Lanier, 2200 Frederick Road, C-2, GC-P, Sales & installation of audio and video lighting pertaining to the 12-volt Industry.
9. David Slocum, Pinnacle Design Group, Inc, authorized representative for J&G Properties, LLC, Birmingham Highway, C-2, GC-S, Climate controlled mini-warehouse. (Existing Conditional Use approval expired, reapplying for Conditional Use approval).
- E. **AMENDMENT TO THE COMPREHENSIVE PLAN and REZONING - Public Hearing**
 10. Rezoning Request, Alan Dorn, authorized representative for John H. Anglin and Terry L. Johnson, 6 acres, at the corner of Old Opelika Road and Frederick Road, from R-4 to C-2, GC-P
 11. (a) Amendment to the Future Land Use Map, First Avenue, 34.8 acres, from a light commercial and low density land use category to a mixed use category.

(b) Rezoning request, Thomas Johnson, Holland Homes, authorized representative for Saucier Investments, LLC, 34.8 acres, First Avenue, from C-2 & VR-1 to PUD
- F. **ANNEXATION**
 12. Annexation, William B. Lowe and Mary Susan Haines, Lafayette Parkway (Hwy 431), Annex 32.6 acres, R-1 zoning requested.
- G. **TEXT AMENDMENTS TO ZONING ORDINANCE - Public Hearing**
 13. A public hearing to consider a recommendation to the City Council on proposed text amendments to the Zoning Ordinance: Section 9.5 General Provision for Signs, 24. Changeable Copy Signs and Section 9.7 Table 9.7(2): Sign Requirements for Other Permitted Types of Temporary Signs.

“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)705-2083.”