



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.
June 28, 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 Only) - Public Hearing**
 - 1. Foxrun SD, Phase 2, 123 lots, accessed from Village Drive, Daniel Holland, Holland Homes LLC, Preliminary Approval
 - B. **PLAT (Preliminary and Final) - Public Hearing**
 - 2. Armetta Johnson Estate SD, 2 lots, 709 Martin Luther King Blvd, Blake Rice, Barrett-Simpson, authorized representative for The Estate of Armetta Johnson, Preliminary and Final Approval
 - C. **MASTER PLAN REVISIONS (Minor) AND PRELIMINARY AND FINAL PLAT - Public Hearing**
 - 3. Blake Rice, Barrett-Simpson, authorized representative for 280 Land Company, LLC, Minor Amendments to the Hidden Lakes PUD Master Plan, Lakeview Drive, removal of 12 townhome units and add 7 lots for Rear Alley Entrance Cottages
 - 4. Hidden Lakes Cottages SD, 7 lots, accessed from Lakeview Drive, Blake Rice, Barrett-Simpson, authorized representative for 280 Land Company, LLC, Preliminary and Final Approval
 - D. **FINAL PLAT**
 - 5. Opelika Marketplace SD, Redivision of Lot 5-A-3-B-2 Second Redivision of Lot 5, 4 lots, accessed from Parker Way, Vic Patel and Arthur R. Nettles, authorized representative for VAH Investments, LLC, Final Approval
 - E. **MASTER PLAN REVISIONS (Minor) - Public Hearing**
 - 6. Ballfields PUD Master Plan, Minor Amendment to Master Plan, North 30th Street and Pepperell Parkway, Blake Rice, Barrett-Simpson, Removal of 168 apartment units and add 32 townhome units.

F. CONDITIONAL USE - Public Hearing

7. Blake Rice, Barrett-Simpson, authorized representative for Martin Burdette, accessed at 4800 Birmingham Highway (NW corner of Birmingham Hwy & Grand National Parkway), C-3, GC-P, ATV (All Terrain Vehicle) sales lot and maintenance shop
8. Blake Rice, Barrett-Simpson, authorized representative for McOne Development, LLC, 807 Torbert Blvd, C-3, GC-S, Five townhome units
9. David Slocum, Pinnacle Design Group, INC, authorized representative for J & G Properties, LLC, accessed at the 3500 block of Birmingham Hwy (Hwy 280), C-2, GC-P, Increase the size of a proposed climate control miniwarehouse
10. David Slocum, Pinnacle Design Group, INC, authorized representative for Hayley Investments, LLC, accessed at 1110-1190 Fitzpatrick Avenue, C-2, GC-S, 18 cottages (condominium units)
11. Howard J. Porter, authorized representative for PFI, Ltd, accessed at 95 Orr Avenue, C-3, GC-P, Distribution warehouses
12. Foresite Group, LLC, authorized representative for Bush Properties, Inc, accessed at 2015 Gateway Drive, C-2, GC-P, Gateway Car Wash

G. REZONING AND CONDITIONAL USE - Public Hearing

13. Rezoning Request, Brandon Hays, authorized representative for William P. Johnston, Jr., John B. Kirkland, and Edwin Whatley, 3.14 acres, 3373 Society Hill Road, from R-1 to C-2, GC-P
14. Brandon Hays, authorized representative for William P. Johnston, Jr., John B. Kirkland, and Edwin Whatley, 3373 Society Hill Road, C-2, GC-P, Office of contractor without equipment and material yard (no outside storage) (Approval is pending on rezoning property to C-2, GC-P)

H. REZONING - Public Hearing

15. Rezoning Request, Blake Rice, Barrett-Simpson, authorized representative for Capps Family Partners, LTD, 2900 block of Society Hill Road, 40 acres, from C-2, R-1 to C-2

I. PLAT (Preliminary and Final) - Public Hearing

16. Celebrate Alabama Improvement District SD, 4 lots, accessed at Section 26, 27, 34, & 35, T20N, R27E, Exit 64 and 66 of Interstate 85, Harmon Engineering & Contracting Co. Inc., authorized representative for Opelika Investment Properties LLC, Preliminary and Final Approval

V. OLD BUSINESS

J. CONDITIONAL USE - Public Hearing

17. Blake Rice, Barrett-Simpson, authorized representative for Brookhaven Property Group, LLC, accessed at 1500 Pinehurst Drive (700 block of West Point Parkway), R-4, Add 36 apartment units to Pinehurst Apartments (*tabled at the February 22, 2022 meeting at the applicant's request*)

“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.”