



**CITY OF OPELIKA
CITY COUNCIL
WORKSESSION MEETING AGENDA
300 Martin Luther King Blvd.
July 5, 2022
TIME: 5:45 PM**

1. CALL TO ORDER

1. George Allen, Erica Norris, Tim Aja, Todd Rauch, Eddie Smith

2. PRESENTATIONS

1. Report on Feasibility Study on Aquatic Center Capital Improvements - P&R.
2. Request to Advertise for PH - Rezoning, 3373 Society Hill Road, 3.1 Acres, from R-1 to C-2, GC-P.
3. Request to Advertise for PH - Rezoning, 2900 block Society Hill Road, 40 Acres, from R-1 to C-2.

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: Rezoning: 3.1 acres from R-1 to C-2, GC-P

Address: 3373 Society Hill Road

Property Owner(s): William P. Johnston, Jr., John B. Kirkland, and Edwin Whatley
Brandon S. Hays, authorized representative

Current Zoning: R-1

Proposed Zoning: C-2, GC-P

Existing Land Use: Undeveloped & single family home

Surrounding Zoning Districts And Land Uses:

North	Out-of-City-limits
South	R-1, GC-P Single family home
East	Out-of-City-limits
West	R-1, GC-P Undeveloped

Rezoning

The applicant is requesting to rezone 3.1 acres from R-1 to C-2, GC-P. The applicant desires an “office for contractor without equipment and material yard”. The C-2 zone is defined as an “office-retail” land use and typically all business activities are inside a building in the C-2 zone. A contractor’s office without outside equipment and storage yard is compatible with the C-2 zoning district. An “office for contractor with equipment and material yard” is prohibited in the C-2, GC-P. Other land uses in the C-2, GC-P zone that need outside storage are required to obtain conditional use approval from the Planning Commission.

This section of Society Hill Road is near the intersection of Gateway Drive and Society Hill Road and all properties are zoned R-1 (rural (agricultural)). The GC-P overlay district is also along this section of Society Hill Road. The rezoning property is less than a mile from a regional commercial area at Exit 62 on I-85 that includes Tiger Town. For several years, it’s expected that undeveloped properties near the Gateway Drive & Society Hill Road intersection will develop commercial or multi-family.

The adjacent properties on the north and east sides of the rezoning property are out of the Opelika city limits; there is no zoning in this area of Lee County. The adjacent properties are primarily rural; the land uses are Wilhite Trailer Sales and undeveloped property. The adjacent properties on the south and west sides are zoned R-1 (rural, agricultural). The adjacent land uses are a single family home to the south and a 15-acre undeveloped lot across Society Hill Road.

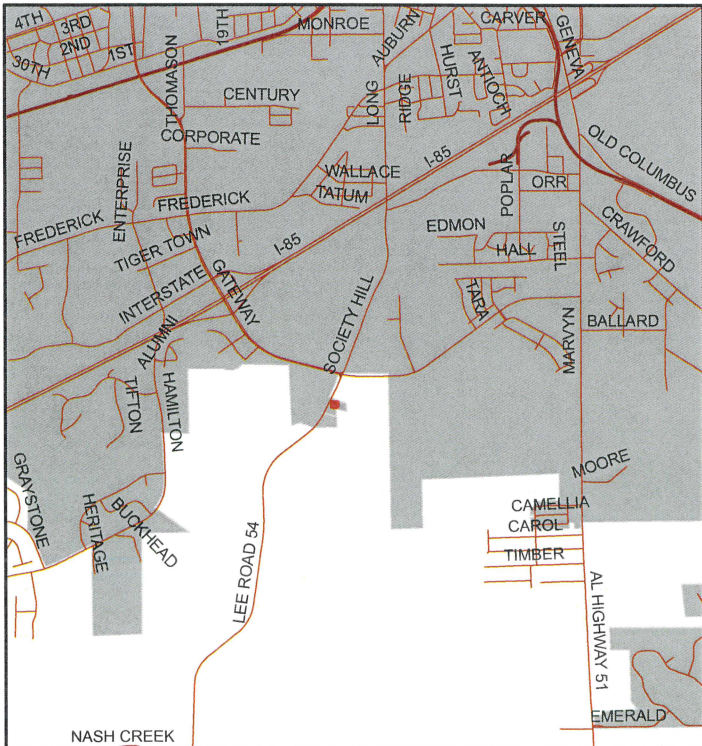
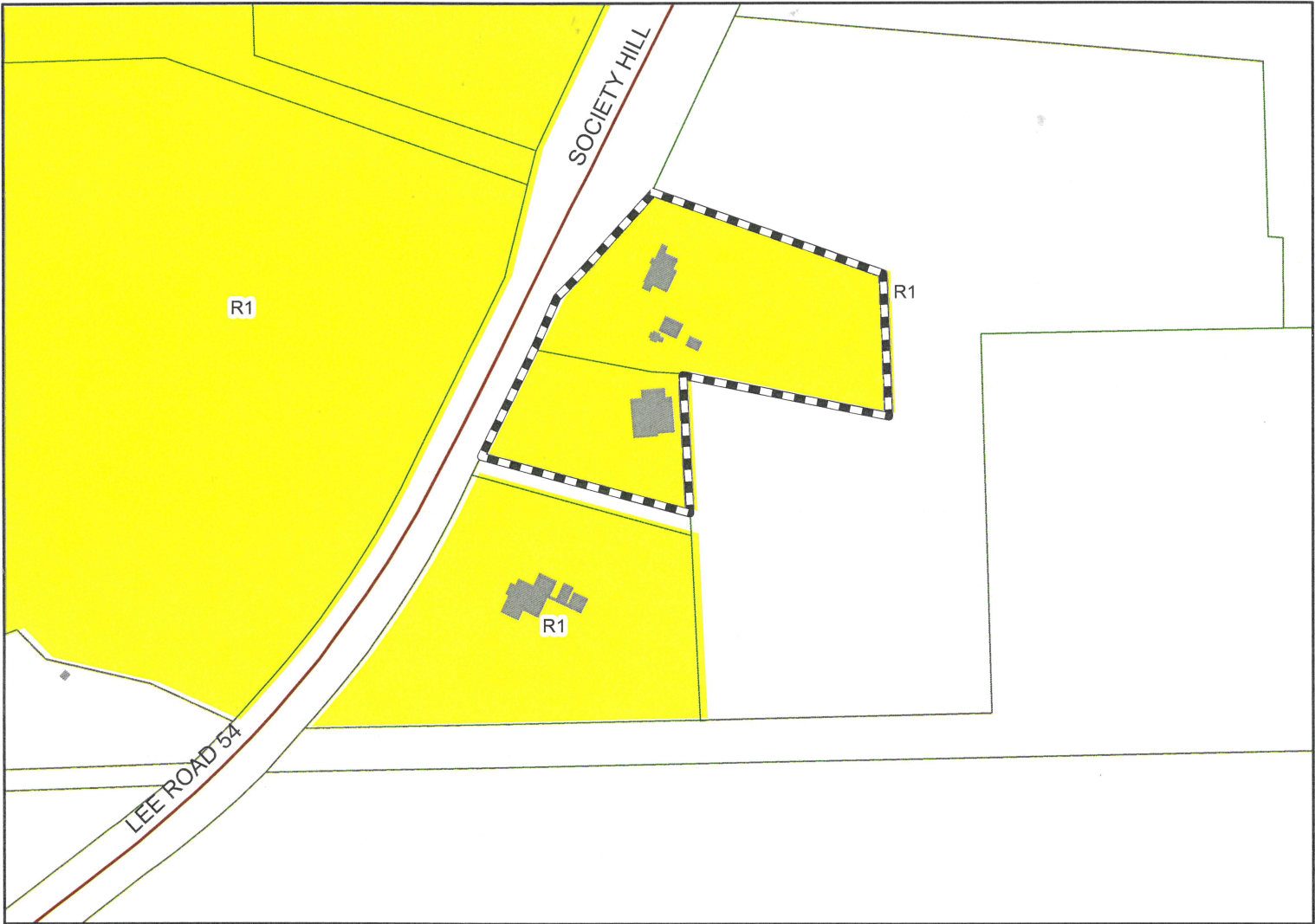
Staff believes rezoning to C-2, GC-P will be compatible with the adjacent properties. Land uses zoned C-2, GC-P have business activities that primarily take place inside a building. The applicant is requesting an office for contractor with no equipment or material yard.

Staff Recommendation

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

At the June 28th meeting, the Planning Commission voted to send a positive recommendation to the City Council to rezone the property from R-1 to C-2, GC-P.

REZONING FOR CONTRACTOR'S OFFICE
3373 SOCIETY HILL ROAD
R-1 TO C-2, GC-P



The applicant is requesting to rezone 3.1 acres for a contractor's office with no outside equipment or material yard.



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 verification by an independent professional qualified to verify such information.

City of Opelika Planning Commission Report

Action Requested: Rezoning from R-1 to C-2

Location of Property: 2900 block Society Hill Road

Property Owner(s): Capps Family Partners, LTD
Blake Rice, authorized representative

Current Zoning: R-1 and C-2

Proposed Zoning: C-2

Existing Land Use: Undeveloped

**Surrounding Zoning Districts
And Land Uses:**

North	R-1	Undeveloped
South	R-1	Undeveloped
East	PUD	Opelika-Auburn News (Wyndham PUD)
West	PUD	Undeveloped

Rezoning

The applicant is requesting to rezone 40 acres from R-1 to C-2. A total of 242 townhome rental units are proposed for the rezoning property. An 18 acre portion of the townhome property is currently zoned C-2. The rezoning property is adjacent to a R-1 (low density residential) zone on the north and south sides; the R-1 adjacent properties are undeveloped except for a single family home on 4.6 acres on the north side. On the adjacent east and west side is PUD (commercial) zoned properties. On the east side across Society Hill Road, the adjacent PUD property is the Opelika-Auburn News office property on 8.6 acres. The west side PUD is accessed from Gateway Drive adjacent to Exit 58 on I-85; the commercial PUD was approved in 2020 and phase one construction has begun: a QT gas station with convenience store & limited truck stop. In phase 2, restaurants are planned for lots adjacent to QT. The adjacent PUD property next to the townhome development is labeled 'entertainment'.

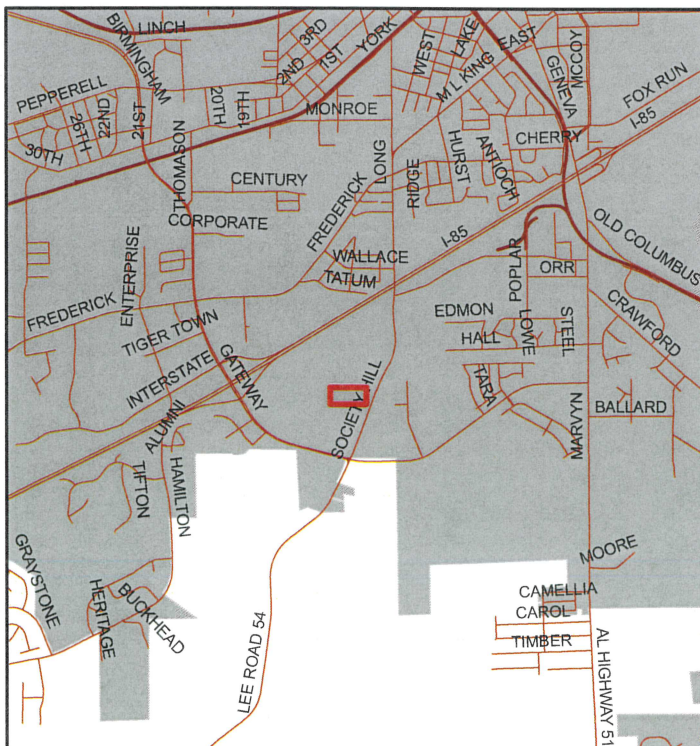
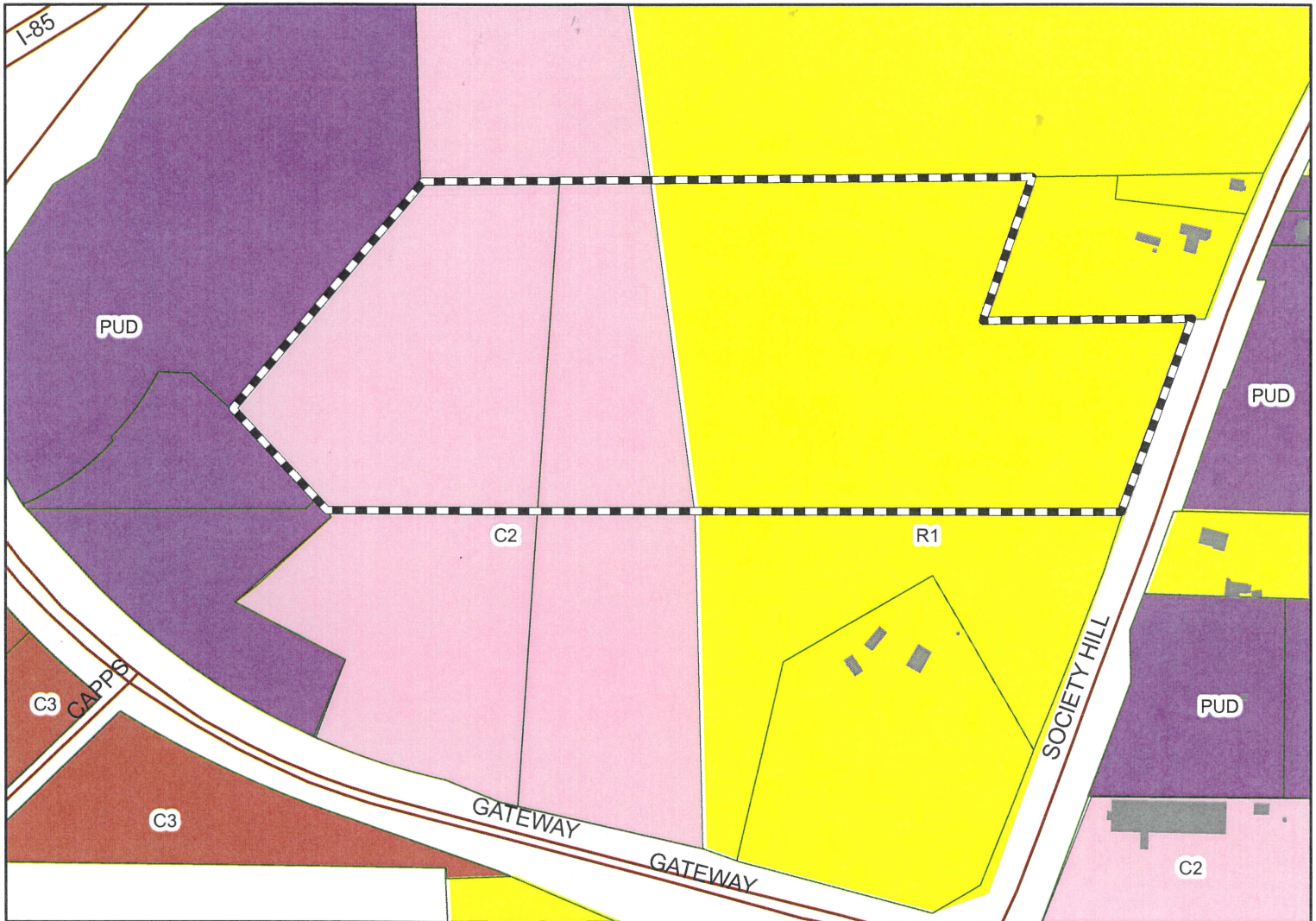
Recommendation

Staff believes the rezoning to C-2 for townhomes would not have a significant negative impact on the surrounding area. The townhome density at 6 dwellings per acre is much lower than the maximum 16 dwelling units allowed in a C-2. (The low density is due to topography challenges and two ponds (2.5 acres) on the property.) An 18 acre portion of the 40 acre rezoning property is currently zoned C-2. The 40 acre townhome development is primarily adjacent to undeveloped land on all sides except a single family home on 4.6 acres, and the Opelika-Auburn News office across

Society Hill Road. The townhomes will be compatible with the O-A News office and a mini-warehouse & U-Haul truck rental business about 300 feet south of the townhome property. The development is conveniently located about one mile from Exit 58 on I-85 near Tiger Town; Exit 58 provides a broad range of retail stores, grocery stores, and entertainment uses to serve residential demands. **Staff recommends Planning Commission send a positive recommendation to the City Council to rezone the property from R-1 to C-2.**

At the June 28th meeting, the Planning Commission voted to send a positive recommendation to the City Council to rezone the property from R-1 to C-2.

CAPPS FARM REZONING 2900 BLOCK OF SOCIETY HILL ROAD C-2 & R-1 TO C-2



The applicant is requesting to rezone 40 acres to C-2. The applicant plans to construct 242 townhomes on the property.



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