



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.**

July 26, 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. Shaw Estates SD, 31 lots, accessed from Oak Bowery Road, Blake Rice, Barrett-Simpson, authorized representative for Auston Shaw, Preliminary Approval
 2. Fox Path SD, 28 lots, accessed from Hwy 29 N, Brandon Bolt, Bolt Engineering, authorized representative for Edgar Hughston Builder, Inc, Preliminary Approval
 - B. **REZONING AND PLAT (Preliminary Only) - Public Hearing**
 3. (a) Amendment to the Future Land Use Map, accessed from the 3250 block of Robert Trent Jones Trail, 2.6 acres, from an Institutional land use category to a mixed use category.

(b) Rezoning request, Max Vaughn, authorized representative for the Retirement Systems of Alabama, accessed at the 3250 block of Robert Trent Jones Trail, 2.6 acres, from I-1 to PUD.
 4. National Village SD, Phase 6B, 1 lot, accessed at the 3250 block of Robert Trent Jones Trail, Max Vaughn, authorized representative for the Retirement Systems of Alabama, Preliminary Approval
 - C. **PLAT (Preliminary and Final) - Public Hearing**
 5. Opelika Utilities Property SD, 5 lots, 4055 Water Street, Blake Rice, Barrett-Simpson, authorized representative for City of Opelika Water Works (Utilities Board of the City of Opelika) Preliminary and Final Approval
 - D. **FINAL PLAT**
 6. Legacy Village Townhomes SD, Phase 4, 20 lots, accessed from Legacy Circle, Brook Harris, authorized representative for Clayton Properties Group, Inc, Final Approval
 - E. **CONDITIONAL USE - Public Hearing**

7. Edward L. Pettigrew Sr., authorized representative for Starr Group, LLC, 2417 Frederick Road, Unit 4 and 5, C-2, GC-P, Vehicle accessory installation business.

F. **REZONING - Public Hearing**

8. (a) Amendment to the Future Land Use Map, accessed from Sportsplex Parkway, 154 acres, from a low-density residential land use category to a mixed-use category.

(b) Rezoning request, Blake Rice, Barrett-Simpson, authorized representative for 280 Land Company, LLC, Sportsplex Parkway, 154 acres, from R-3 to PUD

V. **OLD BUSINESS**

G. **CONDITIONAL USE - Public Hearing**

9. 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*)
10. 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. (*This item was tabled at the June 28, 2022 PC 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.”