



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.
September 27, 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. Jordan's Gate SD, 2 lots, accessed from Jordan's Gate Drive, Blake Rice, Barrett-Simpson, authorized representative for Jordan's Gate, LTD, Preliminary and Final Approval
 2. The Ballfields SD, Plat No. 3, 1 lot, accessed from Pepperell Parkway & 30th Street, Blake Rice, Barrett-Simpson, authorized representative for Opelika Equities, LLC, Preliminary and Final Approval
 - B. **FINAL PLAT**
 3. The Villages of Opelika SD, Phase 1, 50 lots, accessed from 3000 Hi Pack Drive, Brian Lee, authorized representative for SP Opelika Ventures, LLC, Final Approval
 4. Wyndham Village SD, Phase 2, Section 2, 60 lots, accessed from Wymond Drive, Mark Strozier, authorized representative for Wyndham Gateway, LLC, Final Approval
 - C. **CONDITIONAL USE - Public Hearing**
 5. Richard Temple Anderson, 1212 First Avenue, M-1, To use parking lot for auto sales.
 6. Blake Rice, Barrett-Simpson, authorized representative for JD Real Properties, LLC, accessed at 4800 Birmingham Highway (NW corner of Birmingham Hwy & Grand National Parkway) C-3, GC-P, for an ATV (All-Terrain Vehicle) sales lot and maintenance shop.
 7. Victor Vance (Interstate Properties, LLC), 1220 Fox Run Avenue, Suite 207, C-2, GC-P, to allow the Elks Lodge, a private social club, to relocate at the USA Town Center.
 - D. **MASTER PLAN REVISIONS, MINOR AMENDMENT - Public Hearing**
 8. Executive Hills PUD Master Plan townhomes, Minor Amendment to Master Plan, 2003 Executive Park Drive, David Brady, authorized representative of Michael Epperson,

MGE Properties Three, LLC, Amendment to replace four groups of four-unit townhomes with eight groups of two-unit townhomes. The total number of townhomes (16 units) and density remains the same.

E. MASTER PLAN REVISIONS, MAJOR AMENDMENT AND PRELIMINARY PLAT - Public Hearing

9. Wyndham PUD Master Plan POD 10, Major Amendment to the Master Plan, accessed from Gateway Drive, Foresite Group, LLC, authorized representative for The John Perry Knight, Sr. Irrevocable Trust, Amendment to replace apartments with 200 townhome units; density of the 200 townhomes on 40 acres is 7.2 dwellings per acre.
10. Wyndham Gates SD, POD 10 Townhomes, 200 lots, accessed from Gateway Drive, Foresite Group, LLC, authorized representative for The John Perry Knight, SR Irrevocable Trust, Preliminary Approval

F. REZONING - Public Hearing

11. (a) Amendment to the Future Land Use Map, accessed from Anderson Road, 229.2 acres, from a low-density residential land use category to a mixed-use category.

(b) Rezoning request, Foresite Group, LLC, authorized representative for Kieth B. Norman, Electra Estates, 229.2 acres, accessed from Anderson Road, from R-1 to PUD
12. (a) Amendment to the Future Land Use Map, accessed at 1531 First Avenue (former Leshner Mills property), 8.6 acres, from a general commercial land use category to a mixed-use category.

(b) Rezoning request, Christian Dagg, Hinson + Dagg Architects, LLC, authorized representative for Roy W. Granger, Regeneration, LLC, 8.6 acres, 1531 First Avenue (former Leshner Mills property), from M-1 to PUD

G. ANNEXATION AND REZONING - Public Hearing

13. Annexation, Rodney C. and Laurie S. Jones, accessed from the 3200 block Columbus Parkway (Hwy 280), annex 204.3 acres, A PUD zoning district is requested.
14. Rezoning request, Michael T. Johnson, Holland Homes, Inc, authorized representative for Rodney C. and Laurie S. Jones, 204.3 acres, accessed at 3200 block Columbus Road, PUD zoning request subject to City Council approval

V. OLD BUSINESS

H. FINAL PLAT

15. Wyndham Gates SD, Pod 3, Phase 1, 10 lots, accessed from Emory Lane, Doug Ransom, authorized representative for Opelika Gateway Properties, LLC, Final Plat (*Tabled at the applicant's request at August 23, 2022 Planning Commission Meeting*)
16. Cannon Gate SD, Phase 3B, 60 lots, accessed from Cannon Gate Drive, Blake Rice, Barrett-Simpson, authorized representative for SMB Land LLC, Final Approval (*Tabled at the applicant's request at August 23, 2022 Planning Commission Meeting*)

I. CONDITIONAL USE - Public Hearing

17. Scott Harris, Harris Gray LLC, authorized representative for G.A. Properties, LLC, 1201 S. Fox Run Parkway, C-3, GC-P, Expand the outside display area of RV Roadway of Opelika (Recreational Vehicle sales lot) and the future construction of a 11,250 square foot service building. *(Tabled at the applicant's request at the August 23, 2022 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.”