CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA

300 Martin Luther King Blvd.

November 17, 2026

TIME: 3:00 PM

I. APPROVAL OF MINUTES

II. UPDATE ON PREVIOUS CASES

III. NEW BUSINESS

A. **TEXT AMENDMENTS TO THE ZONING ORDINANCE - Public Hearing**

1. Creation of Section 7.11 Technology Overlay District
This amendment creates an overlay that is intended to promote and regulate high-tech industrial development primarily focused on the Retail/Entertainment District (R/E). The overlay requires properties the property be adequately served by public infrastructure, including high voltage power transmission, water, and sewer. The overlay regulates permitted and prohibited uses, building facades, buffering, setbacks, and noise.

B. **REZONING and AMENDMENT TO 2040 COMPREHENSIVE PLAN — Public Hearing**

2. a. Rezoning Request, Shane A.Davis, P.E., authorized representative for Opelika Investment Properties, LLC & OIP Properties I, LLC, property owners, Andrews Road, 3124 West Point Parkway and 0 West Point Parkway, 519 acres, from R/E (Retail/Entertainment) to R/E, TOD (Retail/Entertainment, Technology Overlay District)
b. Amendment of the Opelika 2040 Comprehensive Plan Future Land Use Map to include an Industrial classification on the subject property.

IV. OTHER BUSINESS

C. **APPROVE MEETING DATES FOR 2027**

3. Approve meeting dates for November and December 2027

V. ADJOURN

"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."