

**CITY OF OPELIKA
PLANNING COMMISSION MEETING
MARCH 23, 2021
3:00 PM
MEETING CHAMBERS
OPELIKA MUNICIPAL COURT
300 MLK BOULEVARD**

I. Approval of February 23 PC Minutes

II. Update on Previous PC cases

A. PLAT (Preliminary Only) – Public Hearing

1. Hidden Lakes West SD, 118 lots, Hidden Lakes Drive, Blake Rice, Preliminary Approval
2. McDonald Downs SD, 2nd Addition, 19 lots, McDonald Drive, Brandon Hays, Preliminary Approval
3. The Chimneys SD, First Addition, 45 lots, 999 Westpoint Parkway, Robert Rolander, Preliminary Approval

B. MASTER PLAN REVISIONS – Public Hearing

- 4a. Fox Run Village PUD Master Plan, Replacing 32 twin lots with 22 single family home lots in Phase 2 and replacing 22 single family homes with 32 twin homes in Phase 4, Minor change I PUD Master Plan
- 4b. Foxrun SD, Phase 1B, 26 lots, Village Drive and Foxtail Lane, TJ Johnson/Mike Maher, Preliminary Approval

C. AMENDMENT TO COMPREHENSIVE PLAN and REZONING AND PRELIMINARY PLAT – Public Hearing

- 5a. Amendment to Future Land Use Map, Nick Howell, 5067 Birmingham Highway, 17.8 acres, from low density residential to medium density residential
- 5b. Rezoning Request, Nick Howell, 5067 Birmingham Highway, 17.8 acres, from R-1 to R-3
- 5c. Shelton Village SD, 52 lots, , Nick Howell, Preliminary Approval

D. PLAT (Preliminary and Final) – Public Hearing

6. Quail Hollow SD, First Addition, Second Revision, 3 lots, Pheasant Avenue & Grouse Avenue, James L. McCrory, P/F Approval
7. Creekside Village SD, Phase One, 47 lots, Lee Road 266 and Lee Road 270, Allen Campfield, P/F Approval
8. McKemie Corners SD, 1st Addition, 8 lots, Lee Road 266 and Lee Road 268. P/F Approval
9. Pride of Pepperell SD, Redivision of Lot 5, 8 lots, 2500 26th Street, Brent Miller, P/F Approval

E. CONDITIONAL USE – Public Hearing

10. Robert Thorington, North 26th Street & 2nd Avenue, C-2, Wholesale/retail products made from laser engraving machine.
11. Brett Basquin, 2015 Gateway Drive, C-2, GC-S, Express tunnel car wash
12. Brandon Bolt, 2004 Marvyn Parkway, C-3, GC-P, Auto maintenance (tire shop)
13. Mike and Brad Bowden, 2908 Birmingham Highway, R-5, Addition to Tree Top apartments & renovations

NOTE:

1. The City of Opelika complies with the American with Disabilities Acts.
2. The City of Opelika will make reasonable arrangements to ensure accessibility to this meeting.
3. If you need special assistance to participate in this meeting, please contact the ADA Coordinator 72 hours prior to the meeting at ADA@opelika-al.gov or (334)705-2083.
4. The Planning Commission meeting is the 4th Tuesday of each month at 3:00 p.m. The Planning Commission work session will begin at 2:45 p.m.