I. Approval of February 25th PC Minutes

II. Update on Previous PC cases

A. PLATS – (preliminary & final) - Public Hearing
   1. James SD, Second Revision, 3 lots, 4200 Sedgefield Lane, James L. McCrory, P/F Approval
   2. Tiger Town Corporate Park SD, Redivision of Lot 2, 2 lots, 2901 Interstate Drive, David Scott, P/F Approval
   3. Hidden Lake SD, Phase 1 North, 56 lots, Sportsplex Drive & WestPoint Parkway, Blake Rice, P/F Approval
      (Tabled at February 25th PC meeting)
   4. Harwell Hills SD, Sixth Addition, 6 lots, Rustic Street, James D. Miller, P/F Approval
   5. Cannon Gate SD, Redivision of Parcel A-3, 2 lots, Oak Bowery Road & Blackhawk Drive, Race Cannon, P/F Approval
   6. Opelika Marketplace SD, 4 lots, Parker Way, Vic Patel/Arthur Nettles, P/F Approval
   7. Willie Bryant SD, Redivision of Lot 4, 6 lots, 3800 block Hamilton Road, David Fichtner, Preliminary Approval
   8. Totten’s Map, Block 206 SD, Redivision of Lot 8, 4 lots, 1402 Fitzpatrick Avenue, P/F Approval
   9. Totten’s Map, Lot 16, Block 227 SD, 1 lot, Columbus Parkway, James McCrory, P/F Approval
  10. Rocky Brook SD, Bailey-Purser Revision, 2 lots, Hillcrest Court, James McCrory, P/F Approval
  11. Wyndham Industrial Park SD, Replat of Lot 5-B-1, 2 lots, Wyndham Industrial Drive, Blake Rice, P/F Approval
  12. Falcon’s 30th Street Division SD, 2 lots, Pepperell Pkwy & 30th Street, Blake Rice, P/F Approval
  13. Cannon Gate SD, Phase 2, 2 lots, 1701, 1704, 1717 &1720 Cannon Gate Drive, Blake Rice, P/F Approval

B. PLAT (Preliminary Only) – Public Hearing
   15. Cannon Gate SD, Phase 3, 85 lots, Cannon Gate Drive, Blake Rice, Preliminary Approval
   16. Towne Lakes SD, Phase 5, 102 lots, Towne Lakes Parkway (Bush Creek Drive), Blake Rice, Preliminary Approval
   17. Oak Bowery Pines SD, Phase 2, 12 lots, 3101 Oak Bowery Road, Blake Rice, Preliminary Approval
   18. Drakes Landing SD, Phase 1, 65 lots, 2015 South Uniroyal Road, Brandon Bolt, Preliminary Approval
   19. Pepper Mill Creek SD, 32 lots, Lowndes Street, Brandon Bolt, Preliminary Approval

C. FINAL PLAT
   20. Trillium SD, Phase 2-C, 20 lots, Baton Court, Blake Rice, Final Approval
   21. Veterans Commercial Park SD, 15 lots, 210 block Veterans Parkway, Alva T. Webb, Final Approval

D. ADMINISTRATIVE SUBDIVISION – Ratify
   22. Weyant SD, 2 lots, 2833 Sundance Road, Robin Weyant, Ratify

E. CONDITIONAL USE – Public Hearing
   23. Vic Patel/Arthur Nettles, Parker Way, C-3, GC-P, Hotel
   24. Okey Chidume, 303 S Railroad Avenue, C-3, Auto sales and Auto maintenance
   25. Brandon Bolt, Lowndes Street, R-3, Multi-family development (18 duplexes)
   26. Lean Engineering Service, LLC, 210 block Veterans Parkway, C-3, Design & fabricate partitions for shipping totes
F. MASTER PLAN REVISIONS – Public Hearing

27. Towne Lake PUD Master Plan, Major Amendment to Master Plan, Towne Lake Parkway, Barrett-Simpson, Inc. (Blake Rice), 59.5 acres, Amendment from commercial/office to single family homes (45 acres) and commercial (14.5 acres)

28. Cannon Gate PUD Master Plan, Major Amendment to Master Plan, Blake Rice, Terminus of Cannon Gate Drive, Amendment from 67 single family home lots (estimate 31,250 square foot lots) to 81 single family home lots (lots ranging from 10,358 sf to 53,560 sf)

G. AMENDMENT TO 2030 COMPREHENSIVE PLAN and REZONING – Public Hearing

29a. Amendment to Future Land Use Map, 1813 & 1801 Old Columbus Road, 1.9 acres, from manufacturing to medium density residential

29b. Rezoning Request, Clayton Howard, 1813 & 1801 Old Columbus Road, 1.9 acres, from M-1 to R-4

30a. Amendment to Future Land Use Map, 1402 Fitzpatrick Avenue, 2.87 acre, from low density residential to light commercial

30b. Rezoning Request, Jeremy Clark, 1402 Fitzpatrick Avenue, 2.87 acres, from R-2 to C-2

31a. Amendment to Future Land Use Map, NE corner Waverly Parkway & Veterans Parkway, 26.6 acres, from low density residential to mixed use/planned unit development

31b. Rezoning Request, David Slocum, NE corner Waverly Parkway & Veterans Parkway, 26.6 acres, from R-1, R-3 & C-2 to PUD

32a. Amendment to Future Land Use Map, 3417 Dale Avenue, 6.6 acres, from high density residential to general commercial

32b. Rezoning Request, Brandon Davis, 3417 Dale Avenue, 6.6 acres, from R-5M to C-3

H. SUBDIVISION REGULATIONS TEXT AMENDMENTS – Public Hearing

33. Amend Section 4.3 Preliminary Plat Review and Approval, E. Effect of Approval, Section 4.4 Final Plat Approval, A. General, and Section 4.11 Administrative Subdivision, A. Purpose, B. Submission, C. Review and Approval

I. OTHER BUSINESS

34. David Slocum, 1150 block Fitzpatrick Avenue, C-2, The Cottages at Providence - 19 condo units, Requesting extension of conditional use approval for one year or May 25, 2021.

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.