

CITY OF OPELIKA
PLANNING COMMISSION MEETING
JUNE 22, 2021
3:00 PM
MEETING CHAMBERS
OPELIKA MUNICIPAL COURT
300 MLK BOULEVARD

I. Approval of May 25th PC Minutes

II. Update on Previous PC cases

A. PLAT (Preliminary Only) – Public Hearing

1. South Lake Area SD, Redivision of Lot 2, 47 lots, 1500 block South Uniroyal Road, Chao Han and Mike Maher, Preliminary Approval

B. PLAT (Preliminary and Final) – Public Hearing

2. RaceTrac Opelika SD, 1 lot, 1109 Columbus Parkway, Bert Boykin and Martin Evans, P/F Approval

C. FINAL PLAT

3. Hartbrook SD, Redivision of Lot 3, 58 lots, Academy Drive & Veterans Parkway, Brandon Hays, Final Approval

D. REZONING – Public Hearing

4. Rezoning Request, Bert Boykin and Martin Evans (RaceTrac Petroleum, Inc.) 1109 Columbus Parkway, 26,870 square feet, from R-1 to C-3

E. AMENDMENT TO COMPREHENSIVE PLAN and REZONING – Public Hearing

- 5a. Amendment to Future Land Use Map, Curt Hayley, 704 1st Avenue, 4,705 square foot lot, from light commercial to downtown commercial
- 5b. Rezoning Request, Curt Hayley, 704 1st Avenue, 4,705 square feet, 4,705 square foot lot, from C-2 to C-1

F. CONDITIONAL USE – Public Hearing

6. Matt Cobb, 1092 & 1074 Walker Gray Court, C-3, Light manufacturing and office warehouse
7. Blake Rice, 600 Columbus Parkway, C-3, GC-S, Building expansion adding vehicle maintenance

G. MASTER PLAN REVISIONS

8. Hidden Lakes PUD Master Plan, Minor Amendment, Blake Rice, Sportsplex Drive & Westpoint Parkway, Requesting to add a minimum 15' side yard setback on street requirement.
9. Fox Run PUD Master Plan, Minor Amendments, TJ Johnson, 1300 block Fox Run Parkway, Requesting to add a minimum 10' side yard setback on street requirement for twin home lots and a minimum 10 foot side yard on street setbacks with four 1" caliper trees planted as a buffer on single family home lots.

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.