

**CITY OF OPELIKA  
PLANNING COMMISSION MEETING  
SEPTEMBER 28, 2021  
3:00 PM  
MEETING CHAMBERS  
OPELIKA MUNICIPAL COURT  
300 MLK BOULEVARD**

**I. Approval of August 24<sup>th</sup> PC Minutes.**

**II. Update on Previous PC cases.**

**A. PLAT (Preliminary and Final) – Public Hearing**

1. The Ballfields SD, 5 lots, Pepperell Parkway & 30<sup>th</sup> Street, Blake Rice, P/F Approval
2. Rock Ridge Farms SD, 14 lots, Lee Road 154, Nathan McBride, P/F Approval

**B. PLAT (Preliminary Only) – Public Hearing**

3. The Villages at Opelika SD, 126 lots, Hi Pack Drive, Brian Lee, Preliminary Approval
4. Opelika Marketplace SD, Second Revision of Lot 5, 3 lots, Parker Way, Vic Patel and Arthur Nettles, Preliminary Approval

**C. FINAL PLAT**

5. Oak Bowery Pines SD, Phase 2, 12 lots, 1301 Oak Bowery Road, Blake Rice, Final Approval
6. ~~Foxrun SD, Phase 1C, 42 lots, Village Drive & Burrow Circle, Daniel Holland, Final Approval (Tabled)~~

**D. CONDITIONAL USE – Public Hearing**

7. Vic Patel and Arthur Nettles, Parker Way, C-3, GC-P, Minigolf (Miniature golf course)
8. Deanna Blackwell, 1508 2<sup>nd</sup> Avenue, C-2, GC-S, Kitchen/bath showroom & cabinet manufacturing

**E. AMENDMENT TO 2030 COMPREHENSIVE PLAN and REZONING – Public Hearing**

- 9a. Amendment to Future Land Use Map, Michael Johnson, representative, 3.2 acres, 1200 block South Fox Run Parkway, from light commercial to general commercial
- 9b. Rezoning Request, Michael Johnson, representative, 1200 block South Fox Run Parkway, 3.2 acres, from C-2, GC-P to C-3, GC-P

**F. TEXT AMENDMENTS TO ZONING ORDINANCE – Public Hearing**

10. Amendments to Section IX Sign Regulations; Section 2.2 Definitions, Amend Section 7.3, C. Use Categories (matrix table), Section 7.3B “Outdoor Advertising”, Section 7.8 “Village Commercial District”, Section 8.4 “Home Occupation”, Section 8.18.1 “Planned Residential Development”, Section 8.24 “Adult Business Regulations”, and Section 8.27 “Body Art”

**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](mailto:ADA@opelika-al.gov) or (334)705-2083.
4. The Planning Commission meeting is the 4<sup>th</sup> Tuesday of each month at 3:00 p.m.