



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.
October 26, 2021
TIME: 3:00 PM**

- A. APPROVAL OF MINUTES
- B. UPDATE ON PREVIOUS PC CASES
- C. PLAT (Preliminary and Final) - Public Hearing
 - 1. RaceTrac Opelika, SD, 5 lots, 1109 Columbus Parkway, Bert Boykin and Martin Evans
- D. MASTER PLAN REVISIONS AND PRELIMINARY PLAT - Public Hearings
 - 2. The Villages at Opelika PUD Master Plan, Minor Amendment to Master Plan, 21.9 Acres, 3001 Hi-Pack Drive and Hammonds Drive, SP Opelika Ventures, LLC, Amendment decreases size of open space and amenity space, changes dwelling types from bungalow to twin homes, decreases single family homes; no increase in overall density.
 - 3. The Villages at Opelika SD, 126 lots, Hi Pack Drive and Hammonds Drive, Brian Lee, Preliminary Approval - *Tabled at September 28th PC meeting*
- E. FINAL PLAT
 - 4. Oak Bowery Pines SD, Phase 2, 12 lots, 1301 Oak Bowery Road, Blake Rice, Final Approval - *Tabled at the September 28th PC meeting*
 - 5. ~~Foxrun SD, Phase 1C, 42 lots, Village Drive and Burrow Circle, Daniel Holland, Final Approval - *Tabled at the September 28th PC meeting*~~ **Tabled**
 - 6. Windsor Village SD, ~~33~~ 47 lots, NE corner of Waverly Pkwy & Veterans Pkwy, David Slocum, Final Approval
- F. CONDITIONAL USE - Public Hearing
 - 7. Vic Patel and Arthur Nettles, Parker Way, C-3, GC-P, Minigolf (Miniature golf course) - *Tabled at the September 28th PC meeting*
 - 8. Micah J Patrick, 2701 Frederick Road, Suite 309-310, Hookah lounge, non alcoholic
 - 9. TaJarus Vines, 1701 Pepperell Parkway, C-3, GC-S, Auto sales lot

10. Kirby Nunn, 300 Columbus Parkway, Unit 1, C-3, GC-P, Retail sales with outside storage

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

11. Amendment to Future Land Use Map, Michael Johnson, representative, 3.3 acres, 1200 block South Fox Run Parkway, from light commercial to general commercial
12. Rezoning Request, Michael Johnson, representative, 1200 block South Fox Run Parkway, 3.3 acres, from C-2, GC-P to C-3, GC-P

H. MASTER PLAN REVISIONS - Public Hearing

13. Wyndham PUD Master Plan, Major Amendment to Master Plan, 4.6 Acres, corner of Gateway Drive & Wyndham Industrial Drive, David Slocum P.E., Amendment from office/commercial to private storage of fuel for a construction/environmental service business and retail sales of fuel

I. OTHER BUSINESS

14. Approve dates for November and December Planning Commission Meetings.

“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)705-2083.”