



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.
November 23, 2021
TIME: 3:00 PM**

- A. APPROVAL OF MINUTES
- B. UPDATE ON PREVIOUS PC CASES
- C. REZONING AND PLAT (Preliminary Only) - Public Hearing
 - 1. Rezoning Request, Blake Rice, representative, 160.2 acres, 900 block North Uniroyal Road, from R-2 to PUD
 - 2. Laurel Lakes SD (Flatiron Farms), 376 lots, North Uniroyal Road and Ridge Road, Blake Rice, Preliminary Approval
- D. CONDITIONAL USE AND PLAT (Preliminary and Final) - Public Hearing
 - 3. Brandon Kohn and Jon Williamson, 3900 Marvyn Parkway, C2, GC-P, 6 townhome units
 - 4. Cove Creek Phase 1, Redivision of Lot C, 6 lots, 3900 Marvyn Parkway, Brandon Kohn and Jon Williamson, Preliminary and Final Approval
- E. FINAL PLAT
 - 5. Hidden Lakes 3 SD, 91 lots, Hidden Lake Drive, Blake Rice, Final Approval
 - 6. Foxrun SD, Phase 1C, 42 lots, Village Drive and Burrow Circle, Daniel Holland, Final Approval - *Tabled at the October 26th PC meeting*
- F. CONDITIONAL USE - Public Hearing
 - 7. Richard Patton, 408 1st Avenue, C2, Multi-Family Residential
- G. MASTER PLAN REVISIONS - Public Hearing
 - 8. Wyndham Gates PUD Master Plan, Major Amendment to Master Plan, Gateway Drive, Dino McDowell, Amendment to replace single family homes shown on the original master plan with 17 townhomes
 - 9. Springs of Mill Lakes PUD Master Plan, Minor Amendment to Master Plan, 1270 Willow View Drive, Blake Rice, Amendment to reduce the 40 foot minimum front yard setback for 16 lots along Birmingham Highway to a 30 foot minimum

setback. Covered patios extending from the exterior wall that faces Birmingham Highway requires a minimum 30 foot setback. The 16 lots are accessed from interior private streets.

H. MASTER PLAN REVISIONS AND PRELIMINARY PLAT - Public Hearings

10. 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 modification of the type and arrangement of open space and amenity space, changes dwelling types from bungalow to twin homes, decreases single family homes; reduction in overall density.
11. The Villages at Opelika SD, 126 lots, Hi Pack Drive and Hammonds Drive, Brian Lee, Preliminary Approval

I. OTHER BUSINESS

12. A request by Stuart Nash with Harris Doyle Homes, representative for Clayton Properties Group, Inc. property owner, concerning revisions to the building elevation plans for the Legacy Village Townhomes, Century Boulevard, 55 units. The townhome development was granted conditional use approval at the December 15, 2020 Planning Commission meeting.

“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.”