



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.
April 22, 2025
TIME: 3:00 PM**

I. APPROVAL OF MINUTES

II. UPDATE ON PREVIOUS PC CASES

III. NEW BUSINESS

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

1. Hidden Lakes-Lake Condry SD, Redivision of Parcel 5, 20 lots, 900 block Lake Condry Road, Blake Rice, BSI, Inc., authorized representative of SMB Land, LLC, preliminary approval.
2. Highline Townhome SD, 56 lots, 2410 Cunningham Drive, Aaron Adams authorized representative for James G. McClain, Jr., property owner, Preliminary approval.
3. Brookhaven Townhome SD, 49 lots, 2112 Cunningham Drive, 2112 Cunningham Drive, Hayes Eiford, authorized representative for Bobby Joe Burdette, property owner, preliminary approval.

4. **ANNEXATION and PLAT (Preliminary) - Public Hearing**

(a) Annexation, Edgar Hughston Builder Inc., 2800 block Lee Road 391 (Old Columbus Road), 94.4 Acres, R-1 zoning district requested.

(b) Summit Points SD, 46 lots, Edgar Hughston Builder Inc., 2800 block Lee Road 391 (Old Columbus Road), Preliminary Approval.

B. **FINAL PLAT**

5. ~~Dickson Place SD, Phase 2A, 77 lots, 3500 Andrews Road, Ledge Nettles, Baseline Surveying, authorized representative for Andrews & Anderson Development, LLC, property owner, final approval.~~
6. The Village at Waterford SD, Phase 4C, 65 lots, Arlee Avenue and Jansen Avenue, Andrew Burk, authorized representative for DRB Group Alabama, LLC, property owner, final approval.
7. The Hamlet at Wyndham Gates SD, Pod 10 Phase 1, 18 lots, 3200-3434 Hamlet Drive, Precision Surveying, authorized representative for DFH Liberty, LLC, property owner, final approval.

8. Fox Run Phase V-A SD, 79 lots, 1201 Fox Run Parkway, Spencer Cothran (Holland Homes, LLC) authorized representative for Fox Run Phase V, LLC, property owner, final approval.
- C. **CONDITIONAL USE - Public Hearing**
9. Mike Maher, authorized representative for Nick Howell, property owner, Duplex in a R-3 zoning district.

- D. **VACATION OF RIGHT-OF-WAY**
10. Daniel Holland, authorized representative for Fox Run Phase V, LLC, property owner, 1000 block Fox Run Parkway, Requesting to vacate unimproved right-of-way in Fox Run Industrial Park.
- E. **AMENDMENT TO FUTURE LAND USE MAP and REZONING – Public Hearing**
11. (a) Amendment to Future Land Use Map, 401 & 409 Simmons Street, 33,810 sf, from a manufacturing land use category to a light commercial land use category.

(b) Rezoning Request, Gregg Harris - Farpoint Properties, LLC, 33,810 sf (two lots), 401 & 409 Simmons Street, from M-1 to C-2.

“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)705-5130.”