



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.
May 27, 2025
TIME: 3:00 PM**

I. APPROVAL OF MINUTES

II. UPDATE ON PREVIOUS CASES

III. NEW BUSINESS

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

1. The Willows Plat No. 2 SD, 56 lots, Willows Drive, Blake Rice, BSI, Inc., authorized representative for Trademark Quality Homes, LLC, property owner, preliminary approval.

B. **FINAL PLAT**

2. Hidden Lakes West Phase 4B SD, 37 lots, Lake Condry Road/West Point Parkway, Blake Rice, BSI, Inc., authorized representative for SMB Land, LLC, final approval.
3. The Hamlet at Wyndham Gate SD, Pod 10 Phase 1-B, 17 lots, 3200-3434 Hamlet Drive, Mike Maher, authorized representative for DFH Liberty, LLC, property owner, final approval.
4. Fox Run Phase V-B SD, 59 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**

5. Brian Lee, Auburn Civil Pros, authorized representative for Horne Brothers, LLC, property owner, 2000 block Cunningham Drive, C-3, office building.

D. **CONDITIONAL USE and PRELIMINARY PLAT - Public Hearing**

6. Hayes Eiford, authorized representative for Hi Pack QOZB I, LLC, property owner, accessed at 3100 block of Hi Pack Drive, C-3, 40 Townhomes units & 39 Townhome units
7. Brookwood Townhomes SD, 77 lots, 3100 block Hi Pack Drive, Hayes Eiford, authorized representative for Hi Pack QOZB I LLC, preliminary approval.

E. **AMENDMENT TO FUTURE LAND USE MAP and REZONING - Public Hearing**

8. (a) Amendment to Future Land Use Map, Logan Drive, 135 Acres, from a low-density residential and general commercial land use category to a mixed use land use category.

(b) Rezoning Request, Hayes Eiford, PE (Samford Group, LLC), Bridgewater, 135 acres, Logan Drive, from R-1 and C-3 to PUD.

F. ANNEXATION and REZONING - Public Hearing

9. Annexation Strozier, authorized representative for Perryman Hill, LLC, property owner, Highway 280 & Veterans Parkway, 7.26 acres.
10. Rezoning request, Strozier LLC, authorized representative for Perryman Hill, LLC, Highway 280 & Veterans Parkway, 7.26 acres, from R-1 to C-2, GC-P.

G. CONDITIONAL USE EXTENSION - Public Hearing

11. A request by Howard Weissinger to extend conditional use approval for 12 months starting at the current expiration date of May 25, 2025. The conditional use approval is The Townes of Hampshire multi-family development (apartments) in a C-2, GC-P zoning district consisting of 155-units at 2650 Frederick Road approved at the April 2024 Planning Commission meeting.

IV. OLD BUSINESS

H. FINAL PLAT

12. Dickson Place SD, Phase 2A, 77 lots, 3500 Anderson Road, Ledge Nettles, Baseline Surveying, authorized representative for Andrews & Anderson Development, LLC, property owner, final approval. *(This item was tabled at the April 22, 2025 PC meeting.)*

I. PRELIMINARY PLAT - Public Hearing

13. Summit Point SD, 46 lots, Edgar Hughston Builder Inc., 2800 block Lee Road 391 (Old Columbus Road), Preliminary Approval. *(This item was tabled at the April 22, 2025 PC meeting.)*

J. COMPREHENSIVE PLAN

14. Adoption of Opelika 2040 Comprehensive Plan.

“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.”