



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.**

June 24, 2025

TIME: 3:00 PM

- I. WELCOME - Some items at this meeting will have a designated public hearing (noted below). Individuals are limited to one 5-minute comment period per public hearing.
- II. APPROVAL OF MINUTES
 - A. May 27, 2025 Minutes
- III. UPDATE ON PREVIOUS PC CASES
- IV. NEW BUSINESS
 - B. **FINAL PLAT**
 1. Drakes Landing Section 2, Phase 3 SD, 30 lots, Fuzzy Falls, Mark Strozier, authorized representative for Edger Hughston Builders, Inc., final approval.
 2. Wyndham Village Phase 3, Section 2 SD, 39 lots, Wyndham Way, Mark Strozier, authorized representative for Edger Hughston Builders, Inc., final approval.
 - C. **CONDITIONAL USE – Public Hearing**
 3. Trent Scarborough, authorized representative for East Alabama Mental Health, 1708 Corporate Drive, C-2, Addition to Group Home for Integrea Health.
 4. Bradley Prichard, authorized representative of Opelika Custard RE LLC, property owner, Fox Run Parkway & West Point Parkway, C-3, GC-P, Culver's restaurant
 5. Dave King, authorized representative of King Automobiles, Inc., Northwest corner of Dunlop Drive & Hwy 280, C-3, GC-P, Commercial retail.
 6. Dave King, authorized representative of King Automobiles, Inc., Front Corner of Highway 280 and Dunlop Drive, C-3, GC-P, Commercial retail.
 - D. **REZONING - Public Hearing**
 7. Rezoning Request, 208 acres, Hayes Eiford, PE (Samford Group, LLC), authorized representative for Freeman JJLP, property owners, accessed from Columbus Parkway and Wildwood Drive (secondary access), Rezone from R-1 and C-3 to PUD (Bridgewater PUD).
 - E. **ANNEXATION, AMENDMENTS TO THE FUTURE LAND USE MAP, and REZONING - Public Hearing**

8. (a) Annexation, Hayes Eiford, PE, authorized representative for Rebecca Walton Young and Oline Walton Price, property owners, 32.3 acres, accessed from Old Columbus Road.

(b) Amendment to Future Land Use Map, South Uniroyal Road and Old Columbus Road, 174.2 acres, from a low-density residential and manufacturing land use category to a mixed-use land use category.

(c) Rezoning Request, Hayes Eiford, PE (Samford Group, LLC), authorized representative for Rebecca Walton Young and Oline Walton Price, property owners, accessed from South Uniroyal Road and Old Columbus Road, 174.2 acres, from R-1 and M-1 to PUD (Mayfair PUD).
- F. Bed and Breakfast Text Amendment - Alternative
9. Bed and Breakfast Uses - A public hearing to consider a recommendation to the City Council on proposed text amendments to the Zoning Ordinance: Additions and revisions to definitions in Section 2.2 Definitions; revisions to Section 3.1 Building Permit Required; revisions to 7.3 C. Use Categories (matrix table); revisions to Section 8.11.1 Temporary Structures/Temporary Uses; and add new section: Section 8.28.4 Bed and Breakfast- An alternative proposal to text amendment currently on the table.

V. OLD BUSINESS

G. **CONDITIONAL USE - Public Hearing**

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

H. **TEXT AMENDMENTS TO THE ZONING ORDINANCE - Public Hearing**

11. Bed and Breakfast Uses - A public hearing to consider a recommendation to the City Council on proposed text amendments to the Zoning Ordinance: Additions and revisions to definitions in Section 2.2 Definitions; revisions to Section 3.1 Building Permit Required; revisions to 7.3 C. Use Categories (matrix table); revisions to Section 8.11.1 Temporary Structures/Temporary Uses; and add new section: Section 8.28.4 Bed and Breakfast (*This item was tabled at the March 25th 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)705-5130.”