



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
1100 Glenn Street**

Cooper Room at Opelika Public Library

(The location for this meeting has moved due to construction in the City Council Chambers.)

July 22, 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. Previous Minutes
 - 1. Called Meeting - May 1st, 2025
 - 2. Regular Meeting - May 27, 2025
 - 3. Regular Meeting - June 24, 2025
- III. UPDATE ON PREVIOUS PC CASES
- IV. NEW BUSINESS
 - B. **PLAT (Preliminary Only) – Public Hearing**
 - 4. Summit Point SD, 68 lots, Edgar Hughston Builder, Inc., 2800 block Lee Road 391 (Old Columbus Road), preliminary approval.
 - 5. Piedmont Farms SD, 33 lots, Waverly Parkway, Blake Rice, BSI, Inc., authorized representative for Piedmont Farms, LLC, property owner, preliminary approval.
 - C. **PLAT (Preliminary and Final) – Public Hearing**
 - 6. Firefly Phase 1 SD, Redivision of Lots 41 to 59, 19 lots, Summer Drive, Spencer Cothran, authorized representative for Holland Homes, Inc., property owner, preliminary and final approval.
 - D. **FINAL PLAT**
 - 7. Foxrun Extension SD, 43 lots, Douglas Street, Blake Rice, BSI, Inc., authorized representative for SMB Land, LLC, property owner, final approval.
 - 8. McCoy Townhomes SD, 21 lots, McCoy Street, John Hamm, authorized representative for Wayne Gentry, property owner, final approval.
 - E. **CONDITIONAL USE – Public Hearing**
 - 9. Anyana Williams, authorized representative for James Kirk, property owner, 1508 2nd Avenue, C-2, GC-S, restaurant

F. AMENDMENT TO FUTURE LAND USE MAP and REZONING – Public Hearing

10. (a) Amendment to Future Land Use Map, Ridge Road, 304.5 acres, from a medium density land use category to a mixed-use land use category.

(b) Rezoning Request, Blake Rice, BSI, Inc., authorized representative for Viva Opelika, LLC, property owner, Ridge Road, 304.5 acres, from R-3 and C-2 to PUD (Woodhaven PUD).

V. OLD BUSINESS

G. CONDITIONAL USE - Public Hearing

11. Dave King, authorized representative of King Automobiles, Inc., Northwest corner of Dunlop Drive & Hwy 280, C-3, GC-P, Commercial retail. *(This item was tabled at the June 24th Planning Commission meeting.)*
12. Dave King, authorized representative of King Automobiles, Inc., Front Corner of Highway 280 Northwest corner of Dunlop Drive and Hwy 280, C-3, GC-P, Commercial retail. *(This item was tabled at the June 24th 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.”