



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.
August 26, 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
- III. UPDATE ON PREVIOUS PC CASES
- IV. NEW BUSINESS
 - A. **PLAT (Preliminary Only) – Public Hearing**
 - 1. Willow Park SD, 153 lots, Hayes Eiford, Samford Group, LLC, authorized representative for House Mountain LLC, property owner, 1150 block South Uniroyal Road.
 - 2. Bridgewater Community SD, 541 lots, Hayes Eiford-Samford Group LLC, authorized representative for Jim Freeman, property owner, Logan Drive, preliminary approval.
 - B. **PLAT (Preliminary and Final) - Public Hearing**
 - 3. Hidden Lakes West Phase 4B SD, 37 lots, Lake Condry Road/West Point Parkway, Blake Rice, BSI, Inc., authorized representative for SMB Land, LLC, preliminary and final approval.
 - C. **FINAL PLAT**
 - 4. Sentinel Hills SD, Phase 4, 18 lots, Mark Strozier, authorized representative for Edgar Hughston Builder, Inc., property owner, Lee Road 2192, final approval.
 - D. **CONDITIONAL USE - Public Hearing**
 - 5. Hayes Eiford Samford Group, LLC, authorized representative for L.A.M.E LLC, property owner, 706 Geneva Street, C-2, GC-S zoning district, townhouse/office building.
 - 6. Brandon M. Davis, Davis Manufacturing, LLC, authorized representative for One Dollar Wash, LLC, property owner, 310 South 6th Street, C-2, GC-S, Manufacturing and repairing utility and cargo trailers.
 - E. **CONDITIONAL USE EXTENSION - Public Hearing**

7. Bradley Creasy & Lee Tharp, authorized representative for Dyas Properties, LLC, property owner, 1400 block South Fox Run Parkway, C-2, GC-P, 147-unit Build-to-Rent attached dwelling unit development.
8. Jack Johnson, 301 Samford Avenue, C-2, GC-S, Storage World climate control facility.
- F. **AMENDMENT TO COMPREHENSIVE PLAN and REZONING – Public Hearing**
9. (a) Amendment to Future Land Use Map, 1300 block Crawford Road, 73.3 acres, Crawford Road, from a low density residential land use category to a mixed-use land use category.
(b) Rezoning request, Hayes Eiford, Samford Group, LLC, authorized representative for David N. Rhyne, property owner, 1300 block Crawford Road, 73.3 acres, from R-1 to PUD (Crawford Reserve PUD).
- G. **TEXT AMENDMENTS TO THE ZONING ORDINANCE - Public Hearing**
10. 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 and revisions to 7.3 C. Use Categories (matrix table) regarding mini-warehouse uses

V. **OLD BUSINESS**

H. **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 July 22nd 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 July 22nd 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.”