



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA**

300 Martin Luther King Blvd.

September 23, 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. Fenwick SD, 108 lots, Richard Ferry, authorized representative for Opelika Development Ventures, LLC, property owner, 3001 Columbus Parkway,
 2. Mayfair Phase 1 SD, 90 lots, Hayes Eiford, authorized representative for Rebecca Walton Price, Oline Walton Price; Land B LLC. (TD) & Diversified Financial Corporation, property owner, South Uniroyal Road.
 - B. **CONDITIONAL USE AND PRELIMINARY PLAT – Public Hearing**
 3. Lee Tharp (Kadre Engineering), authorized representative for City of Opelika Water Works Board, property owners, Veterans Parkway, R-3 zoning district, Single family home and duplex residential.
 4. Veterans Parkway SD, 22 lots, Veterans Parkway, Lee Tharp (Kadre Engineering), authorized representative for Water Works Board of the City of Opelika.
 - C. **CONDITIONAL USE – Public Hearing**
 5. Lee Tharp (Kadre Engineering), authorized representative for St Mary's Catholic Church (Most Reverend Thomas J. Rodi), 0 Lake Condry Road and Andrews Road, M-1 zoning district, Church complex and parsonage.
 6. William D. Brady, authorized representative for SB Homes, LLC, property owner, 2003 Executive Park Drive, PUD zoning district, Executive Park Townhomes.
 7. StudioBGP, authorized representative for 915 South Railroad LLC, property owner, 900 block South Railroad Avenue, C-1 zoning district, residential dwellings in C-1 zone.
 - D. **AMENDMENT TO COMPREHENSIVE PLAN and REZONING - Public Hearing**

8. (a) Amendment to Future Land Use Map, 1401 Speedway Drive, 1.93 acres, from a high density residential land use category to light commercial.
(b) Rezoning request, Gregg Harris, Farpoint Properties, LLC, property owner, 1401 Speedway Drive, 1.93 acres, from R-5M to C-2.
- E. **CONDITIONAL USE EXTENSION - Public Hearing**
9. Blake Rice, Barrett-Simpson, authorized representative for Society Hill Road Opelika Property Owner, LLC., accessed at the 2700 block of Society Hill Road, C-2, 225 unit townhome rental development (Jim Chapman Communities).

V. OLD BUSINESS

- F. **PLAT (Preliminary Only) - Public Hearing**
10. Willow Park SD, 153 lots, Hayes Eiford, Samford Group, LLC, authorized representative for House Mountain LLC, property owner, 1150 block South Uniroyal Road. *(This item was tabled at August 26th PC meeting.)*
11. Bridgewater Community SD, 541 lots, Hayes Eiford-Samford Group LLC, authorized representative for Jim Freeman, property owner, Logan Drive, preliminary approval. *(This item tabled at August 26th PC meeting.)*
- G. **CONDITIONAL USE - Public Hearing**
12. 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 August 26th Planning Commission meeting.)*
13. 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 August 26th Planning Commission meeting.)*
14. 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. *(This item was tabled at the August 26th PC meeting.)*
- H. **AMENDMENT TO COMPREHENSIVE PLAN and REZONING - Public Hearing**
15. (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). *(This item was tabled at the August 26th PC meeting.)*

VI. ADJOURN

“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.”