



**CITY OF OPELIKA**  
**PLANNING COMMISSION**  
**REGULAR MEETING AGENDA**  
300 Martin Luther King Blvd.  
**October 28, 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 CASES
- IV. NEW BUSINESS
  - A. **PLAT (Preliminary Only) – Public Hearing**
    - 1. E.E.B. SD, 3 lots, Hayes Eiford, authorized representative for FTC Investments LLC and Watson & Downs Investments II, LLC, property owners, Columbus Parkway & Logan Drive.
  - B. **FINAL PLAT**
    - 2. Wyndham Village SD, Phase 3, Section 3, 38 lots, Mark Strozier, authorized representative for Wyndham Gateway, LLC, property owner, Wyndham Lane, final approval
    - 3. Blackberry Reserve SD, Phase 1, 67 lots, Blake Rice, BSI, Inc., authorized representative of Trademark Quality Homes, Inc., property owner, Hwy 431 (Lafayette Parkway), final approval.
    - 4. National Village SD, Phase 1E, 38 lots, Steve Timms-Ab Conner-Mike Maher, authorized representatives for Retirement Systems of Alabama, property owner, 3200 block Grand National Parkway.
    - 5. The Hamlet at Wyndham Gates SD, Pod 10, Phase 1-C, 37 lots, Val Akins - Mike Maher, authorized representative for DFH Liberty, LLC, property owner, Hamlet Drive, final approval.
  - C. **CONDITIONAL USE – Public Hearing**
    - 6. Hayes Eiford Samford Group, LLC, authorized representative for L.A.M.E LLC, property owner, 706 Geneva Street, C-2, GC-S zoning district, office building and eight condominiums.
  - D. **CONDITIONAL USE EXTENSION — Public hearing**
    - 7. Lee Tharp, Kadre Engineering, authorized representative for Terry McCollum, property owner, accessed at 20 Veterans Parkway, C-2, GC-P, 128 apartment units.

E. **AMENDMENT TO COMPREHENSIVE PLAN and REZONING - Public Hearing**

8. (a) Amendment to Future Land Use Map, 2051 Highway 169, 48 acres, from a low density residential land use category to a general commercial land use category.

(b) Rezoning request, Antione Sr & Raven Harvis Living Trust, property owner, 2051 Highway 169, 48 acres, from R-1 to C-3

F. **TEXT AMENDMENTS TO THE ZONING ORDINANCE — Public Hearing**

9. (a) Section 7.3A - Revision of Minimum Lot Width in the C-1 zone  
(b) Revision to Section 7.3. C. Use Categories (matrix table) to Package Liquor Store and Section 8.28.5 Package Liquor Store Standards for Use - A public hearing to consider a recommendation to the City Council on proposed amendment to the Zoning Ordinance

V. **OLD BUSINESS**

G. **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.)*

H. **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 September 23rd 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 September 23rd Planning Commission meeting.)*

I. **AMENDMENT TO COMPREHENSIVE PLAN and REZONING – Public Hearing**

14. (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. **OTHER BUSINESS**

Approve dates for November and December Planning Commission meetings.

## VII. 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.”*