



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.
December 16, 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. Laurel Lakes SD, Phase 2, 158 lots, Blake Rice, BSI, Inc., authorized representative for Flatiron Farms, LLC, property owners, Ridge Road, preliminary approval.
 - B. **FINAL PLAT**
 2. Hidden Lakes-Lake Condry SD, 28 lots, Blake Rice, BSI, LLC, authorized representative for SMB Land, LLC, property owner, Lake Condry Road, final approval.
 - C. **CONDITIONAL USE – Public Hearing**
 3. Will Register, authorized representative for James Kirk, property owner, 1510 2nd Avenue, C-2, GC-S zoning district, Church (Iglesia Ebenezer).
 4. Roy Assf, authorized representative for Pace Commons, LLC, property owner, at 1105 Columbus Parkway, C-3, GC-P, Convert a 108-unit hotel into a multi-family residential development (apartments).
 - D. **AMENDMENT TO COMPREHENSIVE PLAN and REZONING - Public Hearing**
 5. (a) Rezoning Request, David Green authorized representative for David N. Rhyne and Diane M. Rhyne, property owners, 1300 block Crawford Road, 71.4 acres, from R-1 to PUD.

(b) Amendment to Future Land Use Plan, 1300 block Crawford Road, from a residential growth land use category to a mixed-use land use category.
 - E. **VACATION OF RIGHT-OF-WAY**
 6. Thomas Gamble, property owner, between 1200 and 1114 First Avenue, Requesting to vacate right-of-way.

V. OLD BUSINESS

F. **CONDITIONAL USE — Public Hearing**

7. 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 November 18th Planning Commission meeting.)*
8. 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 November 18th Planning Commission meeting.)*
9. Tyler Hearin, authorized representative for Leslie Greene Dudley, property owner, 1525 Old Columbus Road, M-1 zoning district, Recovered material processing facility. *(This item was tabled at the November 18th Planning Commission meeting.)*
10. Arbour Valley Development, LLC, authorized representative for Michael V. Shannon/ Weaver C/O Crooked Creek, property owner, Fox Run Avenue and Fox Run Parkway Intersection, 144 apartment units. *(This item was tabled at the November 18th Planning Commission meeting.)*

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

11. (a) Rezoning Request, Blake Rice, BSI Inc., authorized representative for Gateway Development, LLC, property owner, Gateway Drive, 5.1 acres, from R-4 to PUD. *(This item was tabled at the November 18th Planning Commission meeting.)*

(b) Amendment to Future Land Use Map, Gateway Drive, 5.1 acres, from a residential growth land use category to a mixed-use land use category. *(This item was tabled at the November 18th Planning Commission meeting.)*

VI. OTHER BUSINESS

- H. Approve the dates for the November and December 2026 Planning Commission Meetings
12. Approve November 17th and December 15th as the dates for the November and December Planning Commission meetings in 2026

“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.”