



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.
March 24, 2026
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. Pond View Woods SD, 35 lots, Josh Mura, Samford Group LLC, authorized representative for Dunlop Family Investments, LLC, property owner, accessed at White Road and Dunlop Drive, preliminary approval.
 2. Piedmont Property North SD, 34 lots, Blake Rice, BSI, Inc., authorized representative for Piedmont Farms, LLC, property owner, Waverly Parkway, preliminary approval.
 3. Priester Phase 1 SD, 27 lots, Lee Tharp, Kadre Engineering, authorized representative for Priester Road Development Partners, LLC, property owners, 2013 Waverly Parkway, preliminary approval.
 4. Fieldstone Phase 4 SD, 144 lots, Brandon Bolt, Bolt Engineering, authorized representative for Darby Phippen/DRI Fieldstone, LLC, property owners, South Uniroyal Road, preliminary approval.
 5. The Preserve at Southwood SD, 110 lots, Brandon Bolt, Bolt Engineering, authorized representative for John M. Dudley, property owner, 3811 South Uniroyal Road, preliminary approval.
 6. 2Eighty SD, 32 lots, Blake Rice, BSI, Inc., authorized representative for The Grand Reserve Columbus, LLC, property owners, Columbus Pkwy/US Hwy 280, preliminary approval.
 7. Moore's Ridge Phase 1 SD, 12 lots, Mike Maher, Precision Surveying, authorized representative for Tim Moore, property owner, Oak Park Drive & Cedar Creek Drive, preliminary approval.
 - B. **MASTER PLAN AMENDMENT and PLAT (Preliminary Only) — Public Hearing**

8. Major revisions to the Cedar Creek PUD Master Plan, 4 Acres, Intersection of Oak Park Drive and Cedar Creek Drive, Mike Maher, Precision Surveying, authorized representative for Moore's Construction, LLC, property owner, Change of use from an amenity lot (clubhouse and swimming pool) to five single-family home lots (lot sizes: 29,248 sf to 36,948 sf).
9. Moore's Ridge Phase 2 SD, 5 lots, Mike Maher Precision Surveying, authorized representative for Tim Moore, property owner, Cedar Creek Drive, preliminary approval.

C. CONDITIONAL USE – Public Hearing

10. Woodson T. Harmon, authorized representative for H&H Developments LLC, property owner, Terminus of Yarbrough Drive, C-2, Yarbrough Townhomes 68 units.
11. Ken Pylant III, authorized representative for Pyson LLC, property owners, 519 South 7th Street and 708 Avenue E, C-2, 16 townhome units.
12. Kurt Hayley, authorized representative for Hayley Investments, LLC, property owner, 1110-1190 Fitzpatrick Avenue, C-2, GC-S, 18 Cottages.
13. Joey Brooks, authorized representative for Kurt Hayley, property owner, 209 South 8th Street, C-1, Wine Bar and retail. .
14. Mike Bowden and Brad Bowden, authorized representatives for Mike Bowden & Tall Oaks, LLC, property owners, 2908 Birmingham Highway, R-5, Addition to Tree Tops apartments: Tree Tops II Apartments, 338 units total - 72 existing units, 266 new units.
15. Tra Dykes, Woodruff Real Estate, authorized representative for Perryman Hill LLC, property owner, C-2, GC-P, Veterans Parkway and Birmingham Highway, Multi-family Apartment Complex - 265 units.
16. Jeremy Clark, Compass Construction, authorized representative for CJCF LLC, property owner, 110 South 8th Street, C-1, Two-story Mixed Use development (1st floor commercial, 2nd floor two residential units).
17. Lee Tharp (Kadre Engineering), authorized representative for The Parmer Group, LLC, property owner, 300 South 7th Street, C-2, Townhomes (20 units).
18. Matthew Willis, Crawford Willis Group, authorized representative for Quinnsired LLC, property owner, 2124 Frederick Road, Indoor/Outdoor Fitness Center (Fortify Fitness and Performance).

D. FINAL PLAT

19. Firefly Phase 2A SD, 84 lots, Spencer Cothran, authorized representative for Firefly Development Lee, LLC, property owner, 100 Firefly Lane, final approval.

V. OLD BUSINESS

E. FINAL PLAT

20. Highline SD, 56 lots, 2410 Cunningham Drive, Aaron Adams, authorized representative for James G. McClain Jr., property owner, final approval.

“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.”