



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

300 Martin Luther King Blvd.

April 28, 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. Perryman Hill Plaza Plat No. 1 SD, 9 lots, Jerry South, Gonzalez-Strength, Inc., authorized representative for Perryman Hill, LLC, property owners, 3615 Birmingham Highway, C-2, GC-P, preliminary approval.
 2. Yarbrough Hills Townhouses SD, 68 lots, Woodson T. Harmon, authorized representative for H&H Development, LLC, property owners, Terminus of Yarbrough Drive, C-3, preliminary approval.
 3. Creekstone Phase 5 SD, 101 lots, Drew Mixson, authorized representative for House Mountain LLC, property owner, Oaks Parkway and Wildwood Drive, C-3, preliminary approval.
 4. Warwick Retreat SD, Moore Bass Consulting, Inc., authorized representative for Freedom Land Holdings, LLC, property owners, Samford Avenue, C-2 & R-4, preliminary approval.
 5. Lake Ridge SD, Redivision of South Lake Area Bank Parcels subdivision, Revision of part of Lot 2, 47 lots, Mike Maher, authorized representative for Southlake Bull Homes, LLC., property owner, 1500 block South Uniroyal Road, R-2 & R-3, preliminary approval.
 6. Moore's Ridge Phase 3 SD, 26 lots, Mike Maher, Precision Surveying, authorized representative for Moore's Construction, LLC., property owner, Cedar Creek Drive near Heatherbrook Drive, PUD, preliminary approval
 7. The Woods Phase 2 SD, 78 lots, Blake Rice, BSI, Inc. authorized representative for Pyramid Financial Trust, LLC, property owners, Stowe Avenue, C-2, GC-S preliminary approval.
 - B. **FINAL PLAT**

8. Laurel Lakes Phase 1C SD, 57 lots, Blake Rice, BSI, Inc., authorized representative for Flatiron Farms, LLC, property owners, Moraine Drive & Ontario Rd., PUD, final approval.
9. The Willows, Plat No. 2 SD, 56 lots, Blake Rice, BSI Inc., authorized representative for Trademark Quality Homes, LLC, property owners, Willows Drive, R-3, final approval.

C. CONDITIONAL USE – Public Hearing

10. Pleasant Drive Redevelopment, Blake Rice, BSI, Inc., authorized representative for Opelika Housing Authority, property owner, 410 Pleasant Drive, R-5, 252 mixed residential units.
11. 1501 Spring Drive Duplex, Mike Maher, Precision Surveying, authorized representative for Eagle Properties of AU, LLC., property owner, 1501 Spring Dr., R-3, duplex conditional use.
12. Botanic Cottages, Hayes Eiford, Samford Group, authorized representative for Botanic LLC, property owners, 1702 Frederick Road, C-2, GC-P, mixed-use commercial & residential with short-term rentals.
13. 201 Avenue C Duplex, Alex Perez, Guatamaula Investments, authorized representative for Earnestine and Forson Evans, property owners, South 2nd Street & Avenue C, R-4, Duplex Unit
14. Pointe Grand Apartments, Hillpointe, LLC, authorized representative for Priester Construction and Development, LLC, property owners, 2013 Waverly Parkway, R-5, 360 units townhomes and apartments.
15. 409 Geneva Street Apartments, Nelson Marsh, property owner, 409 Geneva Street, C-2, 5 apartment units in existing building.
16. GK9 Kennel, Lee Tharp, Kadre Engineering, authorized representative for Q14, LLC, property owner, 215 Orr Avenue/2405 Poplar St, M-1, Outdoor Kennels.

D. REZONING - Public Hearing

17. Rezoning Request, Mark Strozier, Strozier Services, LLC., authorized representative for Cannon Timber & Land LLC, property owner, 18.35 acres, 3400 block Birmingham Highway, from R-4 to C-3, GC-P.

V. OLD BUSINESS

E. FINAL PLAT

18. Firefly Phase 2A SD, 84 lots, Spencer Cothran, Holland Homes, authorized representative for Firefly Development Lee, LLC, property owner, 100 Firefly Lane, PUD, final approval. *(This agenda item tabled at the March 24th PC 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.”