



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.
September 22, 2026
TIME: 3:00 PM**

I. APPROVAL OF MINUTES

II. UPDATE ON PREVIOUS CASES

III. NEW BUSINESS

A. **PLAT (Preliminary Only) and MINOR AMENDMENT TO MASTER PLAN – Public Hearing**

1. The Mill SD, 190 lots, Spencer Cothran, Holland Homes LLC, authorized representative for Opelika Mill Holdings LLC, property owner, 1st Avenue/2nd Avenue/24th Street, PUD zone, 190 lots (183 lots residential uses, 6 open space lots, 1 lot multi-purpose uses.)
2. The Mill PUD Master Plan, Minor Amendments, 1st Avenue, Spencer Cothran, a request to reduce property setback requirements for single-family homes and townhomes with porches and accessed from a rear-loaded alley: Front Yards: Reduce the minimum front setback from 10 feet for townhomes and 20 feet for single-family homes to 5 feet for porches. Rear Yards: Reduce the minimum rear setback from 20 feet for townhomes and single-family homes to 5 feet for properties accessed from a rear loaded alley. Side Yard on Street Side: Reduce the minimum side yard on street setback for single-family homes and townhomes from 10 feet to 5 feet for porches.

B. **FINAL PLAT**

3. Yarbrough Hills SD, 69 lots, Yarbrough Drive, Woodson Harmon/Austin Harmon, authorized representative for H&H Development Partners, LLC, property owners, final approval.
4. Executive Park Townhomes SD, 16 lots, 2003 Executive Park Drive, Clark Parker, authorized representative for 4GE Land Holdings, LLC, property owners, final approval.

C. **CONDITIONAL USE – Public Hearing**

5. Paul Howard, authorized representative for Jack Johnson/Opelika East. LLC, property owner, 300 Samford Avenue, C-2, GC-S zone, Storage World self storage warehouses.

D. **REZONING and CONDITIONAL USE — Public Hearing**

6. Rezoning Request, William Scott, Jr., authorized representative for AO Land Holdings, LLC, property owner, 3000 block Andrews Road, 18.9 acres, from M-2 to C-3, GC-P.
7. William Scott, Jr., authorized representative for AO Land Holdings, LLC, property owner, 3000 block Andrews Road, C-3, GC-P (pending rezoning approval), travel center.

“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.”