PLANNING COMMISSION
MINUTES
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

The City of Opelika Planning Commission held its regular monthly meeting on October 28, 2025, in the Meeting Chambers, located at the Opelika Municipal Court. Certified letters have been mailed to all adjacent property owners for related issues.

MEMBERS PRESENT: Chair Lucinda Cannon, Mayor Gary Fuller, Tom Penton, Councilman George Allen, Mr. John Sweatman, Mrs. Leigh Whatley and Mr. Sheldon Whittelsey.

MEMBERS ABSENT: Dr. Arturo Menefee & Mr. Jay Walters

STAFF PRESENT: Mr. Matt Mosley, Planning Director
Mrs. Rachel Dennis, Planner
Mrs. Dana Gafford, Planning & Zoning Technician
Mr. Scott Parker, City Engineer
Mr. Guy Gunter, City Attorney

CALL TO ORDER: Chair Lucinda Cannon called the meeting to order at 3:00 p.m.

Chair Cannon thanked Mayor Gary Fuller, Councilwoman Leigh Whatley and Guy Gunter for their years of service on the Planning Commission and presented them with a gift.

Approval of Planning Commission Minutes September 23, 2025

RESULT:	**Passed**
MOVER:	Mayor Gary Fuller
SECONDER:	Councilman Ward 1 - President Willie Allen
AYES:	Chair Cannon, Councilwoman Ward 3 Whatley, Whittelsey, Penton, Mayor Fuller, Councilman Ward 1 - President Allen, Director Sweatman
NAYS:	None
ABSTAIN:	None

III. UPDATE ON PREVIOUS CASES

Mr. Mosley stated that the City Council held Public Hearings for two previous Planning Commission Text Amendments: Amend Zoning Ordinance Bed and Breakfast (more restrictive) — Section 2.2 Definitions, Section 3.1 Building Permit Required, Section 8.11.1 Temporary Structures/Temporary Uses, Adding Section 8.28.4 Standards for Bed and Breakfast and Public Hearing - Amend Zoning Ordinance Bed and Breakfast (less restrictive)-Section 2.2 Definitions, Section 3.1 Building Permit Required, Section 8.11.1 Temporary Structures/Temporary Uses, Adding Section 8.28.4 Standards for Bed and Breakfast. Both amendments were denied.

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.

Mr. Mosley presented the staff report to the Planning Commission for the preliminary plat request of E.E.B. Subdivision. Mr. Mosley stated that the applicant is requesting preliminary plat approval for three lots and the dedication of right of way. The right-of-way dedication provides access to the Bridgewater PUD development, a mixed-residential development with 541-unit single-family homes. At the August 2025 PC meeting, preliminary plat approval was granted for the lots. The right of way dedication is about 1,100 feet long, extending from Columbus Road toward Bridgewater (see street highlighted on next page). The lot area for the three lots is 6 acres, 7.8 acres, and 3.7 acres.

Planning staff recommends preliminary plat approval subject to the following:

1. **Add a vicinity map.**
2. **Add the name and address of the owner/developer on the plat.**
3. **Change the title block from Auburn to the City of Opelika.**
4. **Add on plat the names and recordation data for existing adjoining recorded subdivisions.**
5. **Add the FEMA Panel No. and effective date.**

Mr. Parker provided the reports for the Engineering, Opelika Water, and Opelika Power Services.

Chair Cannon opened the public hearing.
No comments.
Chair Cannon closed the public hearing.

Motion to grant preliminary plat approval with staff recommendations

RESULT:	**Passed**
MOVER:	Councilman Ward 1 Willie Allen
SECONDER:	Mayor Gary Fuller
AYES:	Chair Cannon, Councilwoman Ward 3 Whatley, Whittelsey, Penton, Mayor Fuller, Councilman Ward 1 Allen, Director Sweatman
NAYS:	None
ABSTAIN:	None

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

Mr. Mosley presented the staff report to the Planning Commission for the final plat approval for a 38-lot subdivision, Wyndham Village, Phase 3, Section 3. Mr. Mosley stated that the 38 residential lots are part of a 523-lot development shown as Pod of the amended Wyndham PUD approved in January 2020. The lots in Pod 11 are designated as 65-foot-wide lots with a minimum area of 7,500 square feet. All these lots exceed the minimum lot size and generally meet the requirements for the larger 75-foot lots. The preliminary plat of 100 lots designates these lots to all have minimum front lot width of 75 feet.

The pool, pavilion, and park area are located in the previously approved Phase 2 portion of this development on Lot 1000. Lots 1-9 adjoin the dedicated open space required by the master plan. The utilities in Phase 3 will be underground. Sidewalks are required on at least one side of each street. Wyndham Village Drive and Rolling Hill Drive will connect a proposed future development in the proposed master plan of the 100 lots planned in Phase 3.
Staff recommend preliminary plat approval subject to the following:

1. **Sidewalks are required on at least one side of the street.**
2. **All utilities shall be underground.**
3. **The FEMA flood panel numbers and date should be updated.**

Mr. Parker provided the reports for the Engineering, Opelika Water, and Opelika Power Services.

Motion to grant final plat approval with staff recommendation

RESULT:	**Passed**
MOVER:	Director John Sweatman
SECONDER:	Sheldon Whittelsey
DISCUSSION	**Councilman Allen:** Asked if there were supposed to be sidewalks on both sides. **Mr. Mosley:** Stated that this property was platted before the requirement for sidewalks on each side went into effect.
AYES:	Chair Cannon, Councilwoman Ward 3 Whatley, Whittelsey, Penton, Mayor Fuller, Councilman Ward 1 Allen, Director Sweatman
NAYS:	None
ABSTAIN:	None

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.

Mr. Mosley presented the staff report to the Planning Commission for the request of final plat approval of a 68-lot subdivision Phase One in the 166-acre Blackberry Reserve PUD development (245 lots total). Mr. Mosley stated that the development is on the corner of Lafayette Parkway and Cusseta Road. The development is accessed from Lafayette Parkway. The density for the entire 166-acre PUD development is 1.45 dwelling units per acre. He further stated that Yancey Cemetery is shown on the north side of the final plat with an additional boundary, Lot 301. This represents areas of the cemetery that did not lie within the original parcel. The preliminary plat approval required the boundaries of the cemetery must be identified on site, and the cemetery protected.

Staff recommends final plat approval subject to the following:

1. **Install underground utilities.**
2. **Install sidewalks on at least one side of all streets.**
3. **Update the Flood information to 2025.**

4. **Add the minimum building setbacks on plat: 25'front yard, 7' side yard, 25' rear yard, and 15' side on street (corner lots) on the final plat.**
5. **Install a residential buffer along the perimeter property line of the PUD property as required from the buffer options as provided in Section IX Landscape Regulations. The buffer option selected must be shown on the site plan when a building permit is requested for approval.**
6. **As provided on the master plan, preserve the 25-foot natural buffer along the rear lot lines of those lots that border Cusseta Road. If a fence is proposed, then fence must be installed between the 25-foot buffer and residential home. Buffers must be shown on the site plan when building permit is requested.**
7. **The cemetery must be protected.**

Mr. Parker provided the reports for the Engineering, Opelika Water, and Opelika Power Services.

Mr. Mosley stated that the final testing was not complete and the lift station still needed some additional work before being accepted.

Mr. Parker stated that signatures could be held for these items.

Motion to grant final plat approval with staff recommendations

RESULT:	**Passed**
MOVER:	Sheldon Whittelsey
SECONDER:	Tom Penton
AYES:	Chair Cannon, Councilwoman Ward 3 Whatley, Whittelsey, Penton, Mayor Fuller, Councilman Ward 1 Allen, Director Sweatman
NAYS:	None
ABSTAIN:	None

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.

Mr. Mosley presented the staff report to the Planning Commission for the request of final plat approval of the National Village Subdivision. Mr. Mosley stated that the preliminary plat proposal of 36 single-family home lots and two open space lots was approved by the Planning Commission in at the August 2024 meeting. Mr. Mosley stated that the lots meet the minium width and area requirements.

The Planning staff is recommending final plat approval subject to staff recommendations:
1. Install sidewalks on at least one side of all streets.
2. Add walking trails and cart paths and label them pedestrian access easements across the open space Lots 37 and 38 to lin the adjacent Phase 1D subdivision to Phase 1E.
3. Update Flood Information to 2025.

4. Show sewer line easement and ensure the widths are correct. They do not currently align with the construction plans.

Mr. Parker provided the reports for the Engineering, Opelika Water, and Opelika Power Services. He also noted that road signs were not installed and as-builts had not yet been submitted. He explained that the Public Works Director would hold the signatures until such time as this had been completed.

Motion to grant final plat approval with staff recommendations

RESULT:	**Passed**
MOVER:	Mayor Gary Fuller
SECONDER:	Director John Sweatman
DISCUSSION:	**Mr. Whittelsey** asked if there would be golf cart access to the main road. **Mr. Mosley** stated yes.
AYES:	Chair Cannon, Councilwoman Ward 3 Whatley, Whittelsey, Penton, Mayor Fuller, Councilman Ward 1 Allen, Director Sweatman
NAYS:	None
ABSTAIN:	None

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.

Mr. Mosley presented the staff report to the Planning Commission for the request of final plat approval of The Hamlet at Wyndham Gates, Pod 10, Phase 1C. Mr. Mosley stated that 33 townhome lots were approved at the April and May 2025 Planning Commission meetings. Mike Maher of Precision Survey representing DFH Liberty, LLC, is proposing final plat approval of an additional 24 townhome lots. He stated that all the lots meet the minimum requirements for town home regulations and planned unit developments.

Staff recommends final approval subject to the following:

1. **Add a note about the ownership, use, and maintenance of any open space and amenity lots.**
2. **Landscaping and sidewalks must be installed before a Certificate of Occupancy is issued.**
3. **A landscape plan for a townhome group must be provided when a building permit for a townhome group is requested.**

Mr. Parker provided the reports for the Engineering, Opelika Water, and Opelika Power Services.

Motion to grant final plat approval with staff recommendations

RESULT:	**Passed**
MOVER:	Director John Sweatman
SECONDER:	Mayor Gary Fuller
DISCUSSION	**Mr. Sweatman:** Asked who will be serving the water supply. **Mr. Parker:** Replied that there will be a master meter by the road.

AYES:	Chair Cannon, Councilwoman Ward 3 Whatley, Whittelsey, Penton, Mayor Fuller, Councilman Ward 1 Allen, Director Sweatman
NAYS:	None
ABSTAIN:	None

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.

(Mrs. Cannon left the meeting momentarily at 3:33 pm and turned the meeting over to Vice Chair John Sweatman)

Mr. Mosley presented the staff report to the Planning Commission for the conditional use request of eight dwelling units located at 706 Geneva Street. The applicant is Samford Group, representing LAME,LLC, the property owner. The property is currently undeveloped in the C-2 Gateway Corridor Secondary Zone, and is also in the Geneva Southside Historic District. He stated that the applicant is proposing to build an office building on the front part of the development, with eight individual units located in two buildings to the rear of the building. Access would be from a 24-foot access drive located on the southern property line. The residential development includes two buildings, each containing four units. Each unit would be approximately 1,540 square feet with a two-car carport attached at the rear. In the C-2 zoning district, a maximum of 16 dwelling units per acre are allowed; the proposed density (8 units on 46,000 sf lot) is 7.6 dwellings per acre. The eight-unit apartments and the office building (4,750 sf, building) comply with the maximum 40% lot area coverage allowed; the building covers 25 percent of the lot. The ISR allowed is 80 percent, it will be 63 percent. Mr. Mosley stated the Planning Staff previously commented that additional buffering needed to be provided. The applicant has added plantings around the railroad side as well as the north and south sides of the property.
Mr. Mosley stated that the question before the Planning Commission is the appropriateness of the proposal for the location.

Staff recommends approval subject to the following:

1. **All elevations and materials shall be consistent with those approved by the HPC.**
2. **All service utilities shall be underground.**
3. **Any refuse bins shall be screened with materials that complement the buildings and approved by Opelika Environmental Services prior to installation.**
4. **From the HPC Packet – Carport Details (in red text and photo shed roof)**
5. **An association established for maintenance and ownership requirements of shared space.**
6. **Correct the site plans to show the zoning as C-2, GC-S.**

Mr. Parker provided the reports for the Engineering, Opelika Water, and Opelika Power Services.

Vice Chair Sweatman opened the public hearing.
Dusty Rozar, 802 Geneva Street, stated that the roadway is six feet from his property. He stated that he had a number of concerns: 1. The water runoff from the parking lot and where it would end up. 2. The exterior lighting. 3. The dumpster location being too close to his house. 4. The number of cars and the traffic next to his backyard and his child's play area.

Mr. Parker stated that he could address the drainage. He said that part of the requirements will be to submit a drainage plan for this site to the engineering department for review. He stated that they will probably add a detention area in the back of the property where the water will collect. The law states that the new property cannot add any more water than was previously there.

Mr. Penton asked if there are streetlights in the new plan.

Mr. Parker stated that the lights are not shown on the plan, but an access driveway does not require lighting.

Jessica Rozar stated that there is already an issue with groundwater. She stated that the subject's property is higher than her property and during significant rain events the water runs onto her property. She stated that she did not believe that 6-foot trees would be sufficient to shield lights from cars that would be coming and going in the parking lot next door.

Josh Mura, Samford Group, stated that the dumpster could be moved. He stated that they are following the ordinance for the landscape screen and are trying to create as much of a shield as possible. And lastly, he stated that the drainage and requirements that they have to meet should improve Ms. Rozar's existing drainage problem.

Vice Chair Sweatman closed the public hearing.

Mr. Whittelesy asked why they would not build a fence in addition to the landscaping.

Mr. Mosley stated there are three different primary residential buffers that are utilized in adjacent areas. First is a 20-foot undisturbed buffer. The second is the six-foot-wide double row of evergreen plantings. And the third is a single row of evergreen plantings and a fence. In most cases, the applicant is allowed to select which one they would want. However, it is up to the commission to determine whether a particular buffer would be required, or in some cases, if those buffers are not sufficient, an additional buffering component could be required.
So that is something the commission could consider.

Mayor Fuller asked where the dumpster would be located.

Mr. Mosley stated the dumpster location is close to the railroad at the end of the drive. He stated a truck would have to back up to it or a front loader would need to be used.

Mr. Penton asked if what is being proposed is in keeping with the character of the neighboring area.

Councilman Allen asked for clarification that it had been stated that a fence could be added to the plan by the commission, and if so, when would that need to be done?
Mr. Mosley stated that the Commission would need to have a motion to amend the current approval to add a fence.

Mr. Whittelsey made a motion to amend the motion to include a 6' cedar or comparable fence and to move the dumpster pad east toward Geneva Street.

(Chair Cannon returned to the meeting)

Amendment to add an amendment to the current motion

RESULT:	**Passed**
MOVER:	Sheldon Whittelsey
SECONDER:	Councilman Ward 1 Willie Allen
AYES:	Whittelsey, Penton, Mayor Fuller, Councilman Ward 1 Allen, Director Sweatman
NAYS:	Chair Cannon, Councilwoman Ward 3 Whatley
ABSTAIN:	None

Motion to approve conditional use as amended to include a fence and the moving of the dumpster pad.

RESULT:	**Passed**
MOVER:	Mayor Fuller
SECONDER:	Councilman Ward 1 Allen
AYES:	Whittelsey, Penton, Councilman Ward 1 Allen, Director Sweatman
NAYS:	Mayor Fuller, Chair Cannon, Councilwoman Ward 3 Whatley
ABSTAIN:	None

(Vice Chair Sweatman returned control of the meeting back to Chair Cannon.)

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.

Mr. Mosley presented the staff report to the Planning Commission for the request for a conditional use extension to Lee Tharp, Kadre Engineering, authorized representative for Terry McCollum, the property owner. Mr. Mosley stated that conditional use was granted in October 2024 for a 124-unit cottage-style, multi-family development on 21.95 acres at 20 Veterans Parkway. The development is a mixture of single detached units, duplex units and townhome units. The development has a density of approximately 5.65 acres, three units per acre, 124 units and 3,500 square foot restaurant. It meets all minimum requirements for parking.

The Planning Staff is recommending an extension of the conditional use subject to conditions previously approved.

1. Provide a landscape plan based on the Landscape Regulations with base and parking lot points and plant material for the 20' landscape buffers along the north, east, and west property lines. A Gateway Corridor buffer along the east property line (Veterans Parkway) is required. Plant evergreen

Mr. Parker provided the reports for the Engineering, Opelika Water, and Opelika Power Services.

Chair Cannon opened the public hearing.
No comments.
Chair Cannon closed the public hearing.

Motion to grant conditional use extension approval with staff recommendations

RESULT:	**Passed**

MOVER:	Councilman Ward 1 Willie Allen
SECONDER:	Director John Sweatman
AYES:	Chair Cannon, Councilwoman Ward 3 Whatley, Whittelsey, Penton, Mayor Fuller, Councilman Ward 1 Allen, Director Sweatman
NAYS:	None
ABSTAIN:	None

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

Mr. Mosley presented the staff report to the Planning Commission for a request for rezoning and amendment to the future land use of 2051 Highway 169 and South Uniroyal Road. This is a request from Antione and Raven Harvest Living Trust. The annexed land has an R-1 designation and the proposal is to amend and request to rezone to a C-3 designation, which is commercial. Mr. Mosley stated the property is on the edge of the city limits with the surrounding area a mixture of an existing C-3 zoned station, several retail locations and residential uses. He stated the applicant has proposed a future plan to move the family's moving company to the location, but the current use would be for storage.
Staff recommend a positive recommendation to City Council to approve the rezoning from R-1 to C-3 subject to the following:

1. No new building permit or permit for an addition to the existing 1,400 sf building allowed until public sewer is accessible to the 48 acres.

2. **Any change in use that increases the demand for sanitary services requires a connection to the public sewer.**

Mr. Parker provided the reports for the Engineering, Opelika Water, and Opelika Power Services.

Chair Cannon opened the public hearing.

Antione Harvis, the property owner, stated that the property frontage will be used for parking of moving vans and cars.

Chair Cannon closed the public hearing.

Motion to send a positive recommendation for rezoning to City Council with staff recommendations.

RESULT:	**Passed**
MOVER:	Director John Sweatman
SECONDER:	Councilman Ward 1 Willie Allen

DISCUSSION	**Mr. Whittelsey** asked where the closest sewer system was. **Mr. Moslely** answered that the closest sewer is near Crawford Road and would have to be brought down to the property upon development at their expense. **Director Sweatman** asked, with the change to C-3 would there be any changes to ingress or egress for commercial vehicles. **Mr. Parker** answered that there is not a distinction between commercial and non-commercial. If there is existing access, the state will grandfather it in.
AYES:	Chair Cannon, Councilwoman Ward 3 Whatley, Whittelsey, Penton, Mayor Fuller, Councilman Ward 1 Allen, Director Sweatman
NAYS:	None
ABSTAIN:	None

Motion to approve the Amendment to the Future Land Use Map with staff recommendations.

RESULT:	**Passed**
MOVER:	Councilman Ward 1 - President Willie Allen
SECONDER:	Director John Sweatman
AYES:	Chair Cannon, Councilwoman Ward 3 Whatley, Whittelsey, Penton, Mayor Fuller, Councilman Ward 1 Allen, Director Sweatman
NAYS:	None
ABSTAIN:	None

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 Liqour Store Standards for Use - A public hearing to consider a recommendation to the City Council on proposed amendment to the Zoning Ordinance

Mr. Mosley presented the staff report to the Planning Commission for the request of a text amendment. He stated that what is being requested is an amendment to section 7.3 A for the C-1 zone. Currently, the minimum requirement for lots in C-1 zone for the lot width is 60ft. He shared an example of the downtown area where the range in sizes of lots were from 12 ft, to 25 ft and up to 100 ft. He explained that this creates an issue by making most of the lots non-conforming. He further stated that, much like the way our downtown is handled, most cities will set a minimum lot width to zero. He explained the first part of the text amendment is a request to change lot size restrictions.

The second part of the text amendment would make changes to package liquor stores in the Gateway Corridors. Currently, package liquor stores are not allowed in any of the Gateway corridors. However, there are frequent requests to modify this. The text amendment would allow for package liquor stores in the Gateway Corridor under conditional use with additional standards.

Use Standards and Dispersal Requirements
1. No package liquor store shall be permitted within a radius of 1,500 feet of any other package liquor store. This distance shall be measured from door to door.
2. The minimum gross floor space for the use shall be 3,000 square feet. At least 50% of this shall be showroom or sales floor.
3. No sales shall be conducted through a walk-up window or drive-through.

4. Burglar bars, steel gates and steel-roll down doors or shutters ae prohibited on the exterior of a structure when visible from any public or private street. Interior security burglar bars, steel gates and roll down doors shall allow 80 percent visibility into the tenant space and shall be fully retractable during business hours of operation.

Mr. Mosley stated that staff was recommending approval of both text amendments, but they could address them individually.

Chair Cannon opened the public hearing.
Robin Weyant, 809 Shelly Avenue, stated that she did not want to have package liquor stores located in high traffic areas. She stated that she believes the distance between package liquor stores should be 1 mile instead of 1,500 feet.
Chair Cannon closed the public hearing
.
Motion to table the text amendment for Section 7.3ARevision of Minimum Lot Width in the C-1 zone

RESULT:	**Passed**
MOVER:	Councilman Ward 1 Willie Allen
SECONDER:	Mayor Gary Fuller
AYES:	Chair Cannon, Councilwoman Ward 3 Whatley, Whittelsey, Penton, Mayor Fuller, Councilman Ward 1 Allen, Director Sweatman
NAYS:	None
ABSTAIN:	None

Motion to table the text amendment for Section 8.28.5 Package Liquor Store Standards for Use

RESULT:	**Passed**
MOVER:	Sheldon Whittelsey
SECONDER:	Councilwoman Ward 3 Whatley
AYES:	Chair Cannon, Councilwoman Ward 3 Whatley, Whittelsey, Penton, Mayor Fuller, Councilman Ward 1 Allen, Director Sweatman
NAYS:	None
ABSTAIN:	None

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.)*

This item was withdrawn by the applicant.

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.)*

Mr. Mosley presented the staff report to the Planning Commission for the request of preliminary plat approval for Bridgewater Community Subdivision. Mr. Mosley stated that updated plans have been submitted. The largest issue from past Planning Commission meetings was that the subdivision did not have access to Columbus Parkway. He stated that in looking at the new plans submitted, the previous requirements have been met.

Planning Staff recommends preliminary plat approval with the following recommendations

1. Install underground utilities.
2. Install sidewalks on both sides of all public streets. Extend said sidewalks to open space lots/areas that are nearest to street sidewalks providing access from street sidewalks to open space areas.
3. Exterior materials of all dwelling units must meet the exterior "Materials and Cladding Requirements of Section 7.6 Gateway Corridor District.
4. Add a note on final plat providing minimum setbacks for 50' and 65' single family lots and add the maximum floor area ratio (FAR) for the 50' and 65' lots.
5. The minimum front setback and lot width must be met at the front property line or met at

the minimum front setback line of all residential lots.

6. ~~Revise the following 50' lots so the minimum 5,500 square foot lot size is met: Lot 423, 433, 450, 455, 456, 457, 458, 459, 460, 472, 473, 474, 475, 476, 480. (These lots range from 4,554 to 5,366 sf.~~) **All 50' lots meet the 5,500 sf minimum lot size.**
7. ~~Revise the following 65' lots so the minimum 7,250 square foot lot size is met: Lot 86, 87, 96, 162~~. **All 65' lots meet the 7,250-sf minimum lot size.**
8. Add note on final plat, that the developer is responsible for managing and maintaining the 16 open space lots (Parcel 1000 to **Parcel 1015**) until a homeowner's association is established to continue maintenance of said lots.
9. Add note on final plat providing the uses allowed on open space lots (Parcels 1000 to **1015**)
10. Add a note on final plat that a minimum of one street tree for each single-family home lot is required. At least two trees are required for corner lots, one tree for each street. Street trees must be planted on private property unless right-of-way permission from City department is granted.
11. On final plat, provide the latest flood zone information from the FEMA updates.
12. Provide on final plat a location map showing relationship of subdivision to the surrounding area (vicinity map).
13. Provide the name and address of the owner/developer and the designee of the project.
14. Provide the names of all adjacent subdivisions.
15. Provie the names and addresses of all adjoining property owners and include owners across adjoining roads.
16. ~~Provide access to Lot 1002~~. **[Access provided to Lot 1002 on revised plat]**
17. Amenities must be installed according to master plan and installed at the same time when the adjacent phase is constructed. During amenity installation, also install the walking trail.
18. Access shall be required according to the master development plan unless the traffic impact study shows more stringent requirements.
19. Buffers shall be required along Lots ~~140 to 143 and Lots 162 to 165~~. **Lots 340 to 342 and Lots 438, 439, and 441**
20. Lots along the entry and not part of the master plan are being modified and the lots need to be shown through the plat.

Mr. Parker provided the reports for the Engineering, Opelika Water, and Opelika Power Services.

Chair Cannon opened the public hearing.
No comments.
Chair Cannon closed the public hearing.

Motion to grant preliminary plat approval with staff recommendations

RESULT:	Passed
MOVER:	Director John Sweatman
SECONDER:	Mayor Gary Fuller
DISCUSSION:	**Mr. Whittlesey** asked if Bridgwater Road and Longwood Drive needed to be built before the development could be built. **Mr. Mosley** stated that the parkway would have to be built before the first 30 lots. Once they get to 31 lots, the secondary means of emergency access. 150 lots requires the secondary access must become full road access.
AYES:	Chair Cannon, Councilwoman Ward 3 Whatley, Whittelsey, Penton, Mayor Fuller, Councilman Ward 1 Allen, Director Sweatman
NAYS:	None
ABSTAIN:	None

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.)*

No action and the item remains on the table for the November 18, 2025 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*.)

No action and the item remains on the table for the November 18, 2025 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.)*

No action and these items remain on the table for the November 18, 2025 meeting.

VI. OTHER BUSINESS

Approve dates for November and December Planning Commission meetings.

Mr. Mosley stated that, due to upcoming holidays in November and December, the Planning Staff recommend changing the Planning Commission meetings. He proposed moving the November 25, 2025 meeting to November 18, 2025, and the December 23, 2025 meeting to December 16, 2025.

Motion to approve

RESULT:	**Passed**
MOVER:	Mayor Gary Fuller
SECONDER:	Director John Sweatman
AYES:	Chair Cannon, Councilwoman Ward 3 Whatley, Whittelsey, Penton, Mayor Fuller, Councilman Ward 1 Allen, Director Sweatman
NAYS:	None
ABSTAIN:	None

VII. ADJOURN

Motion to adjourn at 4:30 p.m.

RESULT:	**Passed**
MOVER:	Sheldon Whittelsey
SECONDER:	Mayor Gary Fuller
AYES:	Chair Cannon, Councilwoman Ward 3 Whatley, Whittelsey, Penton, Mayor Fuller, Councilman Ward 1 Allen, Director Sweatman
NAYS:	None
ABSTAIN:	None

____________________________________**Chair Lucinda Cannon**

____________________________________**Matt Mosley**