



PLANNING COMMISSION MINUTES

300 Martin Luther King Blvd.

May 1, 2025

TIME: 3:00 PM

A. OPELIKA 2040 COMPREHENSIVE PLAN

The City of Opelika Planning Commission held a called meeting May 1, 2025, in the Meeting Chambers, located at the Opelika Municipal Court to hear a presentation of the Opelika 2040 Comprehensive Plan.

MEMBERS PRESENT: Chair Lucinda Cannon, Mayor Gary Fuller, Mr. Sheldon Whittelsey, Mr. Jay Walters, Mrs. Leigh Whatley, and Mr. John Sweatman.

MEMBERS ABSENT: Dr. Arturo Menefee, Mr. Michael Hilyer, and Councilman George Allen

STAFF PRESENT: Mr. Matt Mosley, Planning Director
Mr. Martin Ogren, Assistant Planning Director
Mrs. Dana Gafford, Planning and Zoning Technician
Mrs. Rachel Dennis, Planner

CALL TO ORDER: Chair Lucinda Cannon called the meeting to order at 3:01 p.m.

1. Presentation and discussion of Comprehensive Plan (Public Hearing)

Mr. Matt Mosley thanked the Planning Commission for their attendance. He explained that this meeting was the culmination of years of work to put together a long range plan to guide the City over the next 20 years. Mr. Mosley introduced Josh Koonce, the lead consultant from Houseal Lavigne.

Mr. Josh Koonce discussed his firm's role in the plan from the beginning of the project to this point. He stated that the plan is in the final stages of approval. He noted that the City had held a few different meetings to get feedback on this draft over the last two days. Mr. Koonce then proceeded to present the plan by walking through different sections of the document to ensure the Planning Commission understood the document. He explained that the plan was a vision for growth and development through 2040 and beyond. He clarified that the document was a policy-based future land use guide and map and not a regulatory document like the zoning ordinance and map. Mr. Koonce further explained the goals addressing housing diversity, economic development, infrastructure, parks, and transportation. He also noted that the plan identified growth areas and priority annexation areas. He explained the implementation section and how it included support tools such as an action matrix, sub-area plans, and placemaking strategies. He then noted that the plan is designed to help secure grants, guide capital improvement budgeting, and align with state planning statutes. Mr. Koonce closed by thanking the Planning Commission and City and explaining that there may be some minor edits, including small corrections and possibly a section on Southern Union State Community College. He asked if there were any questions.

Commissioner Whittlesey asked how this plan would be funded and if it was tied to a capital improvement plan.

Mr. Mosley responded that the capital improvement plan and budget were separate documents, but it would be good to coordinate planning initiatives with capital projects. He noted that each could be a guide to the other.

Chair Cannon asked when the edits and final plan would be ready to review.

Mr. Koonce stated that he could have the changes made and a list ready in the next week.

Mr. Mosley stated that he would also be happy to meet with the Commissioners or anyone else who had questions or comments.

2. Resolution Adopting Opelika 2040 Comprehensive Plan
Motion to table the adoption of the Opelika 2040 Comprehensive Plan

RESULT:	Passed
MOVER:	Sheldon Whittlesey
SECONDER:	Leigh Whatley
AYES:	Chair Cannon, Walters, Whatley, Whittlesey, Mayor Fuller, Director Sweatman
NAYS:	None
ABSTAIN:	None

B. ADJOURN
Motion to adjourn at 3:41 p.m.

RESULT:	Passed
MOVER:	Director John Sweatman
SECONDER:	Sheldon Whittlesey
AYES:	Chair Cannon, Walters, Whatley, Whittlesey, Mayor Fuller, Director Sweatman
NAYS:	None
ABSTAIN:	None

_____**Lucinda Cannon, Chair**

_____**Matt Mosley, Secretary**