



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.
January 27, 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. Elect Officers to Planning Commission (Chairman, Vice Chairman)
- III. APPROVAL OF MINUTES
- IV. UPDATE ON PREVIOUS CASES
- V. NEW BUSINESS
 - A. **ANNEXATION and REZONING — Public Hearing**
 - 1. Annexation, Patriot Development Group, authorized representative for JMJ Development, LLC, property owners, 239.1 acres, 3000 block Rocky Brook Road, Requesting PUD zoning district.
 - 2. Rezoning Request, Moon, Meeks & Associates, INC., authorized representative for JMJ Development, LLC, property owners, 239.1 acres, 3000 block Rocky Brook Road, from R-1 to PUD.
 - B. **PLAT (Preliminary and Final) – Public Hearing**
 - 3. Resubdivision of Lot C, Piper Sage Station SD, 9 lots, PLS Group, Inc., authorized representative of Hayley Enterprises, LLC, property owners, 928 N Railroad Avenue and 901 1st Avenue, preliminary and final approval.
 - C. **FINAL PLAT**
 - 4. Bay Court SD, 5 lots, Bay Court, Emily Key, authorized representative for Three Key Properties, LLC, property owner, final approval.
 - 5. Hidden Lakes North SD, 90 lots, Sportsplex Parkway, Blake Rice, BSI, Inc., authorized representative for Fire Rock Development Company, LLC, property owners, final approval.
 - D. **AMENDMENTS TO 2040 COMPREHENSIVE PLAN and REZONING - Public Hearing**
 - 6. (a) Rezoning Request, Paul Brumett, property owner, 12.5 acres, 1550 and 1570 North Uniroyal Road, from R-2 to C-2, GC-P.
(b) Amendment to Land Use Plan, 1550 and 1570 North Uniroyal Road, 12.5

acres, Paul Brumett, property owner, from an Office/Business Park to a Corridor Commercial land use designation.

E. **AMENDMENT TO 2040 COMPREHENSIVE PLAN, REZONING, CONDITIONAL USE and PRELIMINARY PLAT – Public Hearing**

7. (a) Rezoning Request, Lee Tharp (Kadre Engineering), authorized representative for Richard D. Starr and James L. Starr, property owners, 42.7 acres, 1500 block Century Boulevard, from R-3 to R-5.
(b) Amendment to Land Use Plan, 42.7 acres, 1500 block Century Boulevard, from single-family neighborhood to a mixed residential land use designation.

8. **CONDITIONAL USE — Public Hearing**

Lee Tharp (Kadre Engineering), authorized representative for Richard D. Starr and James L. Starr, property owners, 1500 block Century Boulevard, R-5 pending rezoning approval, 48 townhomes.

9. **PLAT (Preliminary Only — Public Hearing**

Century Park SD, 48 lots, 1500 block Century Boulevard, Lee Tharp (Kadre Engineering), authorized representative for Richard D. Starr and James L. Starr, property owners, preliminary approval pending rezoning approval.

F. **AMENDMENTS TO 2040 COMPREHENSIVE PLAN and REZONING - Public Hearing**

10. (a) Rezoning request, Nicholas C. Howell, authorized representative for Eagle Warehouses LLC, property owners, 1.5 acres, 1502 Spring Drive, from R-5M to C-3.
(b) Amendment to Land Use Plan, 1.5 acres, 1502 Spring Drive, from mixed residential to corridor commercial.

VI. **OLD BUSINESS**

G. **CONDITIONAL USE — Public Hearing**

11. Tyler Hearin, authorized representative for Leslie Greene Dudley, property owner, 1525 Old Columbus Road, M-1 zoning district, Recovered material processing facility. *(This item was tabled at the December 16th Planning Commission 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.”