



CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.
February 24, 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. **FINAL PLAT**
 1. Highline SD, 56 lots, 2410 Cunningham Drive, Aaron Adams, authorized representative for James G. McClain Jr., property owner, final approval.
 - B. **REZONING, AMENDMENT TO 2040 COMPREHENSIVE PLAN, CONDITIONAL USE and PRELIMINARY PLAT – Public Hearing**
 2. (a) Rezoning Request, Marc McLaughlin, authorized representative for Capps Family Partners LTD, property owners, 3310 Society Hill Road, 18.1 acres, from R-1 to C-2.
(b) Amendment to Land Use Plan, 18.1 acres, 3310 Society Hill Road, from mixed residential to local commercial.
 3. **CONDITIONAL USE - Public Hearing**
Marc McLaughlin, authorized representative for Capps Family Partners LTD, property owners, 3310 Society Hill Road, 18.1 acres, from C-2 pending rezoning approval, Four commercial buildings and 252 apartment units.
 4. **PLAT (Preliminary Only) — Public Hearing**
Springs at Opelika SD, 6 lots, Marc McLaughlin, authorized representative for Capps Family Partners, LTD, property owners, 3310 Society Hill Road, preliminary approval.
 - C. **CONDITIONAL USE – Public Hearing**
 5. Josh Mura, Samford Group, LLC, authorized representative for Southside Opelika LLC, property owners, 410 Geneva Street, Mixed Use Commercial and Residential (4 cottages & 6 loft apartments).
 6. Lee Tharp, authorized representative for VOPD LLC, property owner, 1.1 acres, 85 Veterans Parkway, Commercial multi-tenant office/warehouse development.

7. Barrett-Simpson, Inc. Blake Rice, authorized representative for JD Real Properties, LLC, property owner, 4800 Birmingham Highway at Grand National Parkway, C-3, GC-P, Extreme Powersports ATVs sales and maintenance.
8. Jason Scott Hise, property owner, 1025 and 1011 Walker Gray Court, C-3, Commercial warehouse building.

D. REZONING - Public Hearing

9. Rezoning Request, Josh Mura, Samford Group LLC, authorized representative for Dunlop Family Investments LLC, property owners, 21.6 acres, 598 Dunlop Drive, from R-1 to R-3 & R-2.

10. (a) Rezoning Request, Alan Dorn, authorized representative for War Eagle Properties, LLC, property owners, 113.4 acres, 4600 block Birmingham Highway, from R-2 to C-3, GC-P.
(b) Amendment to Land Use Plan, 4600 block Birmingham Highway, 113.4 acres, War Eagle Properties, LLC, property owners, from Office/Business Park and Single-Family Neighborhood to Office/Business Park.

E. ANNEXATION

11. Annexation, Janie Payton Powers and John Austin Morgan, property owners, 4.6 acres, 223 Lee Road 799, R-1 zoning district requested.

V. OLD BUSINESS

F. CONDITIONAL USE — Public Hearing

- ~~12. 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 January 27th Planning Commission meeting.)~~

G. CONDITIONAL USE and PRELIMINARY PLAT — Public Hearing

13. 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. *(This item was tabled at the January 27th Planning Commission meeting.)*
14. 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. *(This item was tabled at the January 27th Planning Commission meeting.)*

VI. ADJOURN

“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.”