



PLANNING COMMISSION MINUTES

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.

The City of Opelika Planning Commission held its regular monthly meeting January 27, 2026 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 Eddie Smith, Councilwoman Leigh Whatley, Mr. Sheldon Whittelsey, Dr. Arturo Menefee, Mr. Ben Bugg, Mr. Tom Penton, and Mr. John Sweatman.

MEMBERS ABSENT: Mr. Jay Walters

STAFF PRESENT: Mr. Matt Mosley, Planning Director
Mr. Martin Ogren, Assistant Planning Director
Mrs. Rachel Dennis, Planner
Mr. Scott Parker, City Engineer
Mr. Robbie Treese, City Attorney

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

- II. Elect Officers to Planning Commission (Chairman, Vice Chairman)

The first item of business was to hold the annual election of officers for the Planning Commission.

Chair Cannon opened the floor for nominations.

Mr. Whittlesey nominated Lucinda Cannon for Chair and John Sweatman for Vice Chair.

RESULT:	Passed
MOVER:	Sheldon Whittelsey
SECONDER:	Arturo Menefee
AYES:	Chair Cannon, Bugg, Whittelsey, Penton, Menefee, Mayor Smith, Councilwoman Ward 3 Whatley, Director Sweatman
NAYS:	None
ABSTAIN:	None

- III. APPROVAL OF MINUTES

Approval of Planning Commission Minutes 12-16-26

RESULT:	Passed
MOVER:	Arturo Menefee
SECONDER:	Director John Sweatman
AYES:	Chair Cannon, Bugg, Whittelsey, Penton, Menefee, Mayor Smith, Councilwoman Ward 3 Whatley, Director Sweatman
NAYS:	None
ABSTAIN:	None

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.

Mr. Mosley presented the staff report to the Planning Commission for the request of annexation of 239.11 acres by JMJ Development, LLC for Patriot Development Group. Mr. Mosley stated that the property is a priority one area for annexation, meaning it is surrounded on all sides by The City Of Opelika.

The Planning Department recommends that the Planning Commission send a positive recommendation to the City Council to annex this property.

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

Motion for a positive recommendation to the City Council for Annexation

RESULT:	Passed
MOVER:	Director John Sweatman
SECONDER:	Sheldon Whittelsey
AYES:	Chair Cannon, Bugg, Whittelsey, Penton, Menefee, Mayor Smith, Councilwoman Ward 3 Whatley, Director Sweatman
NAYS:	None
ABSTAIN:	None

2. (a) 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) Amendment to Land Use Plan, 3000 block Rocky Brook Road, 239.1 acres, Moon, Meeks & Associates, INC., authorized representative for JMJ Development, LLC, property owners, from a rural reserve designation to a single-family neighborhood land use designation.

Mr. Mosley presented the staff report to the Planning Commission for a rezoning request made by Moon, Meeks and Associates on behalf of JMJ Development. LLC. Mr. Mosley stated the subject property takes access from Rocky Brook Road, Hillflo Avenue and Palin Avenue, and is currently not in the city limits. If annexation is approved, the property would automatically be

designated R-1 and the applicants are proposing a rezoning to PUD. While the conceptual plan shows 400 homes, the master plan shows 370 residential lots, with two community park areas and a trail system. The lot sizes proposed for the PUD would be a minimum of 7,500 sq ft with a minimum lot width of 60 ft, and a density of 1.7 units per acre. He noted that the lots in the Cedar Creek PUD area are generally 2 to 3 times larger, (20,000 sq ft with a minimum lot width of 90 ft.) He stated the property is in the Saughatchee Watershed Protection Area, which limits development to two units per acre if public sewer is available, and three acres if it is not. Single-family detached is limited to lot sizes of 15,000 to 20,000 sq ft per lot where sewer is available. The exception to this is if the development uses cluster development.

Staff Recommendation:

While staff believes this master plan shows conservation neighborhood details and a development pattern that provides connectivity. The lot sizes are not in character with the surrounding developments. The master plan details are not clear. Staff recommend a negative recommendation to the City Council to rezone the property from the standard R-1 annexation zone to a PUD.

If Planning Commission chooses to send a positive recommendation to the City Council to rezone the property from the standard R-1 to PUD subject to the following:

- 1. City Council approval of the annexation request.**
- 2. The site is in the Saugahatchee Watershed Protection Area. The development and subdivision must meet the requirements in the Subdivision Regulation, including Section 3.9 Size, Shape, and Improvement of Lots in the Saugahatchee Watershed.**
- 3. Sidewalks are required on both sides of the street. Sidewalks shall be 5 feet wide.**
- 4. All utilities shall be located underground.**
- 5. Provide a minimum of one tree per yard for single-family lots. Corner lots provide a tree for each street. Trees may be planted in the adjacent right-of-way with city staff approval.**
- 6. All single-family homes and amenity structures shall meet the Gateway Corridor cladding requirements.**
- 7. Vinyl or aluminum siding shall not be the primary cladding material for single-family homes.**
- 8. The 25' landscape buffers shall be undisturbed unless an alternate plan is approved around the property. The 25' undisturbed landscape buffers shall be supplemented in any areas where the buffer does not provide a near full screen.**
- 9. Fire access will be required to be met for the development. Development of greater than 30 lots shall require a secondary fire access route. Full access to both roads shall be required once the development reaches 100 lots.**

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

Chair Cannon opened the public hearing.

Jeff Tickle, Hickory Lane: Expressed concerns about watershed, quality of water, traffic and cluster homes.

Michael Collier, 300 Hillflo: stated that wetlands are non-buildable areas which will affect the density. He expressed concerns about the lot sizes. He requested that the development be denied.

Chad Newbult, 1867 Hunt Lane: Expressed concern about the watershed, Saughatchee Lake and the impact on drinking water quality. Opposed the rezoning to PUD.

Allison Jackson, 804 Hillflo: Stated that the proposed PUD is not in harmony with the adjacent

property. She expressed concerns about the resulting impact on property values. She is opposed to the proposal.

Rachel White, 1401 Piedmont: Expressed that the proposed PUD would not preserve the integrity of the neighborhood. She is concerned about the traffic and the impact on the infrastructure of schools.

Cameron Hunt, 3101 Oak Bowery: Expressed concerns that rezoning in this area would affect the roads and public infrastructure.

Larry Murphy, 2710 Rockybrook Road: Stated he is opposed to the rezoning based on property density and traffic issues it would cause.

Vince Stiletto, 1895 Palin Avenue: Expressed concerns about building homes in wetlands and water run off issues, as well as health issues that can occur.

Matt Morris, 2709 Rockybrook Lane: Expressed concerns that the proposed development would be built on an old homestead and would disrupt slave graves located there.

Dave Meadows, 1848 Hunt Lane: Stated the impact of zoning change to a PUD would have future negative consequences.

Drew White, 1401 Piedmont: Spoke about his experience in Georgetown, Texas, where he lived before moving back to Opelika and the impact of too much growth on the town. He doesn't want that to happen to Opelika.

Richard Compton, 3150 Oakbowery Road: Pointed out the number of people in attendance in opposition to the development.

Jerry Kelly, 1200 Willow View Drive: Sees this as a poor use of 138 acres. He stated that the Commission should approve the annexation, but the developers should come back with a better plan for a future development of this property.

Chair Cannon closed the public hearing.

Motion to send a negative recommendation to City Council

RESULT:	Passed
MOVER:	Councilwoman Ward 3 Leigh Whatley
SECONDER:	Mayor Eddie Smith
AYES:	Chair Cannon, Bugg, Whittelsey, Penton, Menefee, Mayor Smith, Councilwoman Ward 3 Whatley, Director Sweatman
NAYS:	None
ABSTAIN:	None

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.

Mr. Mosley presented the staff report to the Planning Commission for the request of preliminary/final plat approval for the applicant, PLS Group. Mr. Mosley stated the applicant requests preliminary and final approval for a 9-lot subdivision in the C-1 downtown zoning district. The purpose of the subdivision is to subdivide the existing warehouse building into individual lots.

The Planning Department recommends preliminary and final plat approval subject to staff recommendations:

- 1. No adjoining property owners as shown. “Adjoiner” in this context, includes owners directly across abutting rights-of-way.**
- 2. Opelika Utilities Board has reverted to Opelika Water Board.**
- 3. Add a signature line for the Chairman of the Planning Commission.**
- 4. Remove preliminary plat from the title.**
- 5. Add a utility easement to the access easement in Lot C.**

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

Chair Cannon opened the public hearing.

Jeff Moulton, Owner of Jefferson's Restaurant Downtown Opelika: Expressed concerns about parking for customers downtown with the addition of new businesses.

Mr. Mosley: Stated that there is a parking lot that they will use.

Sarah Lyle with PLS Group: Offered to answer questions and then addressed the previous parking question.

Chair Cannon closed the public hearing.

Motion to grant preliminary and final plat approval with staff recommendations

RESULT:	Passed
MOVER:	Arturo Menefee
SECONDER:	Tom Penton
AYES:	Chair Cannon, Bugg, Whittelsey, Penton, Menefee, Mayor Smith, Councilwoman Ward 3 Whatley, Director Sweatman
NAYS:	None
ABSTAIN:	None

C. FINAL PLAT

4. Bay Court SD, 5 lots, Bay Court, Emily Key, authorized representative for Three Key Properties, LLC, property owner, final approval.

Mr. Mosley presented the staff report to the Planning Commission for the request by Emily Key, representing Three Keys Properties for final plat approval for Bay Court Subdivision. He stated that it was discussed at the November meeting that the two streets providing access to the 5 lots had narrow right-of-ways and asphalt widths. The plat presented today provides a 20-foot wide access and fire lane easement accessed from Bay Court. (Bay Court’s asphalt width is 20’ wide.)

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

Motion to grant final plat approval with staff recommendations

RESULT:	Passed
MOVER:	Director John Sweatman
SECONDER:	Arturo Menefee
AYES:	Chair Cannon, Bugg, Whittelsey, Penton, Menefee, Mayor Smith, Councilwoman Ward 3 Whatley, Director Sweatman
NAYS:	None
ABSTAIN:	None

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.

Mr. Mosley presented the staff report to the Planning Commission for the request by Blake Rice, BSI Inc., representing Fire Rock Development Company, for final plat approval of Hidden Lakes Subdivision. He stated that the PUD rezoning and master plan was approved in 2022. Phase 1 has 25 lots at least 90' wide and 65 lots at least 60' wide. The minimum 60' and 90' lot widths are obtained at the property line or at the 20' front setback line. The 65 lots, minimum 60-foot width, range from 8,867 sf to 17,121 sf. The 25 lots, minimum 90-foot widths range from 14,320 sf to 21,517 sf.

Staff recommends final plat approval subject to the following conditions:

1. Sidewalks are required on both sides of the street.
2. All utilities shall be located underground
3. Provide a minimum of one tree in the front yard of lots that face a street. For corner lots add at least one tree for each street. Provide the tree locations on the site plan provided for setback review.
4. For PUD zoning districts, add minimum setbacks on the final plat for recording.
5. Add a note on final plat about the uses allowed in Lot 195.
6. Label the 24' buffer strip on Lot 195 and adjacent to Lots 1 to Lot 24 - 24' Undisturbed Buffer".
7. A secondary access shall be installed prior to the issuance of the 31st building permit. This access shall meet the minimum requirements for a fire access road.

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

Motion to grant final plat approval with staff recommendations

RESULT:	Passed
MOVER:	Arturo Menefee
SECONDER:	Sheldon Whittelsey
AYES:	Chair Cannon, Bugg, Whittelsey, Penton, Menefee, Mayor Smith, Councilwoman Ward 3 Whatley, Director Sweatman
NAYS:	None
ABSTAIN:	None

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.

Mr. Mosley presented the staff report to the Planning Commission for the request to rezone 12.5 acres from R-2 to C-2, GC-P, by Paul Brumett, property owner. Mr. Mosley stated that the C-2 zone is appropriate for the proposed use, but the Planning Staff has concerns about the fact that there is currently no sewer service available in this area.

Staff Recommendation

While staff recognize that the adjoining property is zoned C-2 and the land use plan supports this rezoning, we have concern rezoning the property to a commercial use without sewer being available.

The Planning Staff recommends the Planning Commission send a negative recommendation to the City Council to rezone the 12.5-acre property from R-2/GC-P to C-2/GC-P. If the Planning Commission or City Council feels that C-2 is appropriate now, any approval should be with the conditional that no commercial development shall occur until such time that the property is served by sanitary sewer.

Mr. Mosley presented the staff report to the Planning Commission for a request for an Amendment to the 2040 Comprehensive Plan by Paul Brumett, property owner.

Staff Recommendation

The surrounding areas are all Business Office Park. At this time, staff does not feel it is appropriate to change a small section to Commercial Corridor. The recommendation for altering the land use does not change whether the Planning Commission recommends approval of the rezoning or recommends denial.

Staff does not recommend altering the future land use designation from Office/Business Park to Commercial Corridor at this time.

Chair Cannon opened the public hearing.

Josh Hallmark, (representing Paul Brumett, owner of the property and pastor of Gateway Community Church): Explained that the property is intended for the future home of a church, and would be commercial property.

Paul Brumett, landowner, representing Gateway Church: Stated that the land is more suitable for commercial property.

Chair Cannon closed the public hearing.

Motion to Deny Amendment to 2040 Comprehensive Plan

RESULT: Passed

MOVER: Director John Sweatman

SECONDER: Councilwoman Ward 3 Leigh Whatley

DISCUSSION: **Tom Penton** asked if the applicant would need to pay for sewer?
Mr. Mosley answered that typically the expense would be on the developer. He pointed out that a church was approved for this property in the past and churches can have an exception and may use septic tanks.

AYES: Chair Cannon, Bugg, Penton, Menefee, Councilwoman Ward 3 Whatley, Director Sweatman

NAYS: None

ABSTAIN: Sheldon Whittelsey, Mayor Eddie Smith

Motion to send a positive recommendation to City Council with Conditions

RESULT:	Passed
MOVER:	Mayor Eddie Smith
SECONDER:	Director Sweatman
DISCUSSION:	Sheldon Whittlesey recommends that if a positive recommendation is sent to City Council, it would be conditional that the owner provide the necessary utilities for the commercial zone.
AYES:	Chair Cannon, Mayor Eddie Smith, Bugg, Penton, Menefee, Councilwoman Ward 3 Whatley, Director Sweatman, Sheldon Whittelsey
NAYS:	None
ABSTAIN:	None

- 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.

Mr. Mosley presented the staff report to the Planning Commission for the request to rezone 42.7 acres from R-3 to R-5, by Lee Tharp, representing Richard Starr and James Starr. He explained that the request for rezoning would fit in with the adjacent properties on the south and west of the property. He explained that 24 acres of the 42.7 acre proposed property for rezoning are located in the 100-year flood zone. Therefore, the density would be lower than the R-5 maximum density of 16 dwellings per acre.

Staff recommends the Planning Commission send a positive recommendation to the City Council to rezone the property from R-3 to R-5.

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

Chair Cannon opened the public hearing.

Lee Tharp, Kadre Engineering: Stated he was here to answer any questions.

Chair Cannon closed the public hearing.

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

RESULT:	Passed
MOVER:	Arturo Menefee
SECONDER:	Director John Sweatman
AYES:	Bugg, Whittelsey, Penton, Menefee, Mayor Smith, Councilwoman Ward 3 Whatley, Director Sweatman
NAYS:	Chair Lucinda Cannon
ABSTAIN:	None

Mr. Mosley presented the staff report to the Planning Commission for an Amendment to the 2040 Land Use Map for 42.7 acres, 1500 block Century Boulevard. He stated that the 2040 Land Use Plan designates the undeveloped 42.7-acre rezoning property as "single-family

neighborhood." The proposed rezoning property for a townhome development is a "mixed residential" designation on the Land Use Plan. The existing adjacent and nearby apartment and townhome developments on Century Boulevard are in a "mixed residential" land use designation.

Staff Recommendation

With the existing multifamily developments in this area, the property is more likely to develop as multifamily than single-family homes. Staff recommends the 2040 Land Use Plan for the 42.7-acre rezoning property be amended from the "single-family neighborhood" land use designation to a "mixed residential" designation on the Land Use Plan if a rezoning to R-5 is approved by the City Council.

Motion to Amend the Future Land Use Plan

RESULT:	Passed
MOVER:	Director John Sweatman
SECONDER:	Arturo Menefee
AYES:	Bugg, Whittelsey, Penton, Menefee, Mayor Smith, Councilwoman Ward 3 Whatley, Director Sweatman
NAYS:	Chair Cannon
ABSTAIN:	None

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.

Mr. Mosley presented the staff report to the Planning Commission for the request of conditional use by Lee Tharp, representing Richard Starr and James Starr, pending R-5 rezoning. He stated they are requesting to have 48 townhome units and six open space lots on 42.3 acres.

Townhomes are not allowed conditional use in R-3 zones. They are allowed in R-4 and R-5 zones. He noted that there is a need for connectivity, so it has been requested that they provide the right of way to extend all the way through the development to the adjacent drive off Frederick Boulevard.

Staff recommends conditional approval subject to the City Council approving the rezoning of the property from R-3 to R-5 and the following conditions:

- 1. Provide a sidewalk on both sides of Street A and Street B.**
- 2. All utilities must be installed underground.**
- 3. Provide a landscape plan that meets the base points, parking lot points, and buffer requirement of the Landscape Regulations. The landscape plan must also include the buffers provided in the conceptual plan. The buffers must meet the Gateway Corridor landscape buffers (Section 7.6 Zoning Ordinance) along the side yard of Lot 1, Lot 3 & open space lot #4, and a buffer along Lot 1 to Lot 11.**
- 4. The townhome exterior materials presented at the Planning Commission meeting must be installed on the townhomes.**
- 5. The minimum 25' front setbacks for Lots 34, 35, and 36 located on the cul de sac are not met. Revise the site plan (and plat) so the minimum setbacks are met.**
- 6. Revise the site plan or building footprint so the three parking spaces on cul-de-sac Lots 34, 35, and 36 are on private property not right-of-way.**
- 7. Any fences constructed for townhome units must be consistent in maintaining a uniform appearance as established in HOA guidelines.**

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

Chair Cannon opened the public hearing.

Lee Tharp: Stated the applicant has no issues with staff recommendations and access is dependent on right of way, but alignment has been done in coordination with the City.

April White, Bullock Court: Asked if the easement would go through Bullock Court and will the new development affect the water usage for current residents?

Matt Mosley: Stated that additional water would be required, and before the road would go in. He stated that it would have to be brought up to City Code and Standards.

Chair Cannon closed the public hearing.

A motion for conditional use approval was made by Director John Sweatman and seconded by Arturo Menefee.

Mr. Whittlesey proposed an amendment to the motion of conditional use to state that the developer would be required to complete Century Boulevard through its development to Bullock Road. Councilwoman Leigh Whatley seconded the motion.

City Representative John Sweatman stated that he is not in favor of the amendment as it puts an undue burden on the developer at this time.

Mr. Bugg: Stated that he would like to hear from the developer.

Mr. Tharp: Stated that he does not see the viability of development if the road had to be constructed, due to the creek crossings. He stated that they would need to come back with a different conditional use with more density to make it viable.

Mr. Whittlesey: Stated that he is concerned about fire safety and access. He is trying to be proactive. Maybe it could be a city venture.

Mr. Mosley: Stated that discussion would need to happen between the developer, the City Engineer and City Council.

Mr. Tharp: Requested that language be put into place that would encourage a shared development of the project.

Mr. Bugg: Stated that he would like to see the property before making a decision.

Mayor Eddite Smith: Inquired about mitigation credits.

Mr. Tharp: Stated that there would be significant Army Corps of Engineers and FEMA impacts associated with the extension of the road.

Motion to table the item.

RESULT:	Passed
MOVER:	Sheldon Whittelsey
SECONDER:	Arturo Menefee
AYES:	Chair Cannon, Bugg, Whittelsey, Penton, Menefee, Mayor Smith, Councilwoman Ward 3 Whatley, Director Sweatman
NAYS:	None

ABSTAIN: None

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.

Motion to table the item with applicant's consent.

RESULT: Passed

MOVER: Sheldon Whittelsey

SECONDER: Director John Sweatman

AYES: Chair Cannon, Bugg, Whittelsey, Penton, Menefee, Mayor Smith, Councilwoman Ward 3 Whatley, Director Sweatman

NAYS: None

ABSTAIN: None

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.

Mr. Mosley presented the staff report to the Planning Commission for the request by Nicholas Howell, representing Eagle Warehouses, LLC, for rezoning of 1.5 acres, 1502 Spring Drive, from R-5M to C-3. Mr. Mosley stated that the properties surrounding the subject property are zoned C-3, and it would be an appropriate for a warehouse or commercial use.

Planning Staff recommends the Planning Commission send a positive recommendation to the City Council to rezone the 1.5 acre property from R-5M to C-3.

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

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

Motion to send a positive recommendation for rezoning to City Council.

RESULT: Passed

MOVER: Tom Penton

SECONDER: Sheldon Whittelsey

AYES: Chair Cannon, Bugg, Whittelsey, Penton, Menefee, Mayor Smith, Councilwoman Ward 3 Whatley, Director Sweatman

NAYS: None

ABSTAIN: None

Staff recommends the 2040 Land Use Plan for the 1.5 acre rezoning property be amended from the “mixed residential” land use designation to a “commercial corridor” designation

on the Land Use Plan if a rezoning from R-5 to C-3 is approved by City Council.

Motion to approve the Amendment to the Future Land Use Map

RESULT:	Passed
MOVER:	Director Sweatman
SECONDER:	Tom Penton
AYES:	Chair Cannon, Bugg, Whittelsey, Penton, Menefee, Mayor Smith, Councilwoman Ward 3 Whatley, Director Sweatman
NAYS:	None
ABSTAIN:	None

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.)*

Item will remain on table.

VII. ANNOUNCEMENT

Mayor Eddie Smith announced that an ordinance will be introduced at the City Council meeting Tuesday, January 27, 2026. The ordinance is for a temporary, one-year moratorium on new subdivisions, apartment complexes and new mobile home parks. If accepted, the moratorium will go into effect on May 1, 2026.

VIII. ADJOURN

Motion to adjourn at 5:24 p.m.

RESULT:	Passed
MOVER:	Director John Sweatman
SECONDER:	Tom Penton
AYES:	Chair Cannon, Bugg, Whittelsey, Penton, Menefee, Mayor Smith, Councilwoman Ward 3 Whatley, Director Sweatman
NAYS:	None
ABSTAIN:	None

Chair Lucinda Cannon

Matt Mosley

