



PLANNING COMMISSION MINUTES

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.

The City of Opelika Planning Commission held its regular monthly meeting on February 24, 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, Councilwoman Leigh Whatley, Mr. Sheldon Whittelsey, Dr. Arturo Menefee, Mr. Ben Bugg, Mr. Tom Penton, Mr. Jay Walters, and Mr. John Sweatman.

MEMBERS ABSENT: Mayor Eddie Smith

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

Approval of Planning Commission Minutes—January 17, 2026

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

III. UPDATE ON PREVIOUS CASES

Mr. Mosley announced to the Planning Commission, that the moratorium that was mentioned at the January meeting has been approved by the Opelika City Council and will take effect May 1, 2026.

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.

This item was taken off the agenda by the applicant.

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.

Mr. Mosley presented the staff report to the Planning Commission for the rezoning request by Marc McLaughlin, representing Capps Family Partners, LTD, property owners. He stated the applicant is requesting to rezone the 6.59 acres from R-1 to C-2, GC-P. The entire site is 18.1 acres, but the majority is already zoned C-2, GC-P. The developer has requested conditional use for a 252-apartment complex on the 16.3 acres. C-2 is an office and light commercial zoning district that allows apartments conditionally. He stated that in addition to the rezoning request, there is a request for an amendment to the future land use map.

Staff Recommendation

Staff recommends the Planning Commission send a positive recommendation to the City Council to rezone the 18.1-acre property from R-1 to C-2, GC-P.

Mr. Parker 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 with staff recommendations

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

Staff Recommendation:

Staff recommends approval of an amendment to the Future Land Use map for the 18.1 acres from a mixed residential land use category to a local commercial land use category. This will ensure a transition from an entertainment PUD to residential and allow for commercial development along Gateway Drive. This action is to ensure the property is consistent with the goals and purposes of the Comprehensive Plan and the surrounding properties.

Motion to send a positive recommendation to the City Council for an amendment to future land use

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

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.

Mr. Mosley presented the staff report to the Planning Commission for the request of conditional use approval for a 252-unit apartment development on approximately 16.35 acres. He stated that the proposed density is 15.41 units per acre. Most of the surrounding properties are zoned PUD, C-2, C-3, and R-1. The density allowed in C-2 and C-3 is 16 units per acre. The site plan shows 8 buildings on the 16-acre parcel. The minimum off-street parking requirements are 501 parking spaces required; 451 spaces are provided. Mr. Mosley stated that the Zoning Board of Adjustments met on February 10, 2026, and granted a variance to provide 1.75 parking spaces per unit or 53 fewer parking spaces. This request was considered due to the number of 1-bedroom and studio units, which comprise 50% of the units. The applicant has not provided a landscape plan. The applicant has confirmed that a landscape plan is in progress now.

Staff recommend approval subject to approval of the rezoning by the Opelika City Council and the following:

- 1. Provide a landscape plan showing the site meeting the requirements of the landscape ordinance.**
- 2. Note the materials proposed for the units. All four sides of the development shall meet the Gateway Corridor cladding requirements.**
- 3. Enclose the dumpsters on all sides with corridor approved materials and landscaping, so the dumpsters are not visible from the street. This must be coordinated with Opelika Environmental Services.**
- 4. All HVAC, meters, and other mechanical systems shall be screened from the street.**
- 5. Any commercial uses on the out lots will need to be approved through the zoning based on Table 7.3 Permitted Use table.**
- 6. The multi-use path that stops at the roundabout shall extend along Gateway Drive to the extent of this property.**
- 7. Internal sidewalks shall connect to the public sidewalk.**

Mr. Parker 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 grant conditional use approval with staff recommendations

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

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.

Mr. Mosley presented the staff report to the Planning Commission regarding the request by Marc McLaughlin, representative of Capps Family Partners, LLC, for the preliminary plat approval of a 6-lot subdivision on 34.47 acres on Gateway Drive and Society Hill Road. Lots 1,2,3, and 4 will be approximately 1-acre lots for use as commercial out parcels. Lot 6 will be 2.61 acres and includes the pond, which will be used for stormwater. Lot 7 will be retained for its current use as a single-family home on 14.11 acres. Lot 7 will take access from the existing drive off Society Hill Road. The remaining lots (1-6) will have access from Gateway Drive. A shared access easement from a future private street is shown as a 30' Ingress/Egress Easement across Lots 1-4.

Staff recommends preliminary approval subject to the following:

1. **All utilities must be underground.**
2. **Add a note on the final plat about the maintenance responsibility and use of the pond on Lot 6.**
3. **Sidewalks will be required along Gateway Drive.**

Mr. Parker 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 grant preliminary plat approval with staff recommendations

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

- 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).

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use approval requested by Josh Mura, representing Southside Opelika, LLC. He stated that the applicant is requesting conditional use approval for six (6) apartments and four cottages located

above office/retail spaces in a C-2, GC-S zoning district. The property is located in the Southside/Geneva Historic District, between Avenue C and Short Avenue on S. 10th Street. The proposed development is configured with a single 4,800 square foot building facing S. 10th Street and four small cottages located behind the building and to the rear of the lot. The primary building is listed as two stories with commercial uses on the first floor and residential above. The residential would consist of six (6) 1-bedroom units. The four cottages are approximately 800 square feet and arranged around a small circular pad. The required setback for the C-2, GC-S is 25 feet. Looking at the adjacent properties, they sit approximately 5–15 feet from the right-of-way. Due to the historic preservation requirements, staff supports the lesser setback and would support a variance for the property. He stated that the applicant has provided a landscape plan that meets the general criteria of the ordinance. They have arranged the building to save up to 10 hardwood trees 18–48 inches. Additionally, landscaping will need to screen parking areas and detention. All decisions regarding materials, design and layout should largely be deferred to the Historic Preservation Commission.

Staff recommends conditional use approval subject to the following conditions:

- 1. A variance will be required to allow the building to sit in line with the adjacent structures.**
- 2. All service utilities, mechanical and similar units shall be screened from view.**
- 3. All buildings, landscaping and site requirements must comply with Historic Preservation Commission standards and approvals.**

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

Chair Cannon opened the public hearing.

Hayes Eiford, Samford Group: answered questions from the commission about the proposed project.

Chair Cannon closed the public hearing.

Motion to grant conditional use approval with staff recommendations

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

6. Lee Tharp, authorized representative for VOPD LLC, property owner, 1.1 acres, 85 Veterans Parkway, Commercial multi-tenant office/warehouse development.

Mr. Mosley presented the staff report to the Planning Commission for the conditional use approval of a contractor's office & warehouse development with no outside storage of materials and equipment. He stated that a conditional use was approved at the September 2023 Planning Commission meeting. The conditional use expired in September 2024 because a building permit was not obtained within one year of the conditional use approval as required in the Zoning Ordinance. At the September 2023 meeting, a rezoning of the same property and a vacation of Speedway Drive was also requested. At the September 2023 meeting, the Planning Commission sent a positive recommendation to City Council to approve the rezoning and vacate Speedway Drive. The City Council approved the rezoning and vacated Speedway Drive; the property is now zoned C-3, GC-P and Speedway Drive is vacated as shown on the site plan.

Planning recommends approval subject to the following:

- 1. The outside storage of equipment, products, materials, trailers, or any other items by tenants or property owner is prohibited.**
- 2. Provide a landscape plan with base and parking lot points and buffers as required in Section 7.6 and provide the ISR (Impervious Surface Ratio) for the development.**
- 3. The exterior material of buildings must meet the exterior material minimum requirements of Section 7.6 Gateway Corridor Overlay District.**
- 4. The site plan does not show a dumpster location. If a dumpster is used, the dumpster must be enclosed on all sides with opaque material and gated with opaque material at a height, so dumpster is not visible outside the enclosure.**

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

Chair Cannon opened the public hearing.

Lee Tharp, Kadre Engineering offered to answer any questions the commission might have.

Chair Cannon closed the public hearing.

Motion to grant conditional use approval with staff recommendations

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

- 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.**

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use approval presented by Blake Rice, representing JD Real Properties, LLC. Mr. Mosley stated that a conditional use was approved with conditions at the July 2022 PC meeting and then a revised site plan and elevations were presented and approved at the September 2022 Planning Commission meeting. After the Sept 2022 PC meeting, a building permit was not obtained within one year of the Sept 2022 approval and the conditional use approval expired as required by the Zoning Ordinance. The applicant received conditional use approval again in May 2024. The applicant is now resubmitting for conditional use approval. He stated the revised site plan is for a 37,500 square foot (sf) Extreme Powersports showroom & maintenance shop and a 13,640-sf Honda dealership building on 10.3 acres.

Staff recommends approval subject to the following conditions (These conditions include the conditions approved at the Sept 2022 Planning Commission meeting.)

- 1. Extend trees along the front property line of Highway 280 to the west side of the property line. Tree spacing must be based on tree type as provided in the Landscape Regulations.**
- 2. Add trees along the front property line of Highway 280 and Grand National Parkway to both side property lines. Tree spacing is based on tree type as provided in Landscape Regulations.**
- 3. ATVs outdoor display is limited to the areas shown in the drawing attached. No parts**

or tires shall be displayed or stored outside.

4. The outside display of ATVs on 10-foot-wide sidewalks must be ADA compliant concerning minimum clearance of the aisle width, especially for wheelchair passage.
5. Enclose the dumpster on all sides with an opaque fence and gate at a height, so the dumpster is not seen outside the enclosure.
6. Wall signs are shown on the revised elevation drawings. This conditional use review does not include a review of signage. A Sign Permit application must be completed and approved by Planning staff and Building Inspections before any permanent signs are installed. Contact Planning staff to obtain approval for temporary signs before any temporary signs are installed.
7. If outside lighting is proposed for ATVs, brightness must not exceed 1 footcandle at the property line.
8. Fence material to secure ATVs must be a commercial architectural style (ex. Ornamental decorative fencing or rod-iron appearance). Wire mesh or chain link type fencing is prohibited.
9. All outside display areas must be a hard surface – concrete or asphalt — not gravel or yard area.

Mr. Parker 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 grant conditional use approval with staff recommendations

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

8. Jason Scott Hise, property owner, 1025 and 1011 Walker Gray Court, C-3, Commercial warehouse building.

Mr. Mosley presented the staff report to the Planning Commission for the request of conditional use approval for a proposed office warehouse development on 1011 Walker Gray Court in a C-3 zoning district. He stated that Mr. Jason Scott Hise received conditional use approval in 2023 for a proposed office warehouse development, which is on adjacent property to the current proposed development. The development consists of nine office warehouse units on the north side and two office warehouse units on the south side, and is located just outside the gateway corridor. The site plan provides 24 parking spaces for the nine building units on the north lot and 12 parking spaces provided for the two tenant units on the south lot.

Staff recommends conditional use approval subject to the following:

1. Outside storage is allowed in a 6,000-sf area only as provided on the site plan. Inoperable vehicles, equipment, or scrap material are prohibited in the outside storage area.
2. The chain link fence must not have barbed wire or razor wire if visible from Walker Gray Court.

3. **Outdoor lighting must not exceed 1 foot candle at the property line.**
4. **The residential buffer trees selected (green giant arborvitaes) must be spaced 3 to 10 feet apart, depending on variety and installed size must be spaced in a manner which after 3 years will provide an impervious visual buffer. The buffer should extend the entire length of the northern and east lot line.**

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

Motion to grant conditional use approval with staff recommendations

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

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.

Mr. Mosley presented the staff report to the Planning Commission for the rezoning request by Josh Mura, Samford group, representing Dunlop Family Investments, LLC. He stated that the applicant is requesting to rezone 21.6 acres from R-1 to a R-2 and R-3 zoning district, and has provided plans to construct single family homes: 21 lots zoned R-3 at a minimum 10,000 sf and 11 lots zoned R-2 at a minimum 15,000 sf.

Staff recommends the Planning Commission send a positive recommendation to the City Council to rezone a portion of the 21.6 acre from R-1 to R-2 and a rezone a portion from R-1 to R-3 as shown on the draft preliminary plat.

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

Chair Cannon opened the public hearing.

Linda Wilkins Klein, 601 Rustic Street: stated concerns about traffic, density and drainage.

John Leland Klein, 601 Rustic Street: Expressed concerns about traffic, the speed limit being too high and the need for stop signs and speed bumps.

Chuck Reid, 520 White Road: Stated that he has a petition from the White Road neighbors. He further stated the driveways are not in character, and asked the commission to consider character and density in their decision.

Buddy Bruce, 505 White Road: Requested the commission lower density to keep the current character of the neighborhood.

David Barnes, 531 Rustic Street: Expressed concerns about the topography of his property with new construction, and made suggestions on how to fix the problem

Jennifer Harris, 609 Rustic Road: Expressed concerns about traffic, the speed limit and drainage for neighbors.

Patsy Clark, 517 White Road: Requested that a traffic study be performed before building. Expressed concerns about if new homes will be in character with their current neighborhood. She is also concerned about the effects on wildlife.

Hayes Eiford, Samford Group: Asked Scott Parker to explain what had been discussed concerning Dunlop.

Scott Parker: Stated that the City currently has an intersection design plan ready to bid for Dunlop and Waverly Parkway. This will include intersection improvements and a new traffic sign.

Hayes Eiford, Samford Group: Explained the plan to divert traffic to Dunlop. He explained the reason for rezoning. He also explained the future improvements to White Road. He stated the lots on White Road are half acre lots which will have trees and a pond in the back.

Ben Bugg: Inquired about drainage issues.

Hayes Eiford Samford Group: Stated he has not seen any drainage issues.

Sheldon Whittlesey: Inquired about the possibility of rear driveways.

Hayes Eiford: Stated the developer might be open to that option.

Sheldon Whittlesey: Inquired about buffering and erosion control.
Chair Cannon closed the public hearing.

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

RESULT:	Failed
MOVER:	Director John Sweatman
SECONDER:	Jay Walters
AYES:	Walters, Menefee, Director Sweatman
NAYS:	Chair Cannon, Bugg, Penton, Councilwoman Ward 3 Whatley
ABSTAIN:	Sheldon Whittelsey

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.

Mr. Mosley presented the staff report to the Planning Commission for the request by Alan Dorn, representing War Eagle Properties, LLC, for rezoning of the 4600 block of Birmingham Highway and an amendment to the future land use. He stated the applicant is requesting to rezone 113.4 acres from R-2 to a C-3, GC-P (general commercial, Gateway Corridor Overly) zoning district. Most of the adjacent properties on the north, east, and south sides of the rezoning property are undeveloped except at the intersection of Grand National Parkway and

Highway 280. The intersection includes Shelton Mill Road and Hwy 280 intersection located on the south side of Highway 280 . This intersection has two gas stations and convenience stores (Tiger Express BP gas is at one corner and RaceTrac is across Shelton Mill Road from BP under construction. Two single family home neighborhoods with over 100 lots are near this intersection.

Planning Staff recommends the Planning Commission send a positive recommendation to the City Council to rezone the 113.4 acres from R-2 to C-3, GC-P.

Mr. Parker 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 with staff recommendations

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

Motion to approve the amendment to future land use map

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

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.

Mr. Mosley presented the staff report to the Planning Commission for the request of annexation by Janie Payton Powers and John Austin Morgan. He stated that the applicant is requesting to annex one 4.6-acre lot. The property, containing a single manufactured home, is located at 223 Lee Road 799 or Andrews Road. This property is at the end of the City Limits on North Andrews Road. The property owners would like their home to be incorporated within the city limits of Opelika to receive the benefits of city services and schools. He stated that annexation of this property would align with the effective use of City infrastructure. Therefore, annexation of this property aligns with the 2040 Comprehensive Plan.

The Planning Department recommends 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 to send a positive recommendation for annexation to City Council with staff recommendation

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

V. OLD BUSINESS

F. **CONDITIONAL USE and PRELIMINARY PLAT — Public Hearing**

12. 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.*)

Motion to move items 12 & 13 off of the table

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

Mr. Mosley presented the staff report to the Planning Commission for a conditional use request made by Lee Tharp, representing Richard D. Starr and James L. Starr, for 48 townhomes in the 1500 block of Century Boulevard. Mr. Mosley reminded the Planning Commission that the conditional use and subdivision of Century Park Subdivision were before the Commission at the January 2026 meeting and were tabled. The Commission did send a positive recommendation to the City Council in January, for re-zoning from R3 to R5. Also at the January meeting, an amendment to the motion was made by the commission for the developer to make the connection to Bullock Court and Frederick Road. The Planning Staff has changed their recommendation to concur with that amendment.

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 requirements 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.**
8. **Extend Century Boulevard to the east to Bulloch Court and Frederick Road.**

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

Chair Cannon opened the public hearing.

Fred Bennett, The Bennett Group: stated that The Bennett Group is the developer for the Solstice Apartments, which is contiguous with the Starr's property. He stated that he is in agreement with making the connection, as the traffic would a problem for the senior residents of Solstice Apartments. He stated that he would like to request that the new development either build a fence or incorporate landscape buffers. He stated that the new development should have sidewalks on both sides, due to the amount of walking traffic.

Lee Tharp, Kadre Engineering: Stated that sidewalks would be required on both sides. He also stated that he is working with the fire department, as well as Engineering and the Planning Department about the road connections.

Chair Cannon closed the public hearing.

Motion to grant conditional use approval with staff recommendations

RESULT:	Passed
MOVER:	Sheldon Whittelsey
SECONDER:	Jay Walters
DISCUSSION:	Chair Cannon stated her opposition to conditional use based on density.
AYES:	Walters, Bugg, Whittelsey, Penton, Menefee, Councilwoman Ward 3 Whatley, Director Sweatman
NAYS:	Chair Cannon
ABSTAIN:	None

13. 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.)*

Mr. Mosley presented the staff report to the Planning Commission for the preliminary plat approval of Century Park Subdivision. He stated that the applicant, Lee Tharp, Kadre Engineering, is requesting preliminary plat approval for a 54-lot townhome subdivision located on Century Boulevard. The project consists of 48 fee-simple townhome lots and six open space lots. The six open space lots range from 12,600 square feet (sf) to 46,000 sf. The 48 townhome lots exceed the 1,800-sf minimum lot size and 20-foot lot width required for a townhouse development.

Staff recommends preliminary approval subject to the rezoning from R-3 to R-5 approved and to the following:

1. **Sidewalks required on both sides of Street A and Street B.**
2. **All utilities shall be underground.**
3. **Revise the plat so the minimum 804 square foot of yard area is met for Lots 34, 35, 36, 37, 38, and 39, and the minimum 25' front setback is met for Lots 34, 35, 36, and 37.**
4. **Add a note on final plat that the Homeowners Association will maintain the open spaces.**
5. **Secondary fire access shall be required to the development.**

6. Extend Century Boulevard to the east, to Bulloch Court and Frederick Road.

Mr. Parker 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 grant preliminary plat approval with staff recommendations

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

VI. ADJOURN

Motion to adjourn at 4:43 p.m.

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

_____ **Lucinda Cannon, Commissioner**

_____ **Matt Mosley**