



PLANNING COMMISSION MINUTES

300 Martin Luther King Blvd.

March 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 March 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, Mayor Eddie Smith, Councilwoman Leigh Whatley, Mr. Sheldon Whittelsey, Mr. Ben Bugg, Mr. Tom Penton, Mr. Jay Walters, and Mr. John Sweatman.

MEMBERS ABSENT: Dr. Arturo Menefee,

STAFF PRESENT: Mr. Matt Mosley, Planning Director
Mr. Martin Ogren, Assistant Planning Director
Mrs. Rachel Dennis, Planner
Mrs. 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 February 24, 2026

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

III. UPDATE ON PREVIOUS CASES

Mr. Mosley reported that several rezoning requests previously considered by the Planning Commission had advanced to the Opelika City Council for first reading. At the time of the meeting, only the North Uniroyal Road rezoning had been approved. Additional public hearings and second readings were scheduled for April 7, 2026.

IV. NEW BUSINESS

A. PLAT (Preliminary Only) – Public Hearing

1. Pond View Woods SD, 35 lots, Josh Mura, Samford Group LLC, authorized representative for Dunlop Family Investments, LLC, property owner, accessed at White Road and Dunlop Drive, preliminary approval.

Staff Report

Mr. Mosley presented a request for preliminary plat approval for a single-family residential subdivision consisting of 33 lots, as revised from the original submittal. The property is currently zoned R-1, with a pending rezoning request to R-2 and R-3 that had previously been considered by the Planning Commission and forwarded to the City Council with a negative recommendation. The proposed subdivision includes 11 lots within the proposed R-2 portion, primarily along White Road, and 22 lots within the proposed R-3 portion extending north from Dunlop Drive. Mr. Mosley stated that most lots met the applicable requirements; however, Lots 10, 11, and 22 did not meet minimum frontage or width standards, with Lot 10 noted at approximately 78 feet of frontage. Mr. Mosley explained that the revised layout would remove a previously planned connection to White Road and instead direct traffic through the subdivision to Dunlop Drive and the planned signalized intersection at Dunlop Drive and Waverly Parkway. He stated that sidewalks would be required on both sides of Dunlop Drive for the proposed R-3 section and along White Road for the proposed R-2 section. Utilities are to be installed underground, and shared drive access is proposed for certain lots along White Road. No density figure was stated during the staff report.

Planning staff recommends preliminary approval subject to the following comments:

1. Install all utilities underground.
2. Sidewalks are required for all 33 lots.
3. There is an overhead power line extending from a stub of Dunlop Drive, northerly into the subject property, which bends to the right easterly, parallel to Rustic Street, then diagonally northeasterly, and finally turns north to White Road. The easement, or at least the existing line, should be shown on plat. Contact OPS for easement width.
4. Change signature line from Opelika Utilities Board to Opelika Water Board.
5. Add the owner/developers' name and address on the plat.
6. The names of the adjacent, existing subdivisions should be shown.
7. Add minimum setback lines for Lots 10, 11, and 22 so the minimum lot width is 70 feet.
8. Add all signature blocks prior to final plat approval.
9. Reference McDonald Downs 2nd Addition as the source that a portion of Lot 10 came from.
10. Revise lots 8, 10, 11, 22, and 31 to meet the minimum lot widths.
11. Add a note requiring the use of shared driveways.
12. White Road will be required to be expanded and improved.
13. A turnaround shall be required on White Road.
14. Correct vicinity map.
15. If a connection to the property to the north is not installed then a temporary turnaround will be required.

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

Public Hearing

The Chair opened the public hearing.

David Barnes, 531 Rustic Street, expressed concerns regarding drainage, topography, and the potential for increased stormwater runoff due to removal of existing vegetation. He requested preservation of natural vegetation or implementation of drainage mitigation measures.

John Wilkins-Klein, 601 Rustic Street, expressed concerns regarding traffic safety, drainage impacts, preservation of an existing pond, and the lack of information regarding proposed housing types and configuration.

Linda Wilkins-Klein, 601 Rustic Street, expressed concerns regarding increased traffic, loss of wooded areas, and drainage features shown on the revised plan.

Chuck Reed, 520 White Road, expressed concerns regarding cumulative traffic impacts from multiple developments in the area.

Darla Gibbs, 701 Waverly Place, expressed concerns regarding increased traffic through existing neighborhoods, pedestrian safety, and speed limits.

Brandon Rice, applicant representative, stated that the revised plan redirects traffic away from White Road and toward Dunlop Drive, where a signalized intersection is planned, and indicated that the revised configuration improves traffic flow and safety.

The public hearing was closed.

Motion to table the item.

RESULT: Failed
MOVER: Tom Penton
SECONDER: Sheldon Whittelsey
DISCUSSION:
Commission members discussed the procedural issue created by the pending rezoning and whether the plat should be tabled pending City Council action.

Mr. Mosley advised that tabling without the applicant’s consent could create approval complications under the applicable statutory time limits and explained that the Commission’s options were to vote to table or to vote the plat up or down based on the current zoning and the Commission’s prior negative rezoning recommendation.

Commission members also asked about drainage review, housing types, sidewalks, traffic controls, school bus access, and driveway arrangements. Staff and Engineering responded that drainage, grading, and infrastructure details would be addressed at the construction plan stage; sidewalks are required within the subdivision; the signalized intersection at Waverly Parkway and Dunlop Drive is already planned by the City; and the proposed shared drive configuration along White Road would limit direct driveway access.

AYES: Penton, Whittelsey
NAYS: Chair Cannon, Walters, Penton, Mayor Smith, Councilwoman Ward 3 Whatley, Director Sweatman
ABSTAIN: None

Motion to grant preliminary plat approval with staff recommendations

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

2. Piedmont Property North SD, 34 lots, Blake Rice, BSI, Inc., authorized representative for Piedmont Farms, LLC, property owner, Waverly Parkway, preliminary approval.

This item was withdrawn by the applicant prior to consideration. No action was taken.

3. Priester Phase 1 SD, 27 lots, Lee Tharp, Kadre Engineering, authorized representative for Priester Road Development Partners, LLC, property owners, 2013 Waverly Parkway, preliminary approval.

Staff Report

Mr. Mosley presented a request for preliminary plat approval for a 27-lot single-family residential subdivision located along Waverly Parkway. The property is zoned R-4.

Mr. Mosley stated that the proposed lots meet the minimum lot size requirement for the R-4 district, with a minimum size of 7,500 square feet and some lots measuring up to approximately 16,000 square feet. The subdivision is designed with two entrances onto Waverly Parkway connected by a single internal street.

He noted that Lots 1, 18, 24, and 32, as labeled on the plan, front onto Waverly Parkway and should not take direct access from the parkway, but should instead access the internal street. No density calculation was provided during the staff report.

Landscaping and buffering requirements include sidewalks along both sides of the internal street and along Waverly Parkway, as well as required residential buffers. Utilities are to be installed underground.

Staff recommend preliminary plat approval for this plat, subject to the following:

1. **Remove the setback lines shown on the lots. The setbacks for sides on 1, 18, 24, and 32 are incorrect.**
2. **A residential buffer should be shown, preserved, or planted along Lots 1, 18, 24, and 32.**
3. **Why is the adjoining parcel to the east shown as a part of this development? It's under a different ownership. If you need to include it for whatever reason, you must add the boundary measurements and will be required to locate the existing buildings therein.**
4. **The adjoining property owners' names and addresses and tax parcel numbers should be shown.**
5. **The right-of-way width of Waverly Parkway should be shown.**
6. **The names of the adjoining subdivisions should be shown; in this case, Westside Subdivisions 4rd Addition and 5th Addition.**
7. **Correct lot numbering.**
8. **Note 5 is incorrect.**
9. **Utility notes reference a different project**
10. **Site data table references 32 lots.**
11. **All utilities shall be underground**
12. **Sidewalks shall be required on both sides of the internal street and along this side of Waverly Parkway.**

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

Public Hearing

The Chair opened the public hearing.

Joleen Landry, 1908 Waverly Parkway, expressed concerns regarding sewer availability and whether existing homes would be required to connect, and also raised concerns regarding traffic safety, lack of sidewalks, and pedestrian conditions along Waverly Parkway.

Staff responded that sewer service for the development would be routed internally across the property and would not require adjacent property owners to connect.

The public hearing was closed.

Motion to grant preliminary plat approval with staff recommendations

RESULT:	Passed
MOVER:	Director John Sweatman
SECONDER:	Ben Bugg
DISCUSSION:	John Sweatman questioned the spacing between the proposed entrances and White Road and raised concerns about opposing left-turn movements on Waverly Parkway.

Scott Parker, stated that the spacing between the two proposed entrances met the City's spacing requirements, but acknowledged that opposing left-turn movements in relation to White Road had not been specifically analyzed and could be reviewed further at the final plat stage.

Leigh Whatley, Commissioner, expressed concern regarding the cumulative traffic burden on Waverly Parkway and the need for long-range planning for that corridor.

AYES: Walters, Bugg, Whittelsey, Penton, Mayor Smith, Director Sweatman

NAYS: Chair Cannon, Councilwoman Ward 3 Whatley

ABSTAIN: None

4. Fieldstone Phase 4 SD, 144 lots, Brandon Bolt, Bolt Engineering, authorized representative for Darby Phippen/DRI Fieldstone, LLC, property owners, South Uniroyal Road, preliminary approval.

Staff Report

Mr. Mosley presented a request for preliminary plat approval for a 144-lot single-family residential subdivision with 8 additional lots designated for stormwater and open space purposes. The property is zoned C-3, which allows residential development subject to R-5 standards.

Mr. Mosley stated that all residential lots meet or exceed the minimum R-5 standards, with lot widths of at least 60 feet and lot sizes ranging from approximately 8,125 square feet to 23,000 square feet. He stated that the density is approximately 1.88 units per acre.

The development includes a main access point on South Uniroyal Road, a secondary connection to the existing Cottages at Fieldstone development, a stream corridor through the middle of the site, open space areas, a detention pond, and an amenity area near the entrance. The amenity area was shown as including a pool, playground, bathrooms, mail kiosk, and entry feature.

Mr. Mosley stated that the landscaping plan shows trees throughout the development. Staff proposed a minimum of one street tree per lot, planted on private property rather than in the right-of-way. Buffering and screening are required along South Uniroyal Road, particularly for frontage conditions. Utilities are to be installed underground.

The Planning staff recommends preliminary plat approval, subject to the following:

1. Sidewalks are required on both sides of the street (correct note on plat). Provide a sidewalk along S. Uniroyal Road on this side of the street.
2. Utilities are required to be underground.
3. A minimum of two trees shall be planted on each lot. Trees shall be planted on private property not on right-of-way.
4. Correct the side on street setback to be 25 feet in the lot requirement.
5. Add a note on the plat showing ownership and maintenance of the proposed stormwater, pond, and open space on Lots 501-507 and the amenities located on Lot 601 (Diagram provided shows community pool, pavilion, playground, and mail kiosk on Lot 601.)
6. Lot 501 shall include landscaping to screen Lot 7 from S. Uniroyal Road.

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

Public Hearing

The Chair opened the public hearing.

Kevin Jamison, 2320 Joules Way, expressed concerns regarding the stormwater detention pond, who would maintain it, whether it could become overgrown or attract mosquitoes and snakes. He also noted that they had weak water pressure in the existing neighborhood, and questioned increased traffic on South Uniroyal Road.

Heather Ledbetter, 3708 Riverstone Drive, expressed concerns regarding the incomplete final layer of asphalt in the existing Fieldstone development and whether that work would ever be completed.

Delvin Kirk, 2215 Oak Drive, asked about pump station capacity and whether better drainage would be provided because of existing standing water conditions near his property.

Brandon Bolt, applicant representative, stated that the developer had been in contact with Public Works regarding a study of the pump station and that participation between the development and the City was anticipated if improvements were needed. He also stated that detention ponds would be maintained by the owner or homeowners association.

The public hearing was closed.

Motion to grant preliminary plat approval with staff recommendations

RESULT:	Passed
MOVER:	Director John Sweatman
SECONDER:	Ben Bugg
DISCUSSION:	Tom Penton , asked whether turn lanes on South Uniroyal Road would be addressed. Scott Parker , stated that an analysis would be required to determine whether left- or right-turn lanes are necessary. Lucinda Cannon , noted that the applicant's plan appeared to show two trees per lot, while the staff recommendation referenced one tree per lot, and asked that the landscaping requirement reflect what the applicant had represented. Mr. Mosley indicated that the Commission could require the higher landscaping standard shown by the applicant.
AYES:	Chair Cannon, Walters, Bugg, Whittelsey, Penton, Mayor Smith, Councilwoman Ward 3 Whatley, Director Sweatman
NAYS:	None
ABSTAIN:	None

5. The Preserve at Southwood SD, 110 lots, Brandon Bolt, Bolt Engineering, authorized representative for John M. Dudley, property owner, 3811 South Uniroyal Road, preliminary approval.

Staff Report

Mr. Mosley presented a request for preliminary plat approval for a single-family residential subdivision identified in the staff report as containing 110 Lots with 108 homes. The property is zoned C-3 and must meet R-5 residential standards.

Mr. Mosley stated that the proposed density is approximately 2.7 units per acre. The subdivision includes one primary entrance from South Uniroyal Road and a secondary connection to a public road in an adjacent county subdivision, providing a second point of access.

He stated that the lots generally meet the applicable minimum standards, although a few lots required revision to comply. The plan includes an amenity area with a pool and common area, a detention lot, and undevelopable land at the rear where the property falls away rapidly.

Mr. Mosley stated that buffering would be required along South Uniroyal Road for the frontage lots so that the rear yards of those homes would be screened from the collector roadway. Landscaping includes the required minimum residential lot tree planting. Utilities are to be installed underground.

Staff recommends preliminary plat approval subject to the following:

1. Lots 26 and 32 must meet the minimum 7,500 sq. ft. requirement.
2. Install sidewalks on both sides of all streets. Correct the note on the plat.
3. Install underground utilities.
4. Add a note on the plat showing ownership and maintenance of the proposed storm pond Lot 501 and amenity Lot 601. (Diagram provided shows community pool, pavilion, playground, and lawn areas on Lot 601.)

5. Add a landscape buffer 25 feet along South Uniroyal Road for double frontage lots. This buffer shall create a full screen of the backyard. Any fencing shall be located between the landscaping and the home.
6. No access shall be allowed to S. Uniroyal Road from Lots 1-4 and 74-80.
7. Add a sidewalk down this side of S. Uniroyal Road.

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

Public Hearing

The Chair opened the public hearing.

No public comments were received.

The public hearing was closed.

Motion to grant preliminary plat approval with staff recommendations

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

6. 2Eighty SD, 32 lots, Blake Rice, BSI. Inc., authorized representative for The Grand Reserve Columbus, LLC, property owners, Columbus Pkwy/US Hwy 280, preliminary approval.

Staff Report

Mr. Mosley presented a request for preliminary plat approval for a single-family residential subdivision on approximately 15 acres along Columbus Parkway / U.S. Highway 280.

The plan shows 32 total lots, including 29 developable residential lots and 3 amenity or open space lots. Mr. Mosley stated that the lots generally exceed 80 feet in width along the front property line, with a few narrower lots in the cul-de-sac bulbs, which he indicated is common.

The development includes one primary entrance from U.S. Highway 280, a detention pond at the rear, common open space near the entrance, and a utility easement along the back of the property. No density figure was stated during the staff report.

Mr. Mosley stated that buffering would be required for the double-frontage lots backing up to U.S. 280. Utilities are to be installed underground, and sidewalks are required on both sides of the internal street.

Staff recommends preliminary plat approval subject to the following:

1. Install utilities underground.
2. Sidewalks are required on both sides of the streets.
3. Buffers shall be required as explained in this report.

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

Public Hearing

The Chair opened the public hearing.

Jay Connor, speaking for the applicant, requested that the future interconnectivity requirement be limited to the western adjacent parcel and not the eastern parcel.

Scott Parker, stated that the eastern parcel already has access from Betty’s Lane and agreed that a future connection to the west only would be appropriate.

The public hearing was closed.

Motion to grant preliminary plat approval with staff recommendations

RESULT:	Passed
MOVER:	Mayor Eddie Smith
SECONDER:	Director John Sweatman
DISCUSSION:	Scott Parker , also noted that ALDOT would regulate access and that right-in/right-out restrictions were possible for nearby entrances on U.S. 280.
AYES:	Chair Cannon, Walters, Bugg, Whittelsey, Penton, Mayor Smith, Councilwoman Ward 3 Whatley, Director Sweatman
NAYS:	None
ABSTAIN:	None

7. Moore's Ridge Phase 1 SD, 12 lots, Mike Maher, Precision Surveying, authorized representative for Tim Moore, property owner, Oak Park Drive & Cedar Creek Drive, preliminary approval.

Staff Report

Mr. Mosley presented a request for preliminary plat approval for a 12-lot single-family residential subdivision within a previously approved planned unit development. He stated that this phase was originally approved as part of the Cedar Creek PUD in 2009 and is now being advanced under the name Moore's Ridge.

Mr. Mosley stated that the proposed lots are approximately 90 feet wide and range in size from about 17,000 square feet to 24,000 square feet. He stated that the subdivision is substantially consistent with what was approved in the PUD and would extend Cedar Creek Drive where it currently stops.

He explained that a previously shown roadway segment in the adjoining open space area would no longer connect in the same location and that a portion of right-of-way would need to be vacated if the plat is approved.

Staff recommends preliminary approval subject to the following:

1. **Update the adjacent property owners information.**
2. **Note the setbacks in the plat notes.**
3. **Install sidewalks on both sides of all streets.**
4. **Install a temporary turnaround at the end of the street.**
5. **The signature line for Opelika Public Works is missing.**
6. **Add the owner's name and address.**
7. **Note # 8 "...verified by Robertson Surveying." ?**
8. **As Cedar Creek Subdivision Phase 1B (PB 27, Pg 115) has been recorded, the previous right of way of Cedar Creek Drive through this project should be indicated and any portions outside of the right of way shown on Lots 1-3 should be noted as being vacated.**

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

Public Hearing

The Chair opened the public hearing.

Andrea Sterl, Heatherbrook Drive, stated that she had received notice but could not determine from the mailed map how the development would affect her property and asked for clarification regarding the location of the project.

Mr. Mosley explained that the development under consideration was on the opposite side of Cedar Creek Drive and that any development on the other side nearer Heatherbrook would come at a later time if proposed.

Cathy Chastain, 602 Hillflo Avenue, expressed concerns regarding lot size compatibility, property values, and water draining down the hill toward her yard.

Tim Moore, applicant and property owner, stated that he lives in Cedar Creek, had owned property in the area for many years, and intends to complete development in a way that is consistent with the neighborhood. He stated that the homes in this phase are intended to be similar in size to existing homes on Oak Park, but somewhat improved, and referenced anticipated values in the \$400,000 range.

Amy Wilt, 3307 Heatherbrook, asked about the anticipated timeline for eventual connection of Cedar Creek through to Heatherbrook.

Mr. Moore responded that the next phase on the opposite side of Cedar Creek Road would likely follow after the moratorium and that the portion behind the larger lots could take approximately two and a half to three years to advance.

The public hearing was closed.

Motion to grant preliminary plat approval with staff recommendations

RESULT:	Passed
MOVER:	Director John Sweatman
SECONDER:	Councilwoman Ward 3 Leigh Whatley
DISCUSSION:	Commission members asked about the type and quality of homes that were anticipated within the subdivision. Mr. Moore responded that the homes would be single-family residences similar in character to existing nearby development, with the intent of gradually increasing value as the area is completed.
AYES:	Chair Cannon, Walters, Bugg, Whittelsey, Penton, Mayor Smith, Councilwoman Ward 3 Whatley, Director Sweatman
NAYS:	None
ABSTAIN:	None

B. MASTER PLAN AMENDMENT and PLAT (Preliminary Only) — Public Hearing

8. Major revisions to the Cedar Creek PUD Master Plan, 4 Acres, Intersection of Oak Park Drive and Cedar Creek Drive, Mike Maher, Precision Surveying, authorized representative for Moore's Construction, LLC, property owner, Change of use from an amenity lot (clubhouse and swimming pool) to five single-family home lots (lot sizes: 29,248 sf to 36,948 sf).

Mr. Mosley presented a request to amend the existing Cedar Creek Planned Unit Development Master Plan, originally approved in 2004 and later revised, to convert a previously designated amenity lot into residential use.

The affected area consists of approximately 4 acres that had been shown in earlier phases as an amenity lot intended for a pool, playground, clubhouse, and open space. Mr. Mosley stated that construction on the pool and clubhouse had begun years ago but was never completed, and that remnants of the unfinished facility remained on the site.

The applicant proposes to change the use of this amenity area to allow five single-family residential lots. Mr. Mosley stated that the lots would be generally consistent in width with surrounding development, at about 90 feet, and would be somewhat deeper because part of the tract includes stream buffer and watershed constraints.

Mr. Mosley stated that staff supported the amendment because of the age of the original approval, the lack of completion of the amenity area, the applicant's purchase of the remaining undeveloped property, and the role of the additional lots in helping make continued development financially feasible.

Staff Recommendation

Staff recommends the Planning Commission make a positive recommendation to the City Council to approve this amendment to the Cedar Creek (Moore's Ridge) Master Plan and allow five lots on this property.

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

Public Hearing

The Chair opened the public hearing.
No public comments were received.
The public hearing was closed.

Motion for a positive recommendation to City Council

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

- 9. Moore's Ridge Phase 2 SD, 5 lots, Mike Maher Precision Surveying, authorized representative for Tim Moore, property owner, Cedar Creek Drive, preliminary approval.

Staff Report

Mr. Mosley presented a request for preliminary plat approval for Moore’s Ridge Phase 2, a five-lot single-family residential subdivision that corresponds to the proposed amendment of the Cedar Creek PUD Master Plan.

The subdivision consists of five lots on approximately four acres, with a stated density of approximately 1.25 units per acre. Mr. Mosley stated that the lots are generally about 90 feet in width and include substantial depth because of the undevelopable land located behind them.

He stated that part of the tract contains floodplain, watershed, and other environmental constraints that cannot be developed and that these areas would remain as natural buffering.

Staff recommends preliminary approval subject to the following:

- 1. Approval of the master development plan amendment to allow the open space amenity lot to be used for residential development.
- 2. Note the setbacks in the plat notes.
- 3. Install sidewalks on both sides of all streets.
- 4. Note that the buffer area shall remain in a natural undisturbed vegetative state.
- 5. The signature line for Opelika Public Works is missing.
- 6. Add the owner’s name and address.
- 7. Note # 8 “....verified by Robertson Surveying.” ?
- 8. Lots 1 through 12 should be identified as Moore’s Ridge Phase 1.
- 9. The sanitary sewer line travels all the way across Lots 13 – 17. Why does the easement stop in Lot 14?
- 10. As Cedar Creek Subdivision Phase 1B (PB 27, Pg 115) has been recorded, the previous right of way of Cedar Creek Drive through this project should be indicated and any portions outside of the right of way shown on Lots 1-3 should be noted as being vacated.

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

Public Hearing

The Chair opened the public hearing.
No public comments were received.
The public hearing was closed.

Motion to grant preliminary plat approval with staff recommendations

RESULT:	Passed
MOVER:	Jay Walters
SECONDER:	Councilwoman Ward 3 Leigh Whatley

AYES:	Chair Cannon, Walters, Bugg, Whittelsey, Penton, Mayor Smith, Councilwoman Ward 3 Whatley, Director Sweatman
NAYS:	None
ABSTAIN:	None

C. CONDITIONAL USE – Public Hearing

10. Woodson T. Harmon, authorized representative for H&H Developments LLC, property owner, Terminus of Yarbrough Drive, C-2, Yarbrough Townhomes 68 units.

Staff Report

Mr. Mosley presented the staff report to the Planning Commission for the request made by Woodson T. Harmon representing H & H Development Partners, LLC, for conditional use of a 68-unit townhome development. He stated that the applicant was granted conditional use for Yarbrough Townhomes in August 2024 and November 2024. However, the previous approvals have expired. The August 2024 approval was for 56 townhome units and the November 2024 request was for an additional 12 units for a total of 68 units. The density for the 68 units is 5.9 dwellings per acre on the 11.4 acres. He stated that the 68 townhome lots exceed the 1,800-sf minimum lot size and 20-ft lot with townhome requirement. Most of the townhome lots are 25 feet wide and have a 2,500 square foot lot size or larger. The minimum setbacks for a C-3 zoning district are 30-ft front yard, 10-ft side yard and 20-ft rear yard have been met, as well as the 20-ft minimum separation between the townhome groups.

Staff recommends conditional use approval subject to the following:

1. Extend the townhome sidewalk to the north to Yarbrough Drive.
2. All utilities shall be underground.
3. Add a note on the site plan and landscape plan indicating who will maintain the open space.
4. Between the townhome units nearest to Yarbrough Drive extension and the north property line, install an opaque visual screen with evergreen trees/shrubs. Fencing for these townhome units must be between the landscape buffer and the townhome units, so the evergreen buffer faces Yarbrough Drive extension.
5. On or near the west property lines, a residential buffer is required, consisting of one of the three options in Section 10 Landscape Regulations. If fencing is an option chosen, install the fence between landscaping (that is nearest to the adjacent single family homes) and the townhome units.
6. Any fences constructed for townhome units must be consistent in maintaining a uniform appearance as specified in HOA guidelines.
7. The exterior materials for townhomes must meet the gateway corridor cladding requirements as provided in Section 7.6 Gateway Corridor in the Zoning Ordinance.

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

Public Hearing

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

11. Ken Pylant III, authorized representative for Pyson LLC, property owners, 519 South 7th Street and 708 Avenue E, C-2, 16 townhome units.

Staff Report

Mr. Mosley presented the staff report to the Planning Commission for the request made by Ken Pylant III representing Pyson, LLC., for conditional use of a 16-unit townhome on a 31,299 sq. ft. lot on the Southside Geneva Historic District. He stated that the land use plan in the 2040 Comprehensive Plan notes this property as mixed use. The Housing Framework classification is “Downtown.” The Downtown classification notes that standalone medium-to-high density multifamily in “missing middle housing” configurations ensure the small-town character of Downtown thrives. The townhomes are approximately 2,520 square feet. They are three story units with three (3) bedrooms. The plans noted that these could potentially be used for home occupations. Mr. Mosley stated that this development is in the historic district and therefore would require Historic Preservation Commission review. The buildings in the district rarely meet the C-2 setback standards. In most cases they are between 7-12 feet from the property line. Staff believe that this setback is generally consistent with the building on the adjacent blocks. This would need to be reviewed by the HPC and if deemed appropriate, the applicant could apply for a setback variance with the ZBA.

Staff recommends approval subject to the following:

1. The building will require approval from the Historic Preservation Commission.
2. All utilities shall be underground.
3. The setbacks along Avenue E, S. 7th Street, and the north property line will require a variance or will need to meet the zoning ordinance standards at time of construction.
4. The sewer line through the property will need to be relocated or abandoned and vacated if no longer needed.
5. Units 13–16 will require screening through a mixture of landscaping and hardscaping/fence to provide some privacy from the adjacent commercial property.
6. Where possible, trees should be preserved. A full landscaping plan showing the calculations will be required.
7. Trash/garbage service will require coordination with Opelika Environmental Services.

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

Public Hearing

Chair Cannon opened the public hearing.

Tessa Tallaksen, 1022 Renfroe: Inquired if anyone governs the look of the buildings in downtown?

Ken Pylant, Developer: Stated that the townhomes would be in keeping with the townhomes across the street.

Chair Cannon: Inquired about parking.

Ken Pylant: Residents would park in garages under the facility and guest park in the back.

Mr. Whittlesey: Asked about common spaces.

Mr. Pylant: Common spaces would be green space, communal garden, dog area or playground, but yet to be determined.

Chair Cannon closed the public hearing.

Motion to grant conditional use approval with staff recommendations

RESULT:	Passed
MOVER:	Mayor Eddie Smith
SECONDER:	Sheldon Whittelsey
DISCUSSION:	Mr. Sweatman: Inquired about home occupation parking. Mr. Mosley: The business owner has to provide parking. He noted customer intensive-based businesses are discouraged.
AYES:	Chair Cannon, Walters, Bugg, Whittelsey, Penton, Mayor Smith, Councilwoman Ward 3 Whatley, Director Sweatman
NAYS:	None
ABSTAIN:	None

12. Kurt Hayley, authorized representative for Hayley Investments, LLC, property owner, 1110-1190 Fitzpatrick Avenue, C-2, GC-S, 18 Cottages.

Staff Report

Mr. Mosley presented a request for conditional use approval for a multifamily cottage development located at Fitzpatrick Avenue. He stated that the applicant is proposing 18 detached single-family style homes on a single lot under a condominium form of ownership, which is treated as multifamily/apartment use under the zoning ordinance. He stated that the property is zoned C-2.

Mr. Mosley stated that the site contains approximately 1.99 acres and that the proposed density is approximately 9.5 units per acre. He explained that the units would all exceed 800 square feet, be separated by approximately 15 feet, and include a mix of two-bedroom and three-bedroom floor plans. He also noted that the site had most recently been used as a lay-down yard.

He stated that the site plan provides two parking spaces per unit in grouped parking areas and that the landscape plan requires 194 landscape points and 57 parking lot landscape points. Staff noted minor deficiencies in the landscape plan and a required six-foot buffer against the existing residential use on the west side.

Mr. Mosley stated that the development is subject to the Gateway Corridor multifamily standards and that the applicant had provided updated elevations with a more modern design than those shown in an earlier submittal. He stated that sidewalks would be required along Fitzpatrick Avenue and from the internal development to the public sidewalk system, and that a screened dumpster area and at least one handicap-accessible parking space would be required.

Staff recommends conditional use approval subject to the following conditions:

- 1. Sidewalks are required along Fitzpatrick extending to the side property lines**
- 2. Add one handicap parking space.**
- 3. The exterior materials shall use the approved materials for the gateway corridor.**
- 4. Screen the dumpster using an opaque fence and/or solid hedge of evergreen shrubs.**
- 5. Revise the landscape plan to meet the requirements of the Zoning Ordinance.**
- 6. Each unit must exceed 800 square feet in heated/cooled space.**

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

Public Hearing

The Chair opened the public hearing.

Steve Penland, 1019 Fitzpatrick Avenue, expressed concerns regarding cumulative traffic from multiple developments that would funnel traffic onto Waverly Parkway, Fitzpatrick Avenue, Fourth Avenue, and the already congested intersection at North 10th Street and Fourth Avenue. He also noted the nearby school bus turning movements at Simmons Street and questioned what would be done to address the traffic impacts.

The public hearing was closed.

Motion to grant conditional use approval with staff recommendations

RESULT: Failed

MOVER: Director John Sweatman

SECONDER: Jay Walters

DISCUSSION:

Leigh Whatley asked whether a traffic study had been required.

Scott Parker responded that this individual development did not trigger the threshold for a traffic study, although broader traffic concerns existed in the area.

Chair Cannon suggested that the driveway should line up with Simmons Street across Fitzpatrick

AYES: Walters, Bugg, Mayor Smith, Director Sweatman

NAYS: Chair Cannon, Whittelsey, Penton, Councilwoman Ward 3 Whatley

ABSTAIN: None

- 13. Joey Brooks, authorized representative for Kurt Hayley, property owner, 209 South 8th Street, C-1, Wine Bar and retail. .

Staff Report

Mr. Mosley presented a request for conditional use approval for a wine lounge component associated with a wine retail use located at 209 South 8th Street. He stated that the retail portion is allowed by right in the C-1 district, while the lounge component requires conditional use approval.

Mr. Mosley stated that the site is located adjacent to the breezeway and that the applicant had provided an interior floor plan showing the front entry, a circular staircase to a small elevated seating area, and a layout of tables and booths throughout the interior. He stated that the use is intended to function as approximately 70 percent retail sales with some on-site wine and beer consumption.

He stated that the proposed hours of operation are closed on Sunday and Monday, noon to 8:00 p.m. on Tuesday and Wednesday, and noon to 10:00 p.m. on Thursday, Friday, and Saturday. He further stated that the overall building area is approximately 15,000 square feet and that the expected occupancy would be roughly 50 persons, subject to final building code review.

Mr. Mosley stated that the building’s size and downtown location make the use appropriate and that no on-site parking is required in the C-1 district, so patrons may rely on on-street parking and nearby public parking areas.

The Planning Staff recommends conditional use approval.

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

Public Hearing

The Chair opened the public hearing.

No public comments were received.

The public hearing was closed.

Motion to grant conditional use approval with staff recommendations

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

- 14. Mike Bowden and Brad Bowden, authorized representatives for Mike Bowden & Tall Oaks, LLC, property owners, 2908 Birmingham Highway, R-5, Addition to Tree Tops apartments: Tree Tops II Apartments, 338 units total - 72 existing units, 266 new units.

Staff Report

Mr. Mosley presented a request for conditional use approval for an expansion of the existing Tree Tops Apartments located at 2908 Birmingham Highway. He stated that the existing complex contains three apartment buildings on approximately 32 acres and that the proposal would renovate the three existing buildings and add nine additional buildings, resulting in a total of 12 buildings.

Mr. Mosley stated that the completed development would contain 338 total units and 624 bedrooms, consisting of 72 existing units and 266 new units. He described the current buildings as being primarily three-bedroom units and stated that the new construction would consist primarily of one-bedroom and two-bedroom units.

He stated that the plan includes a secondary access point to Birmingham Highway, internal drives, parking, a resort-style pool, dog parks, and other amenity features. He stated that the proposed density is approximately 10.58 units per acre and that 678 parking spaces are shown where 676 are required.

Mr. Mosley stated that the landscape plan meets the ordinance requirements and that the existing natural buffer along Birmingham Highway should be maintained to preserve privacy for residents. He also stated that the future land use plan supports increased residential density and multifamily use in this area.

Staff recommends approval subject to the following:

- 1. Provide an elevation of the proposed new buildings to meet the gateway corridor cladding standards.**
- 2. Add a residential bufferyard to the adjacent vacant R-5 area**
- 3. All gates will need to be coordinated with the City of Opelika Police and Fire.**
- 4. Trash service will need to be coordinated with Opelika Environmental Services.**
- 5. If the natural buffer between the buildings and the road is ever removed, a new buffer shall be required outside of the power easement.**

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

Public Hearing

The Chair opened the public hearing.

No public comments were received.

The public hearing was closed.

Motion to grant conditional use approval with staff recommendations

RESULT:	Passed
MOVER:	Director John Sweatman
SECONDER:	Mayor Eddie Smith
DISCUSSION:	<p>Chair Cannon, asked for confirmation that the project would increase the existing complex from 72 units to 338 units and whether the proposed second entrance was at an existing curb cut.</p> <p>Parker Lewis, with Hydro Engineering, stated that the second entrance was not at an existing crossing and would function as a right-in/right-out entrance. He also stated that the project had previously been fully approved before construction was delayed by COVID and other circumstances and that the plans would be resubmitted to the City and ALDOT for rereview.</p> <p>Ben Bugg, asked about the timing of renovation of the existing buildings</p> <p>Parker Lewis, stated that the existing buildings would be fully renovated and that current residents would be relocated during that process.</p>
AYES:	Chair Cannon, Walters, Bugg, Whittelsey, Penton, Mayor Smith, Councilwoman Ward 3 Whatley, Director Sweatman
NAYS:	None
ABSTAIN:	None

15. Tra Dykes, Woodruff Real Estate, authorized representative for Perryman Hill LLC, property owner, C-2, GC-P, Veterans Parkway and Birmingham Highway, Multi-family Apartment Complex - 265 units.

Chair Cannon announced that she would not be participating in this discussion due to a potential conflict. She turned control of the meeting over to Vice Chair Sweatman.

Staff Report

Mr. Mosley presented a request for conditional use approval for a 265-unit multifamily apartment development located at 3655 Veterans Parkway behind the proposed Publix shopping center near the intersection of Veterans Parkway and Birmingham Highway. He stated that the site contains approximately 27.4 acres and is zoned C-2 within the Gateway Corridor Primary district.

Mr. Mosley described the project as consisting primarily of walk-up apartment buildings on one side of a new internal street, with 12 townhouse-style units facing the street on the opposite side. He stated that the development would contain a mix of one-bedroom, two-bedroom, and three-bedroom units.

He stated that the future land use plan identifies the area as corridor commercial, and that apartment development is often appropriate in association with this type of regional commercial area because it can help support nearby retail uses. He stated that the corridor setback standards are 40 feet along Veterans Parkway and 20 feet on side and rear property lines, and that some setbacks along the new street may require waiver or variance treatment.

Mr. Mosley stated that the parking calculations require 530 spaces and that the plan shows 527 spaces, so additional spaces or a variance would be required at the time of development unless the ordinance changes. He also stated that the landscape plan exceeds the base and parking lot landscape requirements, that a residential buffer is shown along the western side, and that additional buffering should be provided along the proposed street adjacent to the future commercial development. Utilities are to be installed underground except for overhead transmission lines.

Staff recommends approval subject to the following:

- 1. Add required street buffers on the new street and future street per the requirements of the zoning ordinance. The planting requirements for these streets may be located within the public right-of-way if approved by the City of Opelika.**
- 2. All four sides of the development we recommend meet the Gateway Corridor cladding requirements with use of masonry consistent with the provided elevations. Buildings shall be substantially similar in terms of materials, roofline, fenestration, and other design features with the provided elevations.**
- 3. Garbage facilities must be enclosed on all sides and gated with an opaque fence/wall at a height so that the dumpster is not seen outside the enclosure. The location and manner must be coordinated with Opelika Environmental Services.**
- 4. All utilities shall be underground except overhead required transmission lines.**
- 5. All mechanical and hvac units shall be screened from the public right-of-way.**
- 6. Any gates will need to be coordinated and approved by Opelika public safety departments for emergency entry.**
- 7. At least two entry points meeting life safety codes shall be required. Both drives shall provide access for residents.**
- 8. Sidewalks will be required along both sides of new streets. The residential development will need to tie private internal sidewalks to the new public sidewalks. The development will also need to coordinate with the Opelika Engineering Department regarding sidewalks on Veterans Parkway. If not installed at the time of construction, a multi-use path will be required along Veterans Parkway.**
- 9. The site will be required to meet the minimum parking requirements of the zoning ordinance at the time of construction or seek a variance from the ZBA.**
- 10. The layout of the proposed lots will require the area to be replatted to meet this configuration.**

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

Public Hearing

The Vice Chair opened the public hearing.

No public comments were received.

The public hearing was closed.

Motion to grant conditional use approval with staff recommendations

RESULT: Passed

MOVER: Mayor Eddie Smith

SECONDER: Jay Walters

DISCUSSION:

Tom Penton, asked whether there would be an entrance from U.S. 280/Birmingham Highway in addition to the primary entrance from Veterans Parkway.

Scott Parker, stated that the main entrance for the apartment development is from Veterans Parkway, but that an additional connection would exist as part of the overall buildout of the larger commercial development.

AYES: Walters, Bugg, Whittelsey, Penton, Mayor Smith, Councilwoman Ward 3 Whatley, Director Sweatman
NAYS: None
ABSTAIN: Chair Cannon

16. Jeremy Clark, Compass Construction, authorized representative for CJCF LLC, property owner, 110 South 8th Street, C-1, Two-story Mixed Use development (1st floor commercial, 2nd floor two residential units).

Vice Chair Sweatman relinquished control of the meeting back to Chair Cannon.

Staff Report

Mr. Mosley presented a request for conditional use approval for second-floor apartments within a mixed-use redevelopment at 110 South 8th Street in the C-1 district. He identified the building as the former downtown cleaners building and stated that it was already being remodeled by the applicant.

Mr. Mosley stated that the proposal includes two approximately 1,250-square-foot residential units above the first-floor commercial space. He described the internal layout as a hallway leading to two two-bedroom units, with living areas facing the front and rear of the building and bedrooms located more toward the interior.

He stated that the applicant had provided both an image of the existing building and a proposed elevation reflecting exterior improvements. He recommended approval of the mixed-use component subject to final Historic Preservation approval.

Planning staff recommend approval as submitted, subject to design approval by the Opelika Historic Preservation Commission.

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

Public Hearing

The Chair opened the public hearing.

Jeremy Clark, 234 Dogwood Drive, stated that the project had already been through the Historic Preservation process and that most of the exterior rehabilitation work was complete, with only paint color selection remaining.

The public hearing was closed.

Motion to grant conditional use approval with staff recommendations

RESULT: Passed
MOVER: Director John Sweatman
SECONDER: Councilwoman Ward 3 Leigh Whatley
DISCUSSION: **Jay Walters**, asked whether the project had already received approval from the Historic Preservation Commission.
Mr. Clark responded that it had, and that the exterior work was substantially complete.
AYES: Chair Cannon, Walters, Bugg, Whittelsey, Penton, Mayor Smith, Councilwoman Ward 3 Whatley, Director Sweatman
NAYS: None
ABSTAIN: None

17. Lee Tharp (Kadre Engineering), authorized representative for The Parmer Group, LLC, property owner, 300 South 7th Street, C-2, Townhomes (20 units).

Staff Report

Mr. Mosley presented a request for conditional use approval for a 20-unit townhome development at 300 South 7th Street within the Southside Geneva Historic District. He stated that the property is zoned C-2 and that the project had previously received Historic Preservation Commission approval, although that approval had expired and would need to be renewed.

Mr. Mosley stated that the project contains 20 townhome units on approximately 1.4 acres. He initially referenced three-story units but corrected the record to state that the project consists of two-story townhomes. He explained that the buildings would be arranged with one building of eight units facing South 7th Street, additional buildings facing Avenue C, and one building facing inward toward the rear of an adjacent property.

He stated that the future land use plan identifies this area as mixed-use downtown and that this type of missing-middle housing is considered appropriate in that setting. He further stated that the project does not meet the standard setback requirements of the corridor district, but that the proposed placement is generally in line with existing development and could be supported with the necessary variance or future ordinance amendments.

Mr. Mosley stated that parking would be located behind the buildings rather than in garages and that the City had also considered the possibility of gaining additional on-street parking in the area by re-stripping South 7th Street. He noted that the landscaping plan generally meets requirements, that the applicant proposes to preserve the existing corner tree and historic rock wall if possible, and that the units include a mix of approximately 18-foot and 22-foot-wide row houses. He also noted that the narrower 18-foot units could not be subdivided into fee-simple lots without a variance and would otherwise need to remain on a single lot. Utilities are to be installed underground.

Staff recommends approve subject to the following:

- 1. The building will require approval from the Historic Preservation Commission.**
- 2. All utilities shall be underground.**
- 3. The setbacks along Avenue C and S. 7th Street will require a variance or will need to meet the zoning ordinance standards at time of construction.**
- 4. Where possible trees should be preserved.**
- 5. Trash/garbage service will require coordination with Opelika Environmental Services.**

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

Public Hearing

The Chair opened the public hearing.

Stone Ray, 152 Bragg Avenue, speaking for the development team, clarified that the project consists of two-story buildings rather than three-story buildings and stated that the unit sizes are approximately 1,400 to 1,600 square feet. He also stated that it is the developer's intent to improve the streetscape along both South 7th Street and Avenue C, although the final design may need to change because of drainage swales and damaged culverts.

The public hearing was closed.

Motion to grant conditional use approval with staff recommendations

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

18. Matthew Willis, Crawford Willis Group, authorized representative for Quinnsponsored LLC, property owner, 2124 Frederick Road, Indoor/Outdoor Fitness Center (Fortify Fitness and Performance).

Staff Report

Mr. Mosley presented a request for conditional use approval for an indoor/outdoor fitness center at 2124 Frederick Road. He stated that the property is located near Enterprise Drive across from the Tiger Town development and that indoor fitness is permitted by right in the C-3 Gateway Corridor Primary district, while outdoor fitness activities require conditional use approval.

Mr. Mosley stated that the existing building contains approximately 4,500 square feet of indoor space and that the applicant proposes to conduct outdoor fitness activities in two defined areas: a paved strip approximately 12 feet by 110 feet adjacent to a raised loading dock and a grassy area approximately 35 feet by 115 feet at the rear of the property near residential lots.

He stated that the outdoor sessions would generally involve cardio-based drills three or four days per week, with some sessions beginning as early as 5:30 a.m. and additional sessions occurring in the afternoon, up to a maximum of eight sessions per day. He stated that the applicant had represented that the activities would not involve amplified sound or other significant noise. No density calculation is applicable to this commercial recreational use.

Staff Recommendation

Staff recommends no outside music, speakers, amplified microphones, or whistles permitted. The fitness instructor and spectators must use normal conversation volumes during fitness sessions. Also, approval is subject to the applicant working with Planning to reduce noise if there are complaints.

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

Public Hearing

The Chair opened the public hearing.

No public comments were received.

The public hearing was closed.

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, Mayor Smith, Councilwoman Ward 3 Whatley, Director Sweatman
NAYS:	None
ABSTAIN:	None

D. FINAL PLAT

19. Firefly Phase 2A SD, 84 lots, Spencer Cothran, authorized representative for Firefly Development Lee, LLC, property owner, 100 Firefly Lane, final approval.

Staff Report

Mr. Mosley reported that this item had been removed from the agenda because the streets and related infrastructure were not yet ready for final plat review. He stated that the applicant was expected to return with the item at a future meeting once the remaining infrastructure work was finalized.

V. OLD BUSINESS

E. FINAL PLAT

20. Highline SD, 56 lots, 2410 Cunningham Drive, Aaron Adams, authorized representative for James G. McClain Jr., property owner, final approval.

Staff Report

Mr. Mosley presented the final plat request for Highline Subdivision, consisting of 56 townhouse lots and one open space lot. He stated that the development includes a primary public road with a turnaround and that the individual townhomes are arranged to face common courtyards while backing onto smaller alley-type access ways within the development. He also noted the project's frontage along Cunningham Drive.

Mr. Mosley stated that the final plat was being brought back to the table under Old Business and that staff was recommending approval. He noted that the required infrastructure had been constructed and that the remaining items were minor plat and note revisions. No density calculation was stated during the staff report.

Staff recommends final approval subject to the following:

- 1. Install a 5-foot sidewalk along Cunningham Drive right of way, Hi Pack Drive extension, and in front yard of all townhome groups, and connect sidewalk to open space lots as described in the February 2025 CU report.**
- 2. All utilities shall be underground.**
- 3. Add a note on plat about the HOAs allowed uses and maintenance responsibilities of the open space lots.**
- 4. Change Opelika Utilities signature line to Opelika Water Works Board.**

Engineering staff stated that, although the written report had originally questioned whether all infrastructure was complete, the applicant had in fact completed the required infrastructure by the time of the meeting. Engineering further stated that a small amount of sanitary sewer testing and final signatures would still be needed before the plat could be signed, but that final plat approval was recommended because the subdivision infrastructure was substantially complete.

Motion to take the item off the table

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

Motion to grant final plat approval with staff recommendations

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

VI. ADJOURN

Motion to adjourn at 6:09 p.m.

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

_____ **Chair Lucinda Cannon**

_____ **Matt Mosley**