PLANNING COMMISSION
MINUTES
300 Martin Luther King Blvd.
June 23, 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 June 23, 2026 in the Meeting Chambers, located at the Opelika Municipal Court. Certified letters have been mailed to all adjacent property owners for related issues.

MEMBERS PRESENT: Chair Lucinda Cannon, Mayor Eddie Smith, Councilwoman Leigh Whatley, Mr. Sheldon Whittelsey, Dr. Arturo Menefee, Mr. Ben Bugg, Mr. Tom Penton, Mr. Jay Walters, and Mr. John Sweatman.

MEMBERS ABSENT:

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 - May 26, 2026

Approval of Planning Commission Minutes May 26, 2026

Motion to approve

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

III. UPDATE ON PREVIOUS CASES

IV. NEW BUSINESS

A. **PLAT (Preliminary Only) – Public Hearing**

1. Mayfair SD, Phase 2, 156 lots, Josh Mura, Samford Group authorized representative for Aaron Adams, property owner, 2405 S Uniroyal Road, PUD zone, 156 single family home lots.

Mr. Mosley presented a request from Josh Mira, Sanford Group, authorized representative for Aaron Adams, property owner, for preliminary plat approval of Mayfair Subdivision Phase 2, consisting of 156 single-family residential lots located on South Uniroyal Road within the previously approved Mayfair Planned Unit Development (PUD). He stated that the property was rezoned to a Planned Unit Development the previous year and that Phase 1 had received preliminary approval in the fall of 2025. Phase 2 represents the next section of the overall development, which is planned to contain approximately 401 residential lots upon completion. Mr. Mosley explained that the subdivision includes a variety of lot sizes ranging from 50-foot to 70-foot widths, with minimum lot sizes of approximately 6,500, 7,800, and 9,100 square feet. Phase contains seven open space lots ranging in size from approximately 6,200 square feet to 9.4 acres, which will provide a combination of detention facilities, passive open space, and neighborhood park areas. He noted that the revised layout remains consistent with the approved master plan while maintaining the same number and variety of residential lots.
Staff recommends the preliminary plat approval subject to the following:

1. **Provide sidewalks on both sides of the street as shown on plat.**
2. **Install underground utilities.**
3. **On the final plat add a note for the minimum setbacks for the 50’, 60’ and 70’ lots.**

The 20’ minimum front setback and minimum lot width must be met at the front property line or at the minimum front setback line of lots.

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

Chair Cannon opened the public hearing.

Tim Hughes, 2402 South Uniroyal Road, expressed concerns regarding the condition of South Uniroyal Road as additional development occurs. He stated that increasing construction traffic and heavy equipment associated with multiple developments could further damage the roadway and worsen existing issues involving mud, washouts, and drainage. He also expressed concern about traffic conditions at the South Uniroyal Road and Old Columbus Road intersection and referenced recurring odors in the area near an adjacent subdivision.

Mr. Mosley acknowledged the concerns and stated that the development will include construction of turn lanes along South Uniroyal Road, resulting in resurfacing of portions of the roadway. He explained that staff is monitoring roadway conditions and traffic volumes in the corridor and will continue evaluating improvements as additional development occurs.

Chair Cannon closed the public hearing.

Motion to grant preliminary plat approval with staff recommendations

RESULT:	**Approved**
MOVER:	Director John Sweatman
SECONDER:	Tom Penton

DISCUSSION:	**Mayor Smith:** asked about the proximity of the rear lots to the Norfolk Southern railroad corridor and whether fencing or other barriers would be installed between the subdivision and the railroad. **Mr. Mosley:** explained that the City does not typically require fencing along railroad rights-of-way. He stated that approximately 25 feet of railroad right-of-way separates the subdivision from the tracks, resulting in roughly 50 feet between the rear property lines and the centerline of the railroad. He noted that homeowners commonly install privacy fencing within their rear yards and that the development will retain or install landscape buffering along the corridor.
AYES:	Chair Cannon, Walters, Bugg, Whittelsey, Penton, Menefee, Mayor Smith, Councilwoman Ward 3 Whatley, Director Sweatman
NAYS:	None
ABSTAIN:	None

B. **CONDITIONAL USE – Public Hearing**

2. Kumar Patel, property owner, 2002 Marvyn Parkway, C-3, GC-P zone, 1.2 acre lot, Car Wash self-service bays and automatic.

Mr. Mosley presented a request for conditional use approval to redevelop the existing self-service car wash located at 2002 Marvin Parkway within a C-3, Gateway Corridor Primary zoning district. The request, submitted by Kip Oldham representative on behalf of Kumar Patel, proposes replacing the aging self-service facility with a modern car wash featuring two automatic wash bays, multiple self-service bays, vacuum stations, and a small office while utilizing portions of the existing infrastructure. He stated that the redevelopment represents a significant aesthetic improvement to the Gateway Corridor by replacing an older facility with an upgraded design incorporating brick and stone exterior materials, enhanced landscaping, relocated employee parking, and a screened dumpster enclosure. He noted that the property remains below the maximum impervious surface requirements and that the proposed landscape plan satisfies the City's minimum buffering standards. Mr. Mosley acknowledged concerns regarding operational noise from the vacuum equipment but stated that the surrounding area is predominantly commercial and industrial in nature, minimizing impacts on residential properties.

Staff recommends conditional use approval subject to the following conditions:

1. **Adjust the landscape plan to meet the points provided in the landscape regulations.**
2. **Dumpsters must be screened with appropriate materials from gateway corridor.**
3. **All mechanical equipment must be screened from the public right-of-way.**
4. **Vacuum motors and car wash noises produced should be dampened to meet Section 8.6 of the Opelika Zoning Ordinance.**
5. **Monitor and prohibit loud music in the vacuuming area.**
6. **Hours of operation shall be limited to daytime hours.**

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

Chair Cannon opened the public hearing.

Kip Oldman, 57 Perry Street, Newnan, GA, agreed with the majority of the staff recommendations and requested that operating hours be defined rather than limited to "daylight hours." On behalf of the owner, he proposed operating hours of 5:00 a.m. to 10:00 p.m., noting that the entrance would be gated when the business is closed, monitored by security cameras, and adequately lighted to discourage after-hours activity. He also explained that the building layout was designed to maximize on-site vehicle stacking while minimizing traffic impacts to Marvin Parkway and that vacuum equipment would include noise-dampening features.

Chair Cannon closed the public hearing.

Motion to grant conditional use approval with an amendment to staff recommendations to include 5 am to 9 pm hours of operation

RESULT:	**Passed**
MOVER:	Director John Sweatman
SECONDER:	Arturo Menefee
DISCUSSION:	**Commissioners** discussed appropriate hours of operation, comparing the request to other recently approved car washes and considering the property's commercial surroundings. Questions were also raised regarding security, lighting, unattended operation, traffic circulation, and noise generated by the vacuum equipment. **Mr. Mosley** stated that this location is surrounded almost entirely by commercial and industrial uses and is unlike other car washes located near residential neighborhoods. He explained that staff could support modified operating hours of 5:00 a.m. to 9:00 p.m., noting that those hours would provide consistency while limiting late-night activity. He also advised that lighting plans would be reviewed during the permitting process to ensure adequate on-site visibility without creating off-site light pollution. **Mr. Whittlesey** requested amended staff recommendations to establish operating hours from 5:00 a.m. until 9:00 p.m.
AYES:	Chair Cannon, Walters, Bugg, Whittelsey, Penton, Menefee, Mayor Smith, Councilwoman Ward 3 Whatley, Director Sweatman
NAYS:	None
ABSTAIN:	None

3. Reynolds Cook/Austin Harmon, authorized representative for Reynolds Cook, property owner, 2605 Society Hill Road, C-3 zone, 32,670 sf Southern Lawns office and warehouse.

Mr. Mosley presented a request from Austin Harmon, authorized representative for Reynolds Cook, property owner, for conditional use approval to establish a contractor's office with an outdoor storage yard at 2605 Society Hill Road within a C-3 zoning district. He stated that the vacant property is located north of the Society Hill Road roundabout near Williamson Avenue and is surrounded by a mix of contractor offices, warehouses, commercial businesses, and industrial uses. The proposed development includes a 2,000-square-foot office, a 2,600-square-foot enclosed warehouse, a 1,400-square-foot covered storage structure, and a fenced outdoor storage yard designed primarily for equipment and larger service vehicles. The applicant proposed 11 parking spaces, landscape buffering along the frontage and around the outdoor storage yard, and decorative fencing to screen the storage area from Society Hill Road. He stated that the proposed landscape plan satisfies the City's minimum requirements and that the building elevations utilize materials compatible with adjacent commercial development. Staff found the proposed use compatible with the surrounding commercial and industrial development.

Planning Staff recommends conditional use approval, subject to

1. **Screen the storage yard through landscaping, where it is visible from the public right-of-way**
2. **Fully comply with landscape requirements.**
3. **Front and side visible from Society Hill Road shall have a mix of natural materials and metal consistent with the provided elevation and adjacent buildings.**
4. **Dumpster shall be fully screened from the right-of-way by the building in a conspicuous location in the storage yard, not visible when the gates are open, or in its own privacy screening.**

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

C. **TEXT AMENDMENTS TO THE ZONING ORDINANCE — Public Hearing**

4. Revision to Section 2.2 Definitions, Section 7.3. C. Use Categories (matrix table) for alcohol and hemp/CBD uses, and Section 8.28.5 Package Liquor Store Standards for Use - A public hearing to consider a recommendation to the City Council on proposed amendments to the Zoning Ordinance.

Matt Mosley presented revised amendments to the City's Zoning Ordinance concerning alcohol sales, package liquor stores, beer and wine stores, tobacco and vape retailers, and consumable hemp retailers. He explained that the proposal had been discussed at the previous Planning Commission meeting and had since been revised following review by the City's zoning ordinance consultant to improve clarity and readability while maintaining the Commission's policy direction.He stated that the revised draft replaces technical terminology with more descriptive use classifications, including ABC Store, Package Liquor Store, Beer and Wine Store, Retail Tobacco/Vape Store, Specialty Hemp Store, Pharmacy Hemp Store, and Grocery Hemp Store, while aligning the ordinance with current Alabama law and regulatory requirements.

Mr. Mosley reviewed the proposed development standards, including separation distances between certain regulated uses, minimum gross floor area requirements, operational standards for package liquor stores, and provisions tying certain alcohol and hemp sales to larger retail establishments. He also reviewed revisions to the zoning use table identifying where each use would be permitted, prohibited, or allowed through conditional use approval. He stated that staff was seeking additional feedback before forwarding the proposed ordinance amendments to the City Council. He explained that because of the revisions made since the previous meeting, staff believed the Commission should have an additional opportunity to review the language before taking formal action.

Motion to table the item.

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

V. ADJOURN

Motion to adjourn at 3:42 p.m.

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

___________________________________ **Lucinda Cannon, Chairman**

___________________________________**Matt Mosley**