



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA**

300 Martin Luther King Blvd.

July 28, 2026

TIME: 3:00 PM

- I. WELCOME - Some items at this meeting will have a designated public hearing (noted below). Individuals are limited to one 5-minute comment period per public hearing.
- II. APPROVAL OF MINUTES
- III. UPDATE ON PREVIOUS CASES
- IV. NEW BUSINESS
 - A. **CONDITIONAL USE – Public Hearing**
 - 1. David Slocum, Pinnacle Design Group, Inc., authorized representative for Kyu Jin Jang, property owner, 1108 Walker Gray Court, C-3, GC-P zone, 14,911 square foot office/warehouse building.
 - B. **VACATION OF RIGHT-OF-WAY - Public Hearing**
 - 2. Opelika Industrial Development Authority (OIDA), 2401 JoAnn Drive (Faith Way), Request to vacate a portion of the right-of-way used for a turn around. JoAnn Drive is being renamed to Faith Way.
 - C. **TEXT AMENDMENTS TO THE OPELIKA ZONING ORDINANCE - Public Hearing**
 - 3. Revision to Section 2.2 Definitions, Section 7.3. C. Use Categories (matrix table) for alcohol 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.
 - 4. Revision to Section 2.2 Definitions, Section 7.3. C. Use Categories (matrix table) for hemp/CBD uses, and Section 8.28.6 CBD Hemp Standards for Use - A public hearing to consider a recommendation to the City Council on proposed amendments to the Zoning Ordinance.

“In compliance with the Americans with Disabilities Act, the City of Opelika will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the ADA Coordinator 72 hours prior to the meeting at (334)705-5130.”



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**

Agenda Item

A-1

Conditional Use

1108 Walker Gray Court

(David Slocum, Pinnacle Design Group)

Public Hearing

Motion: Motion to approve or deny conditional use with staff recommendations



**APPLICATION FOR
CONDITIONAL USE APPROVAL**
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801



PC DEADLINE: 6-1-26 PC MEETING: 6-26-26

SITE ADDRESS: 1108 Walker Gray Ct

PROPERTY OWNER: JE Company LLC

APPLICANT/ AUTHORIZED REPRESENTATIVE: David Slocum, P.E.

MAILING ADDRESS: 106 W Veterans Blvd, Auburn, AL 36832

PHONE NUMBER: [REDACTED] **FAX NUMBER:** N/A

EMAIL ADDRESS: [REDACTED]

PARCEL INFORMATION

Project name: JE Company Address/Location: 1108 Walker Gray Ct

Current Land Use: Vacant Current Zoning: C3

Adjacent Zoning Districts: North: C3 South: R5M East: C3 West: C2

Description of Proposed Use: Variance requested to reduce front building setback from 20' to 40'. A second variance is requested for the dumpster enclosure to be within the side setback.

Development fronts on Gateway Corridor (Veterans Parkway) but has no access to a Gateway Corridor. Proposed Warehouse Use.

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, Kyu Jin Jang, JE Company LLC, being owner of the property which is the subject of this conditional use application hereby authorize David A. Slocum, P.E., to act as my representative before the City of Opelika's Planning Commission, and if necessary, represent me before the Board of Zoning Adjustments and City Council.

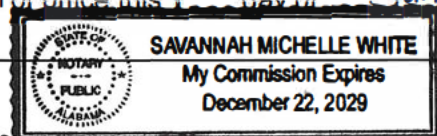
Property Owner's Signature: [Signature] Date: 6/1/26

**STATE OF ALABAMA,
COUNTY OF LEE**

I, Savannah Michelle White, a Notary Public in and for said County and State, hereby certify that Kyu Jin Jang, JE Company, whose name is signed to the foregoing document, and who is known to me or acknowledged before me on this day, that being informed of the contents of said document, did execute the same voluntarily on the day that bears the same date.

Given my hand and seal of office this 1st day of June

Notary Public



My Commission Expires: _____

READ. THE FOLLOWING GENERAL USE STANDARDS, (E) PARAGRAPH (1-5) OF **SUBSECTION 8.17 CONDITIONAL USES; E. General Use Standards.**

1. No application for a conditional use permit shall be approved unless the Planning Commission shall specifically find the proposed conditional use appropriate in the location for which it is proposed. This finding shall be based on the following criteria.
2. The proposed use shall be in harmony with the general purpose, goals, objectives, and standards of the Comprehensive Plan, this ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City.
3. There shall be a community need for the proposed use and a need to provide or maintain a proper mix of uses both within Opelika and also within the immediate area of the proposed use: (a) the proposed use shall not result in either a detrimental concentration of a particular use within the City or within the immediate area; and (b) the area for which the use is proposed is not better suited for or likely to be needed for the uses that are permitted as a matter of right within that district, in light of policies or programs of the City of Opelika.
4. The proposed use at the proposed location shall not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-ways, or other matters affecting the public health, safety, and general welfare, either as they not exist or as they may in the future be developed as a result of the implementation of provisions and polices of the Comprehensive Plan, this ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City or other governmental agency having jurisdiction to guide growth and development.
5. The proposed use in the proposed area will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities, and services specified in this subsection. Where any such improvements, facilities, utilities, or services are not available or adequate to service the proposed use in the proposed location, the applicant shall, as part of the application and as a condition to approval of the proposed conditional use permit, be responsible for establishing ability, willingness and binding commitment to provide such improvements, facilities, utilities, and services in sufficient time and in a manner consistent with the Comprehensive Plan, this ordinance, the other plans, programs, maps and ordinances adopted by the City to guide its growth and development. The approval of the conditional use permit shall be conditional upon such improvements, facilities, utilities, and services being provided and guaranteed by the applicant.

ANSWER THE FOLLOWING QUESTIONS TO THE BEST OF YOUR KNOWLEDGE AND ABILITY. YOUR ANSWERS PROVIDE THE PLANNING COMMISSION AND STAFF THE BASIS FOR REVIEWING YOUR REQUEST. ANY QUESTION UNANSWERED WILL BE RETURNED TO YOU FOR COMPLETION.

1) How is the proposed use appropriate in the location for which it is proposed? Development is part of a commercial park with other similar commercial office developments.

2) Will the use result in a substantial adverse effect on adjacent properties, the character of the neighborhood, traffic conditions, public infrastructure, etc.? No, the site is part of a planned commercial development and all infrastructure is in place.

3) What precautions will be taken to minimize any adverse effects from the proposed use on surrounding property owners? All appropriate bufferyards will be implemented and any outdoor lighting will not be directed towards residential properties. Access will be taken from the existing internal street.

APPLICATION REQUIREMENTS

1. Application due 1st Tuesday of each month. (Meeting 4th Tuesday of each month at 3:00 PM CT; Work Session is 4th Tuesday each month at between 2:00 and 2:45 PM CT before each PC Meeting, start times may vary depending on what must be covered during the Work Session. Times for each session are given in the agenda documents).
2. Authorization to Act as Applicant signed by property owner and notarized, if applicable
3. Copy of the current deed
4. Submit 26 copies of the Site Plan (21 - 11 x 17 if legible; 4 - 24 x 36; 1 - 8 x 11). Copies must accompany and be made part of this application.
5. Conditional Use fee = \$125 application fee. Checks are payable to the City of Opelika.
6. Conditional use approval shall expire in one year after approval date. **FEE: \$125 Paid** _____

CERTIFICATION

I, David A. Slocum, P.E., HEREBY CERTIFY that this application is made with my approval, as property owner or authorized applicant designated by the property owner, as evidenced by my signature below. This application, site plan, and all other information are submitted with the full authorization and knowledge of the property owner(s). The undersigned below hereby swears to be the authorized applicant designated by the property owner(s) as representative or agent for the property owner(s) and therefore the undersigned is authorized to make said application and submit said documents on this request. I certify that I have read and understand the contents of this application, and that this application together with the requirements set forth in Section 8.16 *Site Plan Review* and all supplemental information is a true representation of the facts concerning this request.

OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE: 		DATE:
(PRINT NAME)	David A. Slocum, P.E.	6/1/26

STATEMENT OF UNDERSTANDING

I, David A. Slocum, P.E. (property owner or authorized applicant) UNDERSTAND this Conditional Use Request must be filed with all to the requirements of the Opelika Zoning Ordinance and all other information requested or required by City Departments in order to be considered complete. I UNDERSTAND that this application will not be filed until all required information has been received and further understand that the City reserves the right to postpone this request until such time as the requirements are met. I UNDERSTAND that City Department staff is available for the purpose of reviewing my site plan prior to submission deadline. I UNDERSTAND that if the request is approved the approval applies only to the property(s) shown on the site plan submitted and reviewed by the Opelika Planning Commission. I UNDERSTAND that at a later date if adjacent or other property(s) are expected to be used in association with an approved conditional use then a Conditional Use request must be submitted for the use of such adjacent or other property(s). I UNDERSTAND that the City may require additional information, requirements, or require modifications to the site plan at any time during the process as deemed necessary to accomplish the proper and orderly development of this proposal. I UNDERSTAND that if conditional use is granted by the Opelika Planning Commission then I must submit structural drawings (building plans) as required for review and approval by the applicable departments prior to issuing a Building Permit. The said drawings shall be submitted to the Building Inspection Division for review (Building Inspection 705-5420). I UNDERSTAND that if a request for conditional use is approved or approved subject to conditions, I must acknowledge such approval in writing and unconditionally accept and agree to any conditions imposed on the approval within fifteen (15) days following approval by the Opelika Planning Commission. In the event the conditional use request is not approved or is approved subject to conditions not acceptable to me, I may within the fifteen (15) days either appeal such decision to Circuit Court or abandon the application at the expiration of this fifteen (15) day period.

OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE: 		DATE:
(PRINT NAME)	David A. Slocum, P.E.	6/21/26

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: July 28, 2026

Agenda Item #: A-1

Action Requested: Conditional Use – Office Warehouses

Location of Property: 1108 Walker Gray Court

Property Owner(s): JE Company
David Slocum, Pinnacle Design Group, Inc., authorized representative

Current Land Use: Undeveloped

Current Zoning: C-3, GC-P

**Surrounding Zoning Districts
And Land Uses:**

North	C-3, GC-P	Undeveloped
South	R-5M	Mobile Home Park
East	C-3, GC-P	Office warehouses
West	C-2, GC-P	Residential/Veterans Parkway

Proposal

The applicant, JE Company LC, is requesting conditional use approval for a 10,657 square foot office-warehouse building on a 36,000-sf lot in a C-3, GC-P zoning district. The company has five employees. In the C-3, GC-P zone a storage warehouse with all goods (products, material, equipment, etc.) stored within an enclosed structure requires conditional use approval. Any storage outside a building is prohibited in the C-3, GC-P zone.

The lot is a double-frontage lot facing two streets – Veterans Parkway and Walker Gray Court. Veterans Parkway, a Gateway Corridor, is selected as the front yard with a minimum 40’ setback. There is no access to the lot from Veterans Parkway. The lot is accessed from Walker Gray Court, a cul de sac street. The access from Walker Gray Court is also the ‘side yard on street’ for the lot that requires a minimum 30’ setback.

The proposed office warehouse building meets the minimum 30’ side yard on street setback along Walker Gray Court, and meets the minimum 20’ side setbacks on the north and south side property lines. The minimum front setback along Veterans Parkway is 40 feet, but the proposed setback is 20 feet. The Zoning Ordinance (Section 7.3A. note #6) allows the Planning Commission to grant a variance from the 40’ minimum setback requirement if an alternative driveway or street is provided. In this case, Walker Gray Court is the alternative street. There is no driveway access to the lot from

Veterans Parkway. Planning recommends a 20-foot variance from the 40-foot minimum setback along Veterans Parkway.

A total of 8 off-street parking spaces (ps) required: (5 ps for five employees and 3 ps per 4,000 sf of warehouse space). The site plan shows 11 parking space that includes one handicap space. All parking spaces are in the front yard facing the Walker Gray cul-de-sac.

The landscape plan meets minimum requirements for base and parking lot points, and includes residential and Gateway Corridor buffers as required. A minimum of 100 base points and 11 parking lot points are required, and the plan exceeds these minimums. A residential zoning district (R-4M) borders the applicant's lot along the south property line, and a residential buffer is shown as required. An existing fence is along the south property line installed years ago by the adjacent mobile home park property owner. The landscape plan shows a staggered row of evergreens at least 6 foot wide. Also, a Gateway Corridor landscape buffer is shown on the plan along Veterans Parkway as required. The Gateway buffer consists of a staggered rows of evergreen shrubs (Florida Anise) that grow 10 to 15 in height and 6 to 10 feet in width. The maximum impervious surface allowed is 70% of the lot. The landscape plan has 62.7% of lot area as impervious.

The building's exterior material is a brick wainscot three feet high and then architectural metal panels above the wainscot. The wainscot and panel is on all sides of the building. The applicant said the architectural panel will match the exterior panels on existing buildings on Walker Gray Court. Elevations are in the PC packet.

The site plan shows a 12x12 dumpster pad that is enclosed with a fence on all three sides and a double gate entrance. The fence and gate must be at a height, so the dumpster pad is not seen from outside the enclosure. The landscape plan shows trees and shrubs near the dumpster pad.

Staff recommends conditional use approval subject to the following:

1. Planning Commission approve a 20 foot variance from the minimum 40-foot front setback along Veterans Parkway.
2. Outside storage is prohibited in the GC-P zoning district.
3. Any fencing must meet Gateway Corridor standards in Section 7.6 of Zoning Ordinance.
4. Outdoor lighting must not exceed 1 foot candle at the property line.
5. The rear wall of the proposed building will be 20 feet from the Veterans Parkway right-of-way, a Gateway Corridor. All utility meters, air conditioning units and similar mechanical units shall be screened so as not to be visible from a public right-of-way. All rooftop mechanical units shall be screened from the gateway corridor by a parapet wall or other acceptable methods.

Engineering Department Report

The applicant will be required to submit site construction and grading plan for the drainage, utility, and roadway access installation to the Engineering and Public Works Departments and utilities for review and approval. Once review and comments have been made, a preconstruction meeting will be scheduled prior to construction. This meeting will discuss the expectations and requirements of the City and utility departments. After all needed State and Federal permits have been submitted for review a Notice to Proceed and Land Disturbance Permit will be issued.

Engineering has no other comments or concerns regarding the proposed Conditional Use approval.

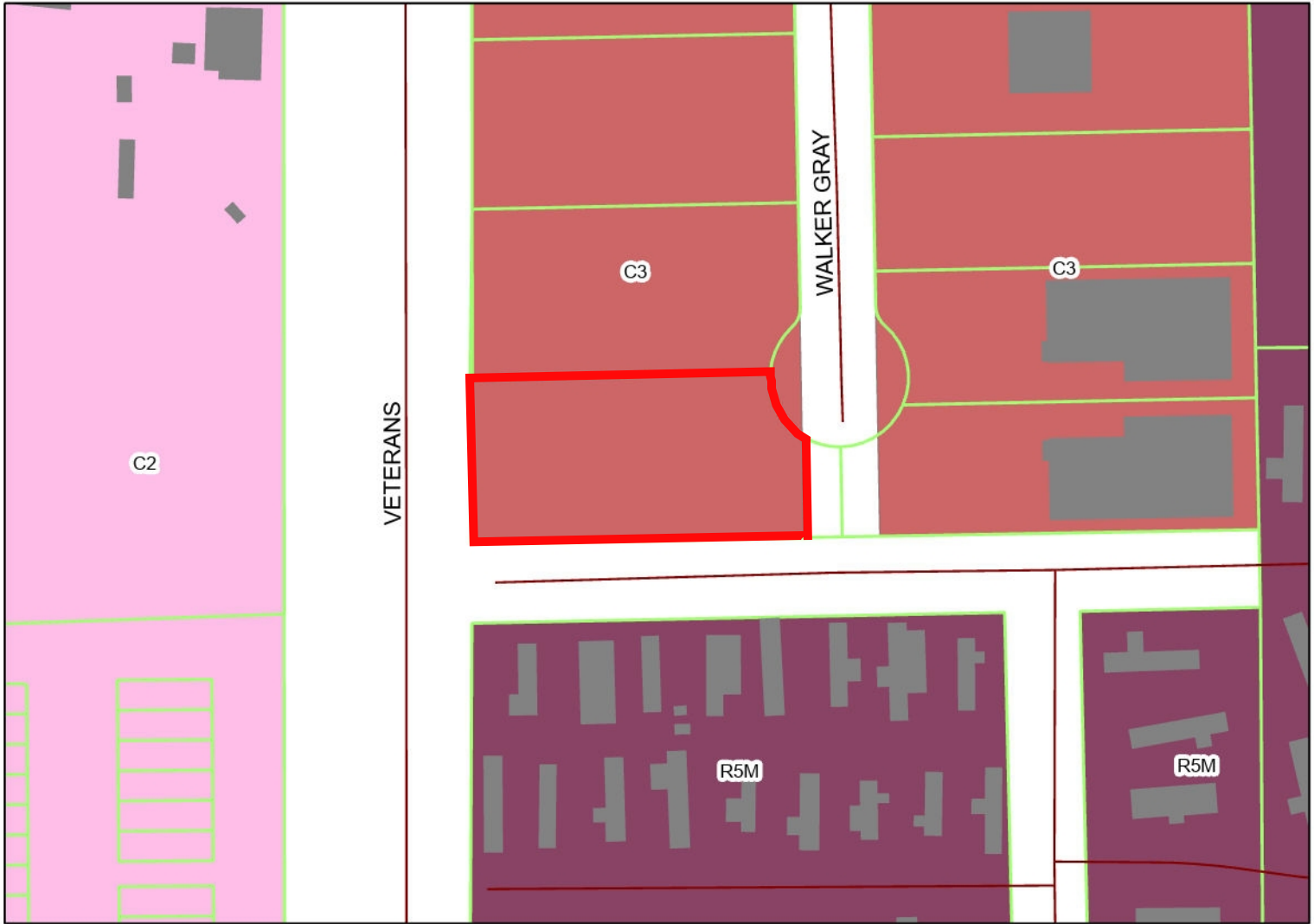
Opelika Water Board

1" service line currently serves the lot on Walker Gray Court

Opelika Power Services

This property is in the Opelika Power service territory.

**JE COMPANY LLC OFFICE WAREHOUSE
1108 WALKER GRAY COURT
CONDITIONAL USE, A-1**



The applicant is requesting approval for a 10,657 sf building consisting of a 9,023 sf warehouse and 1,634 sf office space. The 36,000 sf lot is located in a C-3, GC-P zoning district.



Subject Property

The City of Opelika does not guarantee this map to be free from errors or inaccuracies. The City of Opelika, Alabama disclaims any responsibility or liability for interpretations from this map or decisions based thereon. The information contained on this map is a general representation only and is not to be used without verification by an independent professional qualified to verify such

	PROPERTY LINE
	EXISTING FENCE LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD POWER LINE
	EXISTING STORM WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING UNDERGROUND POWER LINE
	EXISTING FIBER OPTIC LINE
	EXISTING UNDERGROUND TELEPHONE LINE
	EXISTING CABLE TV LINE
	EXISTING CONCRETE
	PROPOSED STANDARD DUTY ASPHALT
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED CONCRETE
	PROPOSED GAS LINE
	PROPOSED OVERHEAD POWER LINE
	PROPOSED UNDERGROUND POWER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED DOMESTIC WATER LINE
	PROPOSED FIRE WATER LINE
	PROPOSED STORM WATER PIPE
	PROPOSED ELECTRICAL TRANSFORMER

1. ALL DIMENSIONS USED TO SHOW THE LAYOUT OF THE PROPOSED FEATURES ARE SHOWN AT THE FACE OF CURB OR OUTSIDE FACE OF BUILDING.
2. SEE ARCHITECTURAL PLANS FOR ACTUAL DOOR LOCATIONS AND OTHER BUILDING SPECIFICS. THERE SHALL BE A 5'x5' LANDINGS AT ALL EXTERIOR DOOR LOCATIONS SLOPED NO GREATER THAN 2% IN ALL DIRECTIONS.
3. A SEPARATE SIGN PERMIT IS REQUIRED FOR ANY ONSITE SIGNAGE.
4. ALL WORK WITHIN THE CITY OF OPELIKA RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CURRENT CITY OF OPELIKA SPECIFICATIONS.
5. ALL TRAFFIC CONTROL SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM PRACTICE CONTROL DEVICES, LATEST EDITION.
6. ALL ADA RAMP, PARKING SPACES, SIGNAGE, AND STRIPING, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST ADA STANDARDS FOR ACCESSIBLE DESIGN. ALL RAMPS SHALL HAVE A 1:12 MAX. SLOPE AND A 2% MAX. CROSS SLOPE. ALL ADA PARKING SPACES SHALL HAVE NO MORE THAN 2% SLOPE IN ANY DIRECTION INCLUDING THE PARKING SPACE, AREA AND HATCHED AREA. ALL SIDEWALKS SHALL HAVE A 5% MAX. RUNNING SLOPE AND A 2% MAX. CROSS SLOPE

THE CONTRACTOR IS HEREBY NOTIFIED THAT THE PRESENCE OF ALL EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, IS NOT GUARANTEED TO BE FULLY DEPICTED ON THESE PLANS. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO:

1. IDENTIFY AND LOCATE ALL EXISTING UTILITIES PRIOR TO COMMENCING ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
2. UTILIZE APPROPRIATE METHODS FOR UTILITY LOCATION, INCLUDING BUT NOT LIMITED TO, CONTACTING "811" FOR PUBLIC UTILITY LOCATES AND RETAINING A QUALIFIED PRIVATE UTILITY LOCATE SERVICE FOR UTILITIES ON PRIVATE PROPERTY.
3. EXERCISE EXTREME CAUTION AND IMPLEMENT ALL NECESSARY PRECAUTIONS TO PRESERVE AND PROTECT ALL EXISTING UTILITIES, PUBLIC AND PRIVATE, FROM DAMAGE THROUGHOUT THE DURATION OF THE PROJECT.

ZONED: C-3 W/ GC-P OVERLAY
PROPOSED USE: WAREHOUSE
FRONT BUILDING SETBACK: 40' (20' W/ VARIANCE APPROVAL)
SIDE BUILDING SETBACK: 20'
SIDE BUILDING SETBACK AGAINST STREET: 30'
REAR BUILDING SETBACK: 20'
MAX. FAR: 50%
PROPOSED FAR: 30%
MAX. ISR: NONE
MAX. BUILDING HEIGHT: 75'
PROPOSED BUILDING HEIGHT: TBD
PARKING REQUIREMENT: 1 SPACE PER EMPLOYEE PLUS 1 SPACE/4,000 SQ
EMPLOYEES: 5
PARKING REQ'D: 5 + (10,657/4,000) = 8
PARKING PROVIDED: 11

[illegible]

The map shows the proposed site location in Pepperell, Massachusetts. The site is marked with a black rectangle and the word "SITE" in bold. The map includes major roads such as Route 38, Route 280, and Route 604. Other labeled areas include Pepperell, WJHO, and various industrial zones like PEP E WT, PEP-MGF, and CSXT. The map also shows the location of the WJHO station and the CSXT line.

Client

JE COMPANY, LLC
MR. KYU J N (HENRY) JANG
1596 Jemison Place
Auburn, AL
334-332-0912

SITE DEVELOPMENT PLANS FOR
JE COMPANY
1108 WALKER GRAY CT
OPELIKA, AL

Seal



ALABAMA
LICENSED
No. 31670
PROFESSIONAL
ENGINEER
DAVID A. BLOOM
5-14-26

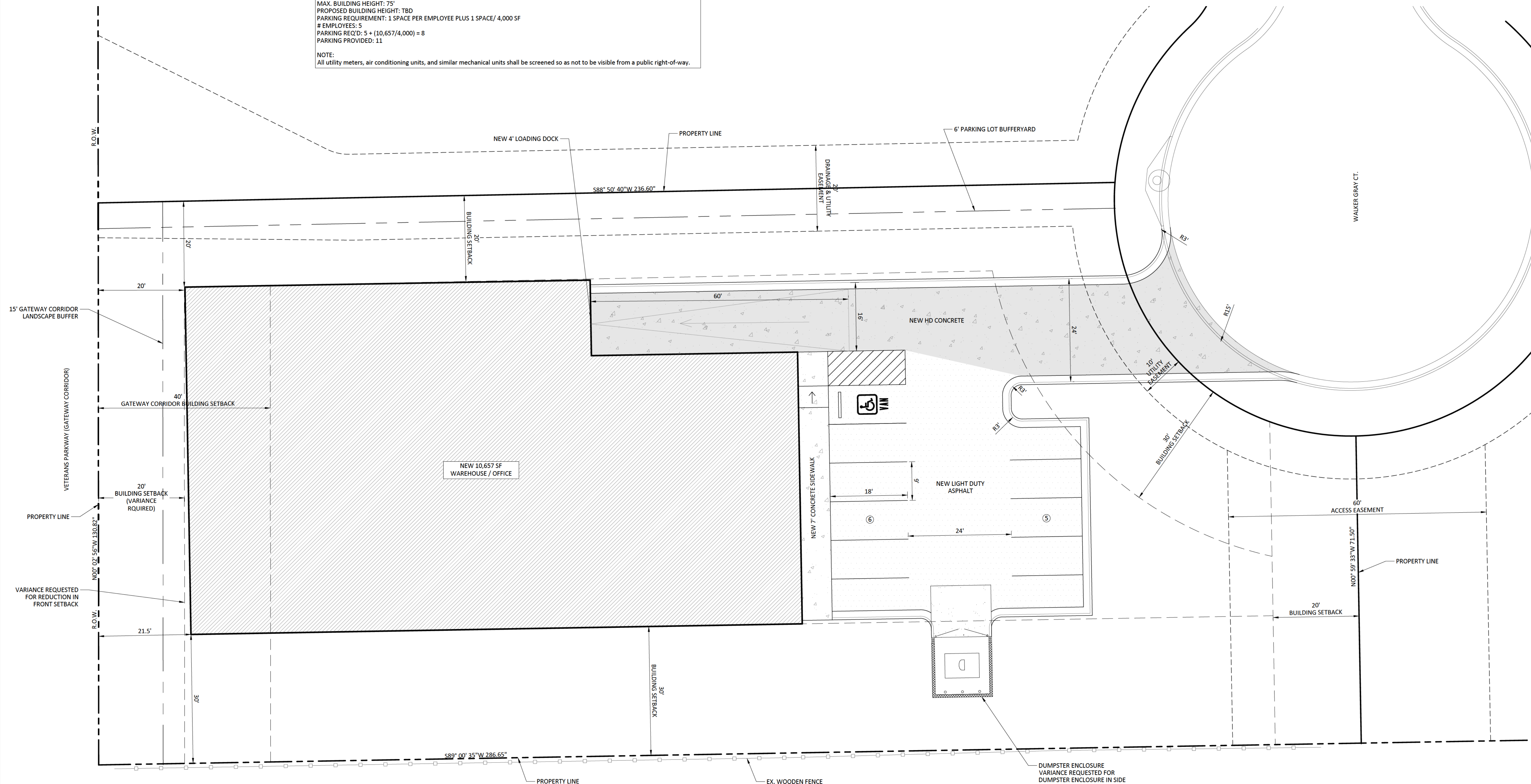
[illegible]

Scale



0 10° 20°

Project No.	Sheet No.
194.001	C-2.0
Date	
5-14-26	



[EXT]Re: [EXT]RE: [EXT]RE: [EXT]RE: [EXT]1108 Walker Gray Ct Questions

David Slocum <[REDACTED]>

To: Ogren, Marty <mogren@opelika-al.gov>

Cc: Josh Adamson; Savannah White

Marty,

As discussed, please table this request and we will submit the building elevations and landscape plan prior to the July 1st deadline for the July PC meeting.

Thanks



David A. Slocum, P.E

President

334.703.8860 | www.pinnacle-inc.net | 106B W. Veterans Blvd., Auburn, AL 36832

From: Ogren, Marty <mogren@opelika-al.gov >

Sent: Monday, June 8, 2026 10:40 AM

To: David Slocum <[REDACTED]>

Subject: RE: [EXT]RE: [EXT]RE: [EXT]RE: [EXT]1108 Walker Gray Ct Questions

From below email , the use is warehouse. If the business owner is warehousing "goods" that are products or materials that are manufactured or assembled then shipped out to customer then conditional use approval is required. The property is in a C-3, GC-P zoning district. Many uses in the Gateway Corridor Overlay Primary district and require Planning Commission approval.

Agenda Item

B-2

Vacation of Right-Of-Way

2401 JoAnn Drive (Faith Way)

(Opelika Industrial Development Authority)

Public Hearing

Motion: Send a positive or negative recommendation to Opelika City Council



**APPLICATION FOR
VACATION FOR STREET, ALLEY
OR EASEMENT**
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801



Date Submitted:	Meeting Deadline:
Agenda Item#	Meeting Date:

PART I. OWNER/APPLICANT INFORMATION:

Opelika Industrial Development Authority, P.O. Box 965 Opelika, AL 36803, (334) 705-5115

Owner Name	Address	Phone
(		
Agent Name (if applicable)	Address	Phone

PART II. STREET/ALLEY/EASEMENT INFORMATION:

Street/Easement Address: Portion of Jo-Ann Drive (cul-de-sac), Northeast Opelika Industrial Park, Opelika, Alabama

Current Zoning: M-2

Current Land Use: Undeveloped

a) Is the Petition signed and notarized by all Property Owners listed on the deed of adjoining the proposed Street/Alley/Easement? Yes

b) Does the Vacation of Street/Alley/ Easement deprive other property owners of their rights of ingress/egress or adversely affect other properties? No

If yes, explain: _____

PART III. PROVIDE AN EXPLANATION FOR THE REQUEST:

OIDA is requesting this street vacation to allow better use of the property for future development.

**PART IV. ATTACH A MAP SHOWING THE STREET/ALLEY/EASEMENT
PROPOSED TO BE VACATED:**

PART V.:

**I hereby request the Opelika Planning Commission to review my Vacation of
Street/Alley/Easement request for property located at (street address/location)**

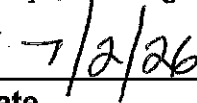
Portion of Jo-Ann Drive (cul-de-sac), Northeast Opelika Industrial Park, Opelika, Alabama

**. I understand that I may be required to
provide additional information with my application. The City may require
additional information or requirements, or waive certain requirements, at any time
during the process.**

1. The Planning Department will administer all requests to vacate right-of-way. Requests to vacate by abutting property owners will be processed according to §23-4-20 and §35-2-54 of the *Code of Alabama*.
2. In order to vacate the City of Opelika's interest in a public street right-of-way or alley, a completed Petition to Vacate must be submitted to the Planning Department along with other required documentation.
3. The Petition to Vacate Application shall be accompanied by a non-refundable filing fee of \$50.00 to the Planning Department to process the vacation request. In addition, the person(s) filing the Petition shall pay to the Planning Department a non-refundable fee (advertising fee) in the amount of \$700.00 to cover the estimated cost of advertising and the serving of notices on interested parties and utilities. The advertising fee includes the cost of publishing four (4) legal notices in a newspaper of general circulation. The advertising fee is an estimate only. If there are additional costs in excess of the \$700.00 advertising fee, such costs must be paid by the petitioner(s) prior to the mailing of notices of the public hearing to interested parties. No portion of any filing or advertising fee shall be refunded to the petitioner(s). The petitioners also bear the costs of providing any information necessary for the review process such as maps, drawings and legal descriptions.



Signature



Date

Filing Fee (non- refundable)	\$ 50.00
Advertising Fee (non-refundable)	<u>\$700.00</u>
TOTAL	<u>\$750.00</u>

Payment Type _____
Received By: _____



KATHRYN DAUGHERTY
My Commission Expires
February 9, 2028

NOTARY SIGNATURES

Before me, Kathryn Daugherty,
a Notary Public in and for said County and State, hereby
certify that John Sweetman,
whose name is signed to the foregoing petition as
SECRETARY [President, Chairman, etc.]
of Opelika Industries Development Authority
[Corporation, City], and who is known to me, acknowledged
before me on this date that he executed the same voluntarily
for and as the act of said corporation, being duly authorized
to do so, all on the day they say bears date. Given under my
hand and official seal of office

this the
Second
day of July, 2026

Kathryn Daugherty Notary Public

John Sweetman
(print name)

204 S 7th Street
(address)

Opelika AL 36801
(city, state, zip)

BY: [Signature]
(signature)

ITS: SECRETARY
(title)

DATE: 7/2/2026

I, the undersigned authority, a Notary Public in and for
said County and State, hereby certify that
_____,
whose name is signed to the foregoing petition, and who is
known to me, acknowledged before me on this day, that
being informed of the contents of said petition, he/she
executed the same voluntarily on this date. Given under
my hand and official seal of office this _____ day of
_____.

Notary Public

(Signature)

(print name)

(mailing address)

DATE: _____

I, the undersigned authority, a Notary Public in and for
said County and State, hereby certify that
_____,
whose name is signed to the foregoing petition, and who is
known to me, acknowledged before me on this day, that
being informed of the contents of said petition, he/she
executed the same voluntarily on this date. Given under
my hand and official seal of office this _____ day of
_____.

Notary Public

(Signature)

(print name)

(mailing address)

DATE: _____

I, the undersigned authority, a Notary Public in and for
said County and State, hereby certify that
_____,
whose name is signed to the foregoing petition, and who is
known to me, acknowledged before me on this day, that
being informed of the contents of said petition, he/she
executed the same voluntarily on this date. Given under
my hand and official seal of office this _____ day of
_____.

Notary Public

(Signature)

(print name)

(mailing address)

DATE: _____

CITY OF OPELIKA
Planning Commission
Planning Department Report

Meeting Date: July 28, 2026

Agenda Item: B-2

Action Requested: Vacate a portion of existing cul-de-sac right-of-way from Jo Ann Drive / Faith Way in the Northeast Opelika Industrial Park Fourth Revision, a Revision of Lot 6

Location of Property: Jo Ann Drive/Faith Way

Petitioners Opelika Industrial Development Authority

Existing Land Use Existing cul-de-sac

Proposal:

The petitioners are requesting the city to vacate the existing portion of Jo Ann Drive/ Faith Way cul-de-sac from Northeast Opelika Industrial Park Fourth Revision, a Revision of Lot 6. The right-of-way was originally platted during the initial design of the park and was the connection to the former Jo Ann facility.

This right-of-way was constructed as a turnaround area before the Jo Ann facility was constructed. The connection to the facility is in place. The turnaround area will no longer be required. All utilities have been notified to ensure no easements are required in this area. Economic Development has shared that the Opelika Industrial Development Authority has committed to the development of the Opelika Workforce Support Campus. This will include 3 phases, with the first phase dedicated as a medical clinic. The campus, when fully developed, will also include a dedicated daycare early education center and a workforce training center.

The planning staff supports the vacation of a portion of the cul-de-sac to provide a more complete shape of property to build the Opelika Workforce Support Campus. The property owners will own both sides of the existing right-of-way if the City Council approves the vacation.

Recommendation: Planning staff recommends the Planning Commission send a positive recommendation to the Opelika City Council to vacate this right-of-way.

Engineering Department Report

Engineering has no comments or concerns.

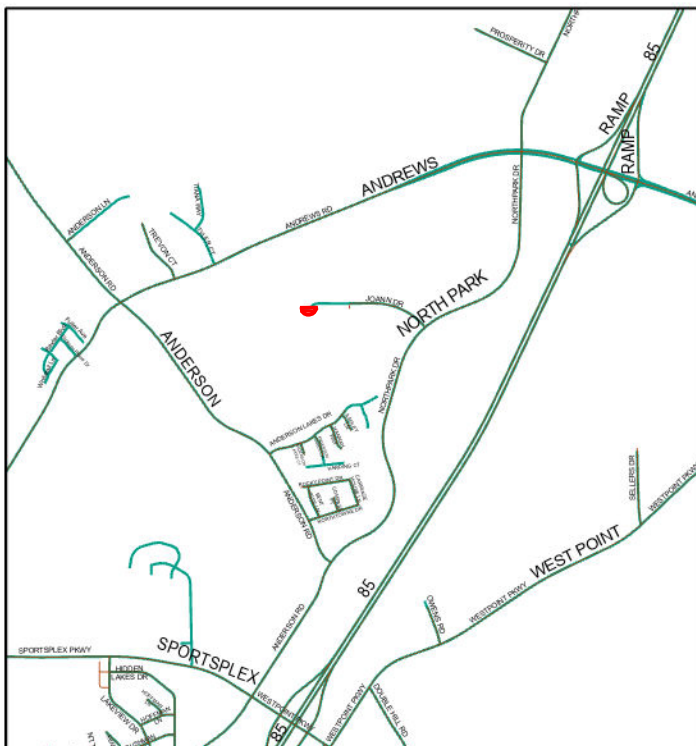
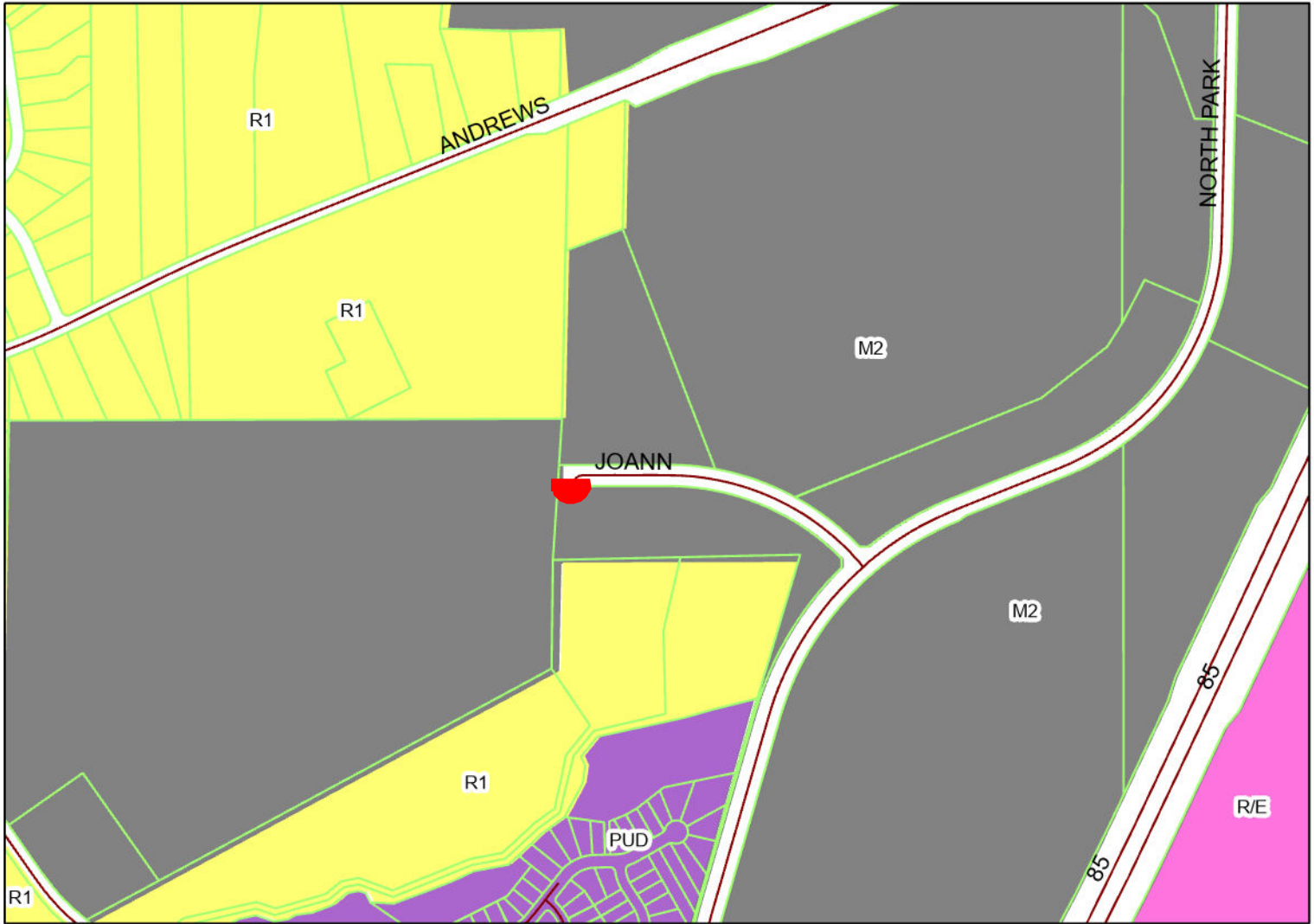
Opelika Water Board Report

Opelika Water board has not comments

Opelika Power Services Report

This property is outside of the Opelika Power service territory.

**JO-ANN DRIVE STREET VACATION
2401 JO-ANN DRIVE
VACATION OF STREET CUL-DE-SAC**



The applicant is requesting to vacate a portion of a cul-de-sac right-of-way on Jo Ann Drive.



Subject Property

The City of Opelika does not guarantee this map to be free from errors or inaccuracies. The City of Opelika, Alabama disclaims any responsibility or liability for interpretations from this map or decisions based thereon. The information contained on this map is a general representation only and is not to be used without verification by an independent professional qualified to verify such

REBECCA ETHERIDGE
SAGGUS
 Book 2013, Pg 46

POC
 FOUND CONC. MONUMENT
 SOUTHWEST CORNER OF THE
 NORTHEAST QUARTER OF
 SECTION 27, T-20-N, R-27-E,
 LEE COUNTY, ALABAMA

4X4" CMF



SCALE: 1" = 80'

CRAFTY (AL), LLC
 Book 2632, Pg 543
 Lot 6-A
 Northeast Opelika
 Industrial Park
 4th Revision
 PB 26, PG 83

OPELIKA INDUSTRIAL DEVELOPMENT AUTHORITY
 DB 2174, PG 676 Lot 7
 Northeast Opelika Industrial Park
 PB 20, PG 168

S 00°19'59" W
 317.21'

Jo-Ann Drive (100' ROW)

POB
 PROPOSED STREET VACATION
 5777 S.F.± (.133 AC.±) CRS

TOP STORM MH 713.61
 FL 24" RCP OUT(SW) 708.81
 FL 24" RCP OUT 709.43
 (FULL OF SILT)

N 89°51'45" E
 137.62'

6X8" CMF

RADIUS = 20.00'
 ARC DIST = 26.36'
 CH = S52°11'25"W
 CH DIST = 24.49'

RADIUS = 60.00'
 ARC DIST = 174.46'
 CH = N82°55'20"W
 CH DIST = 119.18'

50' BUILDING LINE

CRAFTY (AL), LLC
 Book 2632, Pg 543
 Lot 6-A
 Northeast Opelika
 Industrial Park
 4th Revision
 PB 26, PG 83

OPELIKA INDUSTRIAL DEVELOPMENT AUTHORITY
 DB 2174, PG 183
 A Portion of Lot 6B
 Northeast Opelika Industrial Park
 Fourth Revision,
 A Revision of Lot 6
 PB 26, PG 83

S 00°19'59" W 350.01'(A)

S 00°20'40" W 350.01'(P)

PROPOSED STREET VACATION
 A PORTION OF JO-ANN DRIVE
 OPELIKA, ALABAMA

EXHIBIT MAP
 GMC# CMGMZB0049
 06.25.2026
 DRAWN BY: MDL

2660 East Chase Lane, Suite 200
 Montgomery, AL 36117
 T 334.271.3200
 GOMONEYWORK.COM

GMC

**PROPOSED RIGHT OF WAY VACATION
A PORTION OF JO-ANN DRIVE (CUL-DE-SAC)
OPELIKA, LEE COUNTY, ALABAMA**

COMMENCE AT FOUND CONCRETE MONUMENT LYING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 27, T-20-N, R-27-E, LEE COUNTY, ALABAMA; THENCE RUN S 00°19'59" W, 317.21 FEET TO A CAPPED 1/2" REBAR SET (GMC CAP CA1196) LYING AT THE INTERSECTION OF THE NORTHEAST CORNER OF LOT 6-A, ACCORDING TO THE MAP OF NORTHEAST OPELIKA INDUSTRIAL PARK, 4TH REVISION, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF LEE COUNTY, ALABAMA, IN PB 26 AT PAGE 83 WITH THE SOUTH RIGHT OF WAY OF JO-ANN DRIVE, SAID POINT BEING THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, RUN N 89°51'45" E, 137.62 FEET TO A FOUND CONCRETE MONUMENT, SAID POINT LYING AT THE BEGINNING OF A CURVE; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND SAID CURVE (CONCAVE SOUTHEASTERLY, R=20.00'), A CHORD OF S 52°11'25" W, 24.49 FEET TO CAPPED 1/2" REBAR SET (GMC CAP CA1196); THENCE CONTINUE ALONG SAID RIGHT OF WAY AND SAID CURVE (CONCAVE NORTHERLY, R=60.00'), A CHORD OF N 82°55'20" W, 119.18 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PROPERTY LYING AND BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 27, T-20-N, R-27-E, LEE COUNTY, ALABAMA, AND CONTAINS 0.133 ACRES (5,777 S.F.), MORE OR LESS.

Agenda Item

C-3

Text Amendment To The Opelika Zoning Ordinance

Use Categories for alcohol uses

Public Hearing

Motion: Send a positive or negative recommendation to Opelika City Council

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: July 28, 2026

Agenda Item #: C-3

Action Requested: Text Amendment –
A. Amend Section 2.2 Definitions
B. Amend Section 7.3 Use Categories
Amend Section 8.28.5 Package Liquor Store

Package Liquor Store Amendment:

The proposed text amendments cover changes to the permitted use table and use standards for package liquor stores. Package liquor stores are stores that sell liquor for off premise consumption. This proposed amendment separates ABC operated stores owned by the State of Alabama from private package stores. This does not include stores that only sell beer or wine. This use was added to the zoning ordinance in 2010. The zoning ordinance currently limits where these stores can be located. Package liquor stores are allowed conditionally in the C-3 and M-1 zones.

The City of Opelika has six (6) private package stores and two (2) ABC Stores. The state package stores are between 3,500-4,000 square feet. The private stores are between 500-1,200 square feet. Five of the eight are located with Gateway Corridors. A common request is to allow additional package stores. This request usually comes from gas station owners or in commercial multi-tenant buildings. All the private package stores share a building with a gas station or are immediately adjacent.

Various studies by the Center for Disease Control and Prevention and other public health organizations recommend limiting alcohol density through zoning and other means. Higher density is linked to increased excessive drinking and violence. Common ways to do this are limiting the concentration and number of establishments. Other methods of regulating the use include setting minimum floor size, setting dispersal requirements and other reviews.

The proposed regulations set a dispersal requirement of 1,500 feet between different establishments. This is a very common requirement. Many cities have requirements ranging from 500 feet to 1 mile. The City of Opelika currently uses similar spacing requirements for body art, adult uses, and other uses.

The other minimum requirement is to set a minimum floor area for package liquor stores. Many of the current private stores share staff between convenience stores and liquor stores. Larger stores have dedicated staff to better ensure regulations and laws are met. The requirements also prohibit standalone package stores, but requires them to be tied to a “sister” store or larger

pharmacy or grocery store. This would not affect previously approved stores provided they are currently open or those approved specifically through a PUD.

These regulations allow for additional package liquor stores while also providing guidelines and regulations for how they operate.

Recommendation: A positive recommendation to City Council for the text amendments.

Engineering Department Report

The Engineering Department has no other comments or concerns with this proposal.

Opelika Utilities Board Report

No comment.

Opelika Power Services Report

No comment.

Underlined – added

~~Strikeout~~ - removed

Package Liquor Store

Section 2.2 Definitions

ABC Board. The State of Alabama Alcoholic Beverage Control Board.

Package Store. A place or premise for the principal purpose of selling at retail, alcoholic beverages by the keg, bottle, can, pack or case, for off-premise consumption.

Package Liquor Store. A business establishment licensed by the City where liquor is authorized to be sold in unopened containers for off premise consumption, including any City-licensed club or lounge that is also licensed by the ABC Board to sell and disburse liquor in unopened containers for off premise consumption. This shall not include liquor stores operated by the ABC Board nor a business selling only beer and/or wine for off premise consumption.

Beer & Wine Store- A business establishment licensed by the ABC Board to sell beer and/or wine to consumers for off-premises consumption. This shall not include establishments that sell products for on-premises consumption; those establishments where beer and wine sales are accessory to a principal use such as grocery stores, convenience stores, or pharmacies; nor those establishments that engage in the production of beer or wine.

ABC Store – A business establishment operated by the ABC Board that sells and disburse liquor in unopened containers for off premise consumption.

Underlined – added

~~Strikeout~~ - removed

Section 7.3. C Use Categories

USES

DISTRICTS

								<u>R-</u>				<u>M-</u>	<u>M-</u>	<u>I-</u>	<u>GC</u>	<u>GC</u>
<u>COMMERCIAL CONTINUED</u>	<u>R-1</u>	<u>R-1A</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-4M</u>	<u>R-5</u>	<u>5M</u>	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>	<u>1</u>	<u>2</u>	<u>1</u>	<u>-P</u>	<u>-S</u>
<u>Package Liquor Store</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>NC</u>	<u>C</u>	<u>N</u> <u>C</u>	<u>N</u>	<u>N</u>	<u>NC</u>	<u>N</u>
<u>Beer & Wine Store</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>
<u>ABC Store</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>

Section 8.28.5 Package Liquor Store Standards for Use

A. Purpose and Intent

The purpose and intent of this section is to regulate package liquor stores, which may have secondary effects on the neighboring areas and the community as a whole. These regulations shall apply to those establishments licensed by the City that sell liquor in unopened containers for off premise consumption. These regulations shall not apply to establishments that store, distribute, or sell liquor in bulk or wholesale to other retailers for sale. These regulations shall not apply to licensed and approved distilleries, micro-distilleries, or ABC Stores operated directly by the State of Alabama. These regulations shall not apply to establishments selling only beer and/or wine for off premise consumption.

The State of Alabama through the Alabama Alcoholic Beverage Control Board provides regulations regarding the licensing and operation of liquor or package stores and operators. Nothing in this section is intended to authorize or permit any establishment in violation of any city; county, state or federal ordinance, code or statute. The City has

Underlined – added

~~Strikeout~~ - removed

determined that this section is necessary to supplement other regulations to establish reasonable regulations on this use and any effects it may have on adjoining properties or the City and its residents.

- B. Package liquor stores must comply with the following requirements and any conditions required through Conditional Use approval:
1. No package liquor store shall be permitted within a radius of 1,500 feet of any other package liquor store. This distance shall be measured from door to door.
 2. The minimum gross floor sales area shall be 2,000 square feet.
 3. Package Liquor stores shall be an adjunct to one of the following enumerated primary businesses, of which the total area devoted to all retail sales must be at least 14,000 square feet:
 - a. Grocery store; and/or
 - b. Pharmacy.
 4. No sales shall be conducted through a walk-up window or drive-through.
 5. Burglar bars, steel gates, and steel-roll down doors or shutters are prohibited on the exterior of a structure when visible from any public or private street. Interior security burglar bars, steel gates and roll down doors shall allow 80 percent visibility into the tenant space and shall be fully retractable during business hours of operation.

Agenda Item

C-4

Text Amendment To The Opelika Zoning Ordinance

Use Categories for hemp/CBD uses

Public Hearing

Motion: Send a positive or negative recommendation to Opelika City Council

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: July 28, 2026

Agenda Item #: C-4

Action Requested: Text Amendment –
A. Amend Section 2.2 Definitions
B. Amend Section 7.3 Use Categories
Amend Section 8.28.6 Hemp/CBD and Tobacco Stores

Hemp CBD and Tobacco Store Amendment:

The proposed text amendments adds categories for stores that primarily sell tobacco, hookah or vape products, and for stores that sell CBD/hemp products either a primary use or in a secondary manner. In 2026, the State of Alabama began regulating CBD and hemp products through the Alabama Beverage Control board. Through this they created multiple types of classifications for retailers to sell CBD or hemp products. This amendment address how those and stores that primarily sell tobacco, hookah, or vape products are regulated with the City of Opelika.

Cities commonly regulate tobacco, hemp and CBD retailers through size and spacing requirements. This can include limiting the concentration and number of establishments. Other methods of regulating the use include setting minimum floor size, setting dispersal requirements and other reviews.

The proposed regulations set a dispersal requirement of 1,500 feet between different establishments. This is a very common requirement. Many cities have requirements ranging from 500 feet to 1 mile. The City of Opelika is proposing to regulate CBD and hemp products similarly to package liquor stores since the state has moved them within the ABC Board's authority.

The other minimum requirement is to set a minimum floor area for tobacco and hemp/CBD stores. The requirements also prohibit standalone CBD/hemp stores, but requires them to be tied to a "sister" store or larger pharmacy or grocery store. This would not affect previously approved stores provided they continue operations as a nonconforming use.

These regulations allow for additional CBD, hemp and tobacco stores while also providing better guidelines and regulations for how they operate.

Recommendation: A positive recommendation to City Council for the text amendments.

The Engineering Department has no other comments or concerns with this proposal.

Opelika Utilities Board Report

No comment.

Opelika Power Services Report

No comment.

Hemp/CBD and Tobacco Regulations

Section 2.2 Definitions

Tobacco-Vape Store - A business establishment utilized primarily for the sale of tobacco, hookah, or electronic smoking device products and accessories, or any combination thereof, and in which the sale of other products is merely incidental.

Hemp Store – A package liquor store or other business establishment with a Consumable Hemp Products Specialty Retailer License from the ABC Board to sell consumable hemp.

Pharmacy-Hemp Store - A pharmacy licensed by the Alabama State Board of Pharmacy with a Consumable Hemp Product Pharmacy License from the ABC Board to sell consumable hemp.

Grocery Store with Hemp Sales – A grocery store with a Consumable Hemp Products Retail Food Store license from the ABC Board to sell consumable hemp and that dedicates: (i) a minimum of 75 percent of the store’s selling area to the sale of food items listed in this subdivision; and (ii) at least 14,000 square feet of the store’s footprint to the sale of food items listed in this subdivision.

Section 7.3 C. Use Categories

USES

DISTRICTS

								R							G	G
						R-		-		C	C	M	M	I	C	C
		R-	R	R-	R-	4	R-	5	C	-	-	-	-	-	-	-
COMMERCIAL CONTINUED	R-1	1A	-2	3	4	M	5	M	-1	2	3	1	2	1	P	S

<u>Tobacco-Vape Store</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>
<u>Hemp Store</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>N</u>
<u>Pharmacy-Hemp Store</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>
<u>Grocery Store with Hemp Sales</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>

Section 8.28.6 CBD Hemp and Tobacco Standards for Use

A. Purpose and Intent.

The purpose and intent of this section is to regulate hemp stores, which may have secondary effects on the neighboring areas and the community as a whole. These regulations shall apply to those establishments licensed by the City that sell hemp, CBD, tobacco, or electronic smoking devices as a primary use. These regulations shall not apply to establishments that sell these products as accessory products in groceries or pharmacies.

The State of Alabama through the Alabama Alcoholic Beverage Control Board provides regulations regarding the licensing and operation of hemp and CBD stores and operators. Nothing in this section is intended to authorize or permit any establishment in violation of any city; county, state or federal ordinance, code or statute. The City has determined that this section is necessary to supplement other regulations to establish reasonable regulations on this use and any effects it may have on adjoining properties or the City and its residents.

B. Special Standards

Vape-tobacco stores must comply with the following requirements and any conditions required through Conditional Use approval:

1. No sales shall be conducted through a walk-up window or drive-through.
2. Burglar bars, steel gates, and steel-roll down doors or shutters are prohibited on the exterior of a structure when visible from any public or private street. Interior security burglar bars, steel gates and roll down doors shall allow 80 percent visibility into the tenant space and shall be fully retractable during business hours of operation.

Hemp Stores must comply with the following requirements and any conditions required through Conditional Use approval:

1. No hemp store shall be permitted within a radius of 1,500 feet of any other hemp store. This distance shall be measured from door to door.
2. No sales shall be conducted through a walk-up window or drive-through.
3. Hemp Stores shall be incorporated or part of an adjunct to one of the following enumerated primary businesses, of which the total area devoted to all retail sales must be at least 14,000 square feet:
 - a. Grocery store; and/or

b. Pharmacy

4. Burglar bars, steel gates, and steel-roll down doors or shutters are prohibited on the exterior of a structure when visible from any public or private street. Interior security burglar bars, steel gates and roll down doors shall allow 80 percent visibility into the tenant space and shall be fully retractable during business hours of operation.