



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.
November 29, 2022
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 PC CASES
- IV. NEW BUSINESS
 - A. **PLAT (Preliminary Only) - Public Hearing**
 - 1. National Village SD, Plat 6B (revised), 9 lots, accessed from Robert Trent Jones Trail, Goodwyn Mills & Cawood, LLC, authorized representative for Retirement Services of Alabama (RSA), Preliminary Approval
 - 2. National Village SD, Plat 3A, 61 lots, accessed from Robert Trent Jones Trail, Goodwyn Mills & Cawood, LLC, authorized representative for Retirement Systems of Alabama (RSA), Preliminary Approval
 - B. **FINAL PLAT**
 - 3. Fox Run SD, Phase 2A, 85 lots, accessed from Village Drive, Daniel Holland, authorized representative for Holland Homes, LLC, Final Approval
 - 4. Wyndham Gates SD, Pod 3, Phase 2, 8 lots, accessed from Alana Court and Raiden Circle, Doug Ransom, authorized representative for DRB Group Alabama, LLC, Final Approval
 - 5. Hidden Lakes SD, Phase 4, 73 lots, accessed from Hidden Lakes Drive, Blake Rice, Barrett-Simpson, authorized representative for 280 Land Company, LLC, Final Approval
 - C. **CONDITIONAL USE - Public Hearing**
 - 6. Kelly Wagoner & Foresite Group, LLC, authorized representative for THF/MRP Tiger Town, LLC and Cannon Timber and Land, LLC, accessed at 2125 and 2109 Frederick Road, Tiger Town PUD & C-2, GC-P, For a tire store (auto maintenance)
 - D. **REZONING - Public Hearing**
 - 7. (a) Amendment to the Future Land Use Map, accessed from Society Hill Road, 16.47, from a low-density residential land use category to a general commercial category.

(b) Rezoning request, Reynolds Cook, authorized representative for W.F. Cook Jr., accessed from 2701 Society Hill Road, 16.47 acres, from C-2 to C-3

8. (a) Amendment to the Future Land Use Map, accessed at the 2700 block of Society Hill Road, 67.6 acres, from a low-density residential land use category to a light commercial category

(b) Rezoning request, Bill Brown of the Brown Agency, authorized representative for Stephen Dee Ward and Shelby Dean Ward, accessed at the 2700 block of Society Hill Road, 67.6 acres, from C-2 & R-1 to C-2

V. OLD BUSINESS

E. **REZONING - Public Hearing**

9. (a) Amendment to the Future Land Use Map, accessed from Anderson Road, 229.2 acres, from a low-density residential land use category to a mixed-use category.

(b) Rezoning request, Foresite Group, LLC, authorized representative for Keith B. Norman, Electra Estates, 229.2 acres, accessed from Anderson Road, from R-1 to PUD *(This item was tabled at the September 27, 2022 meeting at the applicant's request)*

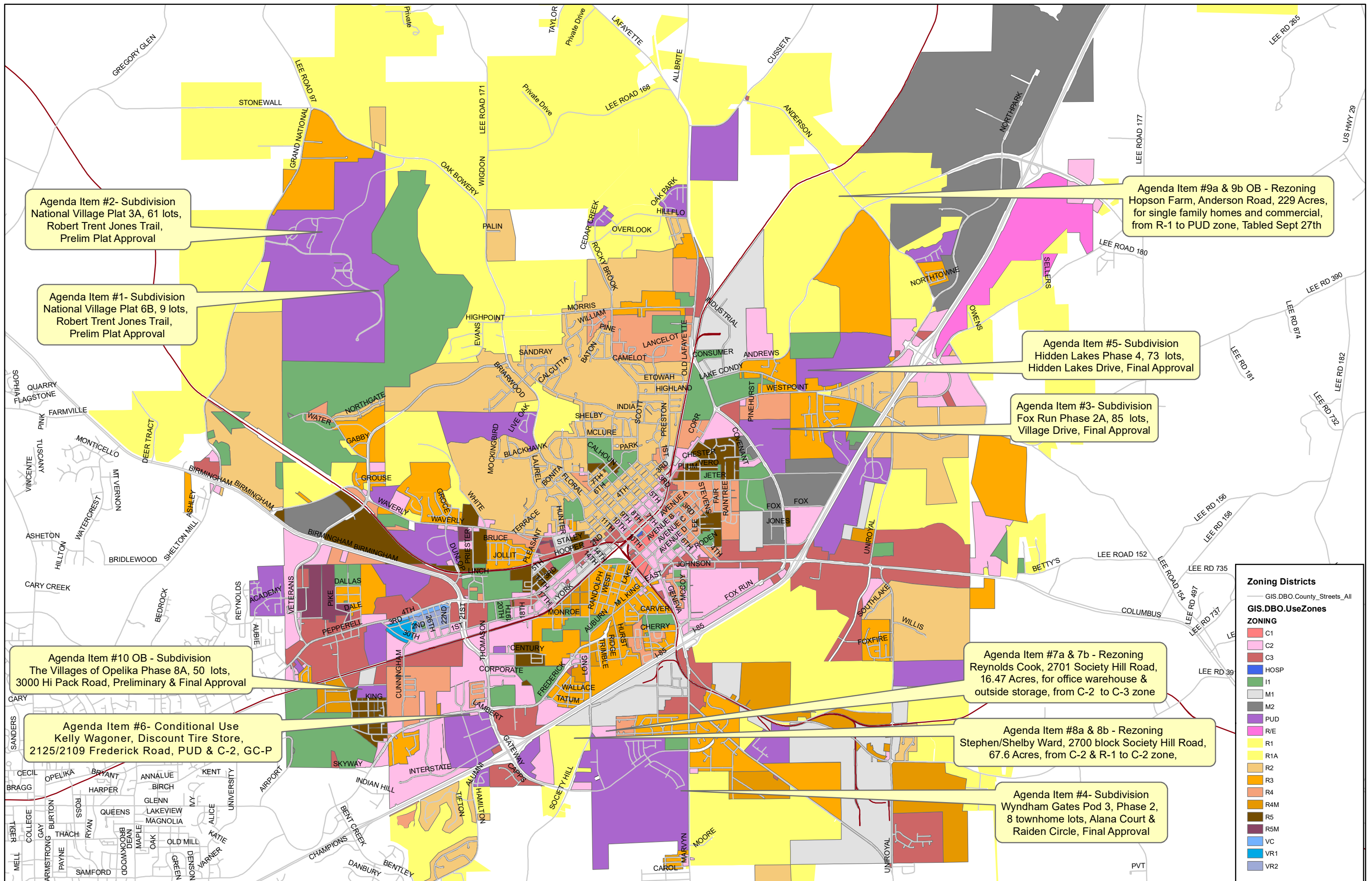
F. **FINAL PLAT**

10. The Villages of Opelika SD, Phase 1, 50 lots, accessed from 3000 Hi Pack Drive, Brian Lee, authorized representative for SP Opelika Ventures, LLC, Final Approval *(This item was tabled at the October 25, 2022 meeting at the applicant's request)*

VI. OTHER BUSINESS

- G. Opelika/Lee County inter-local agreement for planning jurisdiction

“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.
October 25, 2022
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

The City of Opelika Planning Commission held its regular monthly meeting October 25, 2022 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: Chairman Lewis Cherry, Mr. Ira Silberman, Mrs. Leigh Whatley, Ms. Lucinda Cannon, and Mr. Michael Hilyer.

MEMBERS ABSENT: Mayor Gary Fuller, Councilman George Allen, Dr. Arturo Menefee, and Mr. John Sweatman.

STAFF PRESENT: Mr. Matt Mosley, Planning Director
Mr. Martin Ogren, Assistant Planning Director
Mrs. Rachel Dennis, Planner
Mrs. Claire Barber, Planning and Zoning Technician
Mr. Scott Parker, City Engineer
Mr. Guy Gunter, City Attorney

CALL TO ORDER: Chairman Lewis Cherry called the meeting to order at 3:00 p.m.

Approval of Planning Commission Minutes September 27, 2022

RESULT:	Passed
MOVER:	Director Mike Hilyer
SECONDER:	Leigh Whatley
AYES:	Cannon, Chairman Cherry, Whatley, Silberman, Director Hilyer
NAYS:	None
ABSTAIN:	None

III. UPDATE ON PREVIOUS PC CASES

Mr. Mosley stated item number three, The Villages of Opelika, and item number ten have both requested to be tabled. These were both tabled at the last meeting and so you don't have to take any action on them.

IV. NEW BUSINESS

A. PLAT (Preliminary and Final) - Public Hearing

1. Whippoorwill Lakes SD, 18 lots, accessed from 6200 block of Lafayette Parkway, Anthony Crowder, authorized representative for Crowder Properties LLC, Preliminary and Final Approval

Mr. Mosley reported the applicant is requesting preliminary and final approval for 18 lots accessed from a cul-de-sac street named Mary Olive Road off Lafayette Parkway. Single-family home construction is planned. In this R-1 zoning district, the lots meet the 100 ft. lot width along the front property line or at the 50-foot building setback line. The lot sizes range from three (3) acre to 8.54 acres. Lot 6-B (3.11 acres), Lot 6-C (3 acres), Lot 6-D (3 acres), Lot 6-E (4.91 acres), and Lot 6-F (8.54 acres) have portions in a 100-year Floodplain. All lots will take access from Mary Olive Road.

This property is in the Saugahatchee Watershed which requires a minimum lot size of three (3) acres. Section 3.9 in the Subdivision Regulations states that residential development in the Saugahatchee Watershed shall have a minimum undisturbed vegetative buffer strips along perennial and intermittent waters based on slopes. This section also requires minimum building setbacks from perennial and intermittent waters based on slopes. In addition, the regulations provided an avenue to demonstrate to the Watershed Administrator that a lesser distance of buffer strip or building setbacks is adequate by using BMP's to reduce stream pollution (Subdivision Regulations Section 3.9 Buffer Area and Building Setback Requirements, Section a. at the end of the report⁽¹⁾). The applicant's surveyor is aware of these requirements and is working to ensure the Saugahatchee Watershed requirements are met.

Planning staff recommends preliminary and final approval subject to the following:

1. **Ensure cul-de-sac lots are a minimum of 100 feet lot width at the building line Lots 6-D – 6-I**
2. **Add a scale to the drawing.**
3. **Lot 6-A and 6-F has a note that states see Note 11. This note does not exist.**
4. **Remove the note about Opelika City Limits and Lee County Limits along the boarder, the surrounding properties are inside the Opelika City Limits.**
5. **Add the right of way width for Mary Olive Road.**
6. **The adjoining subdivision, Coggins Subdivision, Plat Book 41, Page 124, should be mentioned.**
7. **Record courses and distances should be shown alongside measured for comparison.**
8. **Add property owner to the lots adjoining 6-E and 6-F.**
9. **All utilities shall be underground.**

⁽¹⁾ Buffer Area and Building Setback Requirements.

1. A minimum one hundred (100) foot undisturbed vegetative buffer strip for slopes less than 10% or a two hundred (200) foot undistributed vegetative

buffer strip for slopes greater than 10% is required for development activities along all perennial and intermittent waters.

A minimum three hundred (300) foot building setback is required for slopes less than 10% or a five hundred (500) foot building setback is required for slopes greater than 10% along all perennial and intermittent waters.

The perennial and intermittent waters above shall be determined from the most recent versions of U.S.G.S 1:24,000 (7.5 minute) scale topographic maps, local government and reliable as determined by the Watershed Administrator shall be used.

The buffer strip and building setbacks shall be required unless the applicant demonstrates to the Watershed Administrator that a lesser distance (but not less than thirty (30 feet) is adequate by using BMP's to reduce stream pollution. Other evidence to reduce buffer distances may be based on topography, soils, geology, and other pertinent information or an impact study prepared by a professional engineer may be required.

Mr. Parker reported for Engineering, all of the Opelika Surveyors comments regarding the plat have been addressed. The Engineering Department has requested a materials and pavement investigation and report to be submitted to determine the condition and build-up of the roadway. This report noted that the pavement applied many years ago as this subdivision was constructed does not meet the pavement thickness requirements today. It will be required that the applicant apply one more inch of asphalt prior to Final Plat OR submit a performance bond of 125% of the estimated cost to apply this asphalt.

The rest of the roadway and infrastructure has been inspected by the Engineering Department and meets standards.

The Engineering Department recommends preliminary and final plat approval of this subdivision.

Mr. Parker reported for the Opelika Utilities Board, water service is accessible by private well. The plat will need to show stream buffers according to the degree of slope.

Mr. Parker reported for the Opelika Power Services, this subdivision is outside the Opelika Power Service territory.

Chairman Cherry opened the public hearing.

No comments.

Chairman Cherry closed the public hearing.

Motion to grant preliminary and final plat approval with staff recommendations

RESULT: Passed

MOVER: Director Mike Hilyer

SECONDER: Ira Silberman

DISCUSSION: Ms. Cannon asked are there going to be streetlights out there?

Mr. Parker asked do we require streetlights?

Mr. Molsey stated I don't believe streetlights are a requirement of the City.

Mr. Parker stated Tallapoosa River Electric Co-Op supplies the power here

and I don't know what they require.

Ms. Cannon stated I just think it's going to be a pretty dark subdivision.

Mr. Mosley stated it does look like they are showing some light poles on the existing right-of-way, so it does look like street lights are available.

Ms. Cannon stated I would like to suggest that they have some.

Mr. Mosley stated yes ma'am. They are showing on this survey light poles about every other lot going down the street.

AYES: Cannon, Chairman Cherry, Whatley, Silberman, Director Hilyer

NAYS: None

ABSTAIN: None

B. FINAL PLAT

2. National Village SD, Phase 8A, 55 lots, accessed at 4209 Robert Trent Jones Trail, Steve Timms and Mike Maher, authorized representative for Retirement Systems of Alabama, Final Approval

Mr. Mosley reported the applicant is requesting final approval for a 51-lot subdivision accessed from Robert Trent Jones Trail, National Village Parkway, and Lake Lodge Boulevard. The overall density for the development is 0.686 units per acre⁽¹⁾.

The proposed units will be similar in size to those on in Section 7. The lots range in size from 7,451 to 26,027 square feet. Most of the lots fall in the 9,000 – 11,000 square foot range. Most of the lots show a 15-foot building line. The lots on Street B, Lots 42-51, have a 10-foot building line. The other building lines or setbacks are described in the plat notes as 15-foot front yard setback, 5-foot side yard setback, and 10-foot rear yard setback.

This plat also creates outparcels on Lots 52, 54, 55, and 56 that act as buffers or open space between streets and the residential areas. The purpose, ownership, and maintenance of these lots needs to be noted on the plat. The existing house and building lines on Lot 53 need to be shown on this plat.

Sidewalks should be consistent with the development pattern of the rest of the PUD, at the very least sidewalks will be required on one side of the street. All utilities shall be underground.

Staff recommends final approval subject to the following:

1. **Note that Lots 52, 54, 55, 56 are open space or green space and who will maintain these areas.**
2. **Area on Lot 55, behind the exiting lots on Lone Eagle Lane shall be left undisturbed.**
3. **Street A, B, and C should have their final names added before the plat is signed and recorded.**
4. **Show existing house on Lot 53 and building setback lines**
5. **Install sidewalks on at least one side of all streets.**
6. **All utilities shall be underground.**
7. **The flood note mentions a Phase 1D, not 8A.**

8. **Give name and recordation data for the portion of the previous subdivision that is being redivided. This appears to be Sunbelt Heights Subdivision, Plat Book 24, Page 123 but those lots are numbered, not lettered. If another subdivision, please provide the data for that one instead.**
9. **The plat name is misspelled in the title block.**
10. **Note 7 is incorrect in relation to Lots 42-51.**

(1) Planning Commission granted preliminary approval and a positive recommendation to City Council for a PUD amendment at the May 2021 Meeting. City Council approved the PUD amendment for this area July 20, 2021.

Mr. Parker reported for Engineering, all of the Opelika Surveyors comments regarding the plat have been addressed. The Engineering Department has been inspecting the construction and testing of the infrastructure in this subdivision. A Certification of Completion will be completed and signed by the Engineering and Public Works Directors as soon as all the infrastructure completion items below have been met and a positive recommendation for approval will be given:

- All drainage structures, aggregate base and pavement have been placed.
- All stop and roadway signs have been installed.
- Maintenance Bond of 25% of the estimated total infrastructure cost will need to be submitted.
- Performance Bond of 125% of the estimated cost to place the remaining roadway surface and sidewalks will need to be submitted.
- As-built documents of the roadway, and storm drain in the form of an Autocad and PDF digital file will need to be submitted to the Engineer Department. The required data should include location and elevations of all the inverts of the systems.
- The ROW and lots have been graded, and stabilized with seed and mulch, and other erosion/sediment control items will need to be added to protect against erosion and sediment issues.

If these requirements are met, the Engineering Department recommends Final Plat approval.

Mr. Parker reported for the Opelika Utilities Board, water service is accessible by Robert Trent Jones Trail.

Mr. Parker reported for the Opelika Power Services, this subdivision is outside the Opelika Power Service territory.

Motion to grant final plat approval with staff recommendations

RESULT: Passed

MOVER: Lucinda Cannon

SECONDER: Ira Silberman

DISCUSSION: Mr. Hilyer stated we can go ahead with the final approval but we will hold signatures. We have no vacuum test, no videos of the sewer testing, no street signs, and no asbuilts. Those will have to be completed before we sign the plat.

Mr. Cherry asked are you recommending that we go ahead and approve this?

Mr. Hilyer stated we will hold signatures. We are not going to sign the plat until it's complete.

AYES: Cannon, Chairman Cherry, Whatley, Silberman, Director Hilyer

NAYS: None

ABSTAIN: None

3. The Villages of Opelika SD, Phase 1, 50 lots, accessed from 3000 Hi Pack Drive, Brian Lee, authorized representative for SP Opelika Ventures, LLC, Final Approval

Mr. Mosley stated the applicant has requested that this item remain tabled until they can finish the street and sewer as well as a couple of other items.

C. CONDITIONAL USE - Public Hearing

4. Emily Key, accessed at 80 North Uniroyal Road, C-3, GC-P, Paintball field (outside recreation).

Mr. Mosley reported the applicant/property owner is requesting conditional use approval for a paintball field. The proposed outdoor recreational game is in a general commercial zoning district (C-3, GC-P). The paintball field property is 5.1 acres and about 3.5 acres is in the floodplain. A portion of the floodplain will be part of the paintball field. The paintballs are biodegradable, so paintballs in the floodplain are not a threat to water quality. If the floodplain is too wet, then paintball will be postponed for another day.

The applicant plans to open with one paintball field (210' x 120' or somewhat larger) and over time add two more fields. The applicant desires for the land to remain natural for this type of outdoor activities. Some minor brush clearing with hand tools is planned to make pathways and trails for participants to follow if desired including trails in the floodplain area. The floodplain topography will not be changed. Removing trees and heavy equipment grading is not planned; some grading may be necessary for the driveway and parking lot area.

Paintball hours of operation are Saturdays beginning at 9 AM until dark and Sundays from 12 noon until dark. A maximum of 35 people are able to play at one time. The paintball field must be reserved for groups to play. The paintball field is available on weekdays (M-F) for a birthday party or other special occasions by appointment. The limited days and hours of operation reduces any impact on adjacent properties.

Typically, a paintball game consists of five players on each team. A game plays several 'rounds.' So, when four out of five people on a team are hit with a paintball then a round is over. Then the two teams (10 participants total) reload their guns, strategize for round 2, and resume play. Or new teams are chosen and Round 2 is played. Only paintballs will be used, no paint grenades or smoke grenades will be used. The games are supervised by two referees. Each paintball field will have two referees. If additional fields are added two referees for each field are required.

The applicant said the paintball field's boundary lines are 210' x 120' or maybe a little larger. The boundary lines of a paintball field are identified with an 8-foot-high fence made of construction fabric material installed along the boundary lines. The fabric fence will also stop errant shots. The applicant said the paintballs shot from guns will have a maximum range or travel distance of 150 feet. The distance from the boundary line fencing to adjacent property

lines will be more than 150 feet. Therefore, errant shots near the boundary line fences will fall short of adjacent properties or adjacent right of ways (North Uniroyal Road and Columbus Parkway). The nearest adjacent commercial structure from the applicant's property line is 72 feet; the nearest dwelling is 82 feet.

The applicant plans to construct two to four 10' x 12' fort-like structures made of pallets on the paintball field. The pallet structures will be at different locations on the field used by participants. The wall structures are made of 4"x 4" corner posts with 4'x 4' pallets attached to the posts and pallets laid on the ground for a floor. The roof is a primitive style made of branches and thatch. A larger pallet structure will be built as a convenience store to purchase snacks and drinks. A storage shed will be installed on the property to store the paint balls; the paint balls must be stored at a regulated temperature so they do not deteriorate and cannot be used. There will be no building for a person to enter.

The applicant desires to install recycled asphalt for the parking lot and driveway from North Uniroyal Road.

Outdoor lighting will not be provided, because paintball activities end when its dark. If the business is successful, business hours may be extended and outdoor lighting installed.

Portable toilet facilities (porta potties) will be used for restrooms and the number of toilets depend on the number of paintballs players and how many hours they will be on the property. The applicant said that at least two portable toilet facilities potties will be provided.

Power will be available for the business but no public water.

Recommendations

Conditional use approvals with conditions satisfied by the applicant become permanent approvals. Staff recommends a time limit on this conditional use for two years so staff can address possible unexpected concerns with this outdoor recreation use in a natural setting. All business and management activities are conducted outside. There are no permanent buildings proposed. The Zoning Ordinance has no standards on commercial outdoor recreation uses. The two year time limit allows the applicant time to establish her new business (the applicant's first outside recreational business) and provides the City time to review relaxed standards and requests from the applicant such as temporary portal toilet facilities, observe conditions of the recycled parking lot material, if the minimum 12 off street parking requirements are adequate, and address any concerns with no public water for the business, and any other unforeseen negative outcomes that may need attention.

Staff recommends a temporary conditional use approval for two years that expires on November 1, 2024 subject to the following conditions.

1. The paintball business must cease from business activities on Nov 1, 2024. At any time before the Nov 1, 2024 expiration, the applicant/property owner may apply for renewal or permanent conditional use approval. After November 1, 2024, the applicant is required to submit a new conditional use permit application. Additional conditions may be required with the new conditional use request to address any issues or concerns.
2. A public sewer system connection is not proposed for this use. Portable toilet facilities will be used. The portal toilets must be hidden and/or screened with an opaque fence as

necessary out of view from right of ways and the parking lot. Before the business opens the health department must determine the required number of portable toilet facilities to be installed to serve participants and employees to protect public health. The health department requirements must be provided to Planning staff prior to the business license issued.

3. Provide at least 12 hard surfaced parking spaces for participants and employees. One parking space must be handicap accessible. (Section 8 Off-Street Parking provides – “Outdoor Recreational Uses: One parking space per 4 expected patrons at capacity.”) A buffer consisting of understory trees and shrubs is required between the parking spaces and North Uniroyal Road.
4. Only traditional paintball rounds (paintball shots) may be used. Paint grenades or smoke grenades are prohibited.
5. The applicant stated that a paintball round (shot) from a paintball gun will not exceed the distance from the boundary line fence to a property line to prevent paintballs from entering adjacent properties and right of ways. The applicant must have a sign posted that a player’s paintball gun must be tested before play resumes to determine if the player’s equipment exceeds velocity and the maximum 150 foot distance is exceeded.
6. The 8 foot high boundary line fence must be installed before paintball activities begin. A fence at 8 feet or higher requires a building permit.
7. The 10 x 12 pallet structure and store structure may require a building permit.
8. No scrap material, scrap vehicles or vehicle parts, scrap lumber or similar material allowed.
9. If outdoor lighting is installed a photometric plan is required approved by Planning providing light brightness that does not exceed one footcandle at all property lines.
10. Any activities within the flood plain shall be reviewed by the City of Opelika’s flood plain coordinator or Chief Building Official.
11. Amended conditional use shall be required for additional or expanded fields, a significant clearing of the property or playing area encroaching to within 150 feet of a property line.

Mr. Parker reported for Engineering, the Engineering Department cannot determine from the application what is going to be constructed or permitted. It is being assumed that the applicant will be required to submit a site construction and grading plan for the drainage, utility, post construction detention, and roadway installation to the Engineering and Public Works Departments for review and approval. Once this approval and all other utility approvals have been met, a Land Disturbance Permit will be issued in concurrence with any applicable State and Federal Permits.

The Engineering Department has no other comments or concerns with this proposed conditional use.

Mr. Parker stated from the report, it does not sound like a permit will be required from the Engineering Department for this development.

Mr. Parker reported for the Opelika Utilities Board, no comments.

Mr. Parker reported for the Opelika Power Services, this subdivision is inside the Opelika Power and Alabama Power Service territory.

Chairman Cherry opened the public hearing.

Emily Key, Key Concepts LLC, applicant, stated I am currently the owner of Axe Marks the Spot downtown, so this would not be my first entertainment venue for the citizens of Opelika. As far as having scrap vehicles and scrap materials, the goal for the first field is to be an apocalyptic theme. In the 80's when Chernobyl happened and everyone was commanded to leave the Village of Pripyat, I've been there in Ukraine and it's eerie and it's creepy to walk through these houses and streets and grocery stores where everyone just up and left. It makes for the perfect arena for a modern warfare type of paintball game. I do plan on having a little path cleared in the middle of the pallet structures. The structures themselves will be designed as homes, just little 10 feet by 12 feet shacks. I am the tiny house person so its kind of like that too with a little fridge, stove, a chair in the corner, and a newspaper lying on the ground so that it looks like everyone just up and left. Having a scrap vehicle with all the glass removed from it so that nothing can be shattered, broken, or hurt anybody, is part of the field. When Mr. Ogren and I were discussing this, we didn't even mention anything about vehicles until he submitted this report, so I would like that aspect removed if possible. I am concerned about the temporary approval. I am a three-time business owner and I have never opened a business knowing that two years from now it might be taken away from me. I know that I might cause it to be taken away if I am not successful and it's not making enough money. But as far as November 1, 2024, this Board being able to decide that maybe you don't like what I'm doing and not give me that further approval, at that point I would have invested a lot of my time and energy and finances into something for this community just to have it shut down. Then it truly would look like Pripyat, the outside of Chernobyl, at that point because it would be a ghost town in a matter of a week. If you can't do permanent approval, I would like at least something longer than two years. Even if you do take it away in the future, give me some time to make some of my money back before you do.

Chairman Cherry closed the public hearing.

Motion to grant temporary conditional use approval for two years that expires on November 1, 2024 with staff recommendations

RESULT: Passed

MOVER: Lucinda Cannon

SECONDER: Ira Silberman

DISCUSSION: Chairman Cherry asked is there an age limit?

Emily Key stated in general, anyone under the age of eight or so would not be allowed.

Chairman Cherry asked is supervision going to be required?

Emily Key stated paintball referees will be on site.

Chairman Cherry asked do you know that there is a stream on this property?

Emily Key stated yes, it follows the northern property line.

Chairman Cherry asked is there going to be any protection against people getting in the stream?

Emily Key stated I can put some sort of barrier up, but the field itself is going to have its own barriers per say and the creek runs along the northern property line, so people won't be traversing the creek at all. The creek will not be cutting through the actual fields or anything.

Chairman Cherry asked they won't be able to cross them?

Emily Key stated no. It's on the northern property line. Not enough of my property is on the other side of it.

Chairman Cherry asked are you going to put some protection down to keep them out of the creek?

Emily Key stated I can.

Mr. Mosley stated the blue line on the map is not the actual creek, that's the floodplain. The stream runs along the north part.

Chairman Cherry asked is there going to be adequate supervision there for people who get bit by a snake or something like that?

Emily Key stated yes sir. When you are playing paintball, you actually have to have a referee to keep people from cheating. I will have an extensive liability policy the same as with the axe throwing place.

Chairman Cherry stated I know you will have a liability policy, but that doesn't help someone who just got bit by a snake.

Emily Key stated yes sir.

Ms. Cannon stated the reason for the temporary approval doesn't have anything to do with your past businesses, but in the past businesses that you've had, you probably had water, sewer, toilets, lighting, and this has none of that. Before you go to that expense, we would like for it to be temporary and then you put in all of that. It's not to keep you from succeeding.

Emily Key stated my issue with that is that there are no plans for that and if I come back in two years and that's a demand, then that would shut the business down. It's outdoors for a few hours of the day. I've played professional paintball on teams in high school and it's kind of standard for paintball fields, especially in wooded areas. I'm not even sure about bringing sewer in in a floodplain that close to the creek. The plans just aren't there for the sewer. Possibly water, because it's only like \$4,000 with Opelika Utilities, but I just can't see bringing sewer in and there are no city ordinances that require it. I wanted composting toilets, but there are State ordinances against those for some reason. Without there being any ordinance against the portable toilets, it's a little disconcerting that it's a problem when there aren't any rules against it if that makes sense.

Mr. Silberman stated the concern I have is one of due diligence for this Commission. A lot of this is in the floodplain area. Do we know for a fact that the paint itself is not a problem long-term in terms of its runoff into the water? Is there some reference that we can refer to on that?

Emily Key stated yes sir. It's completely biodegradable.

Mr. Mosley stated I haven't seen any long-term studies on it but everything that I have seen does point to them being nontoxic and not an issue from an environmental standpoint.

Mr. Silberman asked and the degradable factor is not a negative?

Mr. Mosley stated if they get wet, I think they will start to fall apart. It doesn't appear that there have been any negative issues that have been discovered

just with the paint and paintballs themselves.

Mr. Silberman asked is there anything that we can reference to that point?

Emily Key stated only online research that I don't have to show you right now.

Mr. Mosley stated that generally lines up with what I saw. For the most part the balls themselves do not pose an issue.

Mr. Silberman stated you don't think it's necessary, but I would love to see some record of the fact that it's not an issue.

Mr. Mosley stated I can try to find some of that and send it to you.

AYES: Cannon, Chairman Cherry, Whatley, Silberman, Director Hilyer

NAYS: None

ABSTAIN: None

5. Candy Lanier, 2200 Frederick Road, C-2, GC-P, Roofing contractor office and warehouse.

Mr. Mosley reported the applicant is requesting conditional use approval for an office of contractor without equipment and material yard in a C-2, GC-P zoning district. The office is for a roofing contractor— Ram Roofing Services. The proposed office and warehouse are on Frederick Road across the street from the National Bank of Commerce, near offices & retail shops, restaurants, and Tiger Town shopping center. A C-2 zone is defined as office and retail type uses. However, outside storage for an “office of contractor without equipment and material yard” may be allowed with conditional use approval by the Planning Commission. A contractor’s office with equipment and material yard is prohibited. The property owner said the business owner understands that at the 2200 Frederick Road location the roofing company cannot have many vehicles stored, and the storage of material or equipment outside is prohibited. The roofing company has 6 employees, and currently located in Auburn.

The applicant stated the roofing company does not require outside storage of material or equipment. The company has a total of 10 parking spaces available next to the office & warehouse building for company vehicles, customers, and employee parking. The business owner said 3 or 4 employees will be staying at the office during the work week and after work hours 3 company vehicles will be parked behind the building. Only office work activities take place on Frederick Road.

The office warehouse will occupy a 3,360 square foot (sf) building with two roll-up doors (see photo below) on a 2.37 acre lot. (The roll up doors do not face Frederick Road but face the east side wall.) Any storage of roofing materials, supplies, and equipment will be kept inside the 3,360 sf building. Three other buildings are on the same 2.37 acre property but are not associated with the roofing business: an 1,800 sf tire store with street frontage along Frederick Road, and two buildings (3,800 sf and 4,400 sf) in the rear yard area used as commercial warehouses.

The exterior material of the 3,360-sf building has been improved. The property owner installed stone on the front wall covering the metal panels. The east wall with two roll-up doors faces an open parking lot and driveway that is visually exposed to Frederick Road. On the east side, stone was installed about 3 feet high along the entire east side. For the most part, the west side wall is partially screened from Frederick Road by the higher elevation of the adjacent property. These improvements were approved at the March 2022 Planning Commission meeting when a

car stereo business requested conditional use approval.

The property was first developed in the 1980s before the Landscape Regulations were approved. Most of the property is asphalt. As stated in Section 8.20 Zoning Ordinance if physical constraints exist (ex. asphalt) that prohibit the site from compliance then the site must comply as much as possible. The existing asphalt is considered a physical constraint that prohibits the property from conforming to the landscape requirements.

A dumpster is shown on site plan about 430 feet from Frederick Road near the rear property line of the 2.37-acre lot; the dumpster is not completely screened, but partially screened by an existing building and appears not seen from Frederick Road. If dumpster is seen from Frederick Road, then dumpster must be enclosed with an opaque fence and gated.

Recommendation

Staff recommends approval subject to no outside storage of materials and equipment.



Mr. Parker reported for Engineering, if no significant changes are proposed for the site, the Engineering Department has no other comments or concerns with this proposed conditional use application.

Mr. Parker reported for the Opelika Utilities Board, no comments.

Mr. Parker reported for the Opelika Power Services, this subdivision is inside the Opelika Power and Alabama Power Service territory.

Chairman Cherry opened the public hearing.

No comments.

Chairman Cherry closed the public hearing.

Motion to grant conditional use approval with staff recommendations

RESULT:	Passed
MOVER:	Director Mike Hilyer
SECONDER:	Leigh Whatley
AYES:	Cannon, Chairman Cherry, Whatley, Silberman, Director Hilyer
NAYS:	None
ABSTAIN:	None

6. Blake Rice, Barrett-Simpson, authorized representative for Staley Fincher, accessed at 3650 Pepperell Parkway,, C-3, GC-P, Veterinarian clinic (Fur Buds).

Mr. Mosley reported the applicant is requesting conditional use approval to construct a commercial building for a veterinarian clinic (Fur Buds) with two outside fence run areas. This business desires to move to 3650 Pepperell Parkway on 0.75 acres of a 17-acre parcel. A future subdivision will need to be approved for this portion to be divided into a separate lot. The applicant's representative stated nothing will be stored outside of the building.

The veterinarian clinic is shown with 11 parking spaces including one handicap space. Which meets the minimum standard. The applicant will have a shared driveway with an easement for ingress and egress on Pepperell Parkway along the western property line for future development of the lot.

The applicant's representative presented elevations of the veterinarian clinic on the front and sides. The building exterior walls will consist of fiber cement siding and trim as shown in the exhibits attached. The applicant's representative stated the rear side cladding material will be fiber cement siding and trim as well. All building elevations meet the exterior material requirements in the Gateway Corridor.

The applicant's representative submitted a landscape plan for this site. The landscape minimum point requirements for this site of 20,988 sf are 80 base points plus 11 parking points. This plan provides 107 base points and 11 parking points. A parking lot buffer is required for this property. Due to the configuration of the lots, the parking lot buffer will need to be placed on the edge of the development on the north side of the paved area. A wooden privacy fence is shown on the site plan (this is only for the rear area).

A private dumpster for this development is shown on the site plan. This area should be behind the wooden privacy fence. In addition, 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 designated gateway corridor by a parapet wall or other means. Plans must be approved by the relevant utility company for safety.

The proposed outside lighting must not exceed one (1) foot-candle at a property line. The applicant's representative is aware that the brightness of outdoor lighting must not exceed one (1) foot-candle at a property line. Outside lights for nonresidential properties/uses must be made up of a light source and reflector so that acting together, the light beam is controlled and not directed across an adjacent property. It is the intent of this provision to prevent light from spilling over to adjacent properties in amount that can create negative impacts (See Section 7.6 Gateway Corridor Overlay District, 6, a). Lighting Requirements)

Our Zoning Ordinance has Section 8.15 that provides standards for Veterinary Clinics:

As herein, defined, all veterinary clinics shall meet the following standards:

- A. *All areas for treatment, diagnosis and over-night boarding of animals shall be completely enclosed and heated and air conditioned in order to eliminate noise, odor, and insect problems.*
- B. *Fenced outdoor exercise areas shall be permitted provided no animal shall be boarded in such areas or be boarded in areas with direct access to such areas or exercised between the hours of 9:00 p.m. and 7:00 a.m. Such fencing shall be a minimum of six*

- (6) feet in height and shall be opaque or screened with landscape materials approved by the Zoning Administrator.*
- C. *Small domestic animals only shall be permitted on the premises and all horses, cows, sheep, goats, pigs, wild animals, food animals and other large animals shall be excluded except in the manufacturing zones.*
- D. *No veterinary clinic building or exercise area shall be established closer than one hundred (100) feet to any boundary of property in a residential zone.*

Staff recommends conditional use approval subject to the following:

- 1. Comply with Section 8.15 Veterinary Clinic Standards listed in this report.**
- 2. Add the parking lot buffer (northside) to the Landscape Plan.**
- 3. Outdoor lighting must not exceed one (1) foot candle at the property line. Outside lights for nonresidential properties/uses must be made up of a light source and reflector so that acting together, the light beam is controlled and not directed across an adjacent property. It is the intent of this provision to prevent light from spilling over to adjacent properties in amount that can created negative impacts (See Section 7.6 Gateway Corridor Overlay District, 6, a). Lighting Requirements).**
- 4. 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 designated gateway corridor by a parapet wall or other means. Plans must be approved by relevant utility company for safety.**

Mr. Parker reported for Engineering, the applicant will be required to submit a site construction and grading plan for the drainage, utility, post construction detention, and roadway installation to the Engineering and Public Works Departments for review and approval. Once this approval and all other utility approvals have been met, a Land Disturbance Permit will be issued in concurrence with any applicable State and Federal Permits.

Mr. Parker stated it is shown on the site plan that there is a service drive off of Pepperell Parkway. It should be noted that this is a shared drive and that it should be shared with the property to the west of this property. That has been discussed before and there is no issue for that with the applicant.

The Engineering Department has no other comments or concerns with this proposed conditional use application.

Mr. Parker reported for the Opelika Utilities Board, no comments.

Mr. Parker reported for the Opelika Power Services, this subdivision is outside the Opelika Power Service territory.

Chairman Cherry opened the public hearing.

No comments.

Chairman Cherry closed the public hearing.

Motion to grant conditional use approval with staff recommendations

RESULT:	Passed
MOVER:	Director Mike Hilyer
SECONDER:	Lucinda Cannon

AYES:	Cannon, Chairman Cherry, Whatley, Silberman, Director Hilyer
NAYS:	None
ABSTAIN:	None

7. Blake Rice, Barrett-Simpson, authorized representative for William C. Starr, 2521 Loyalty Loop Road, C-2, Office warehouse and retail development.

Mr. Mosley reported the applicant is requesting conditional use approval to construct two commercial buildings: one (1) building for offices with warehouse space and retail space, and one (1) building containing six (6) units (2,400 sf each) for office warehouse use. The office showroom space with warehouse area and the office warehouse units may require an additional conditional use approval depending on the specific use in each unit and zoning requirements. The office, showroom, and warehouse building and office warehouse units will be required to be approved individually for business licenses and meet all city requirements with no outside storage allowed. The parking ratio used for this development is commercial support uses: One space per 4000 sf of warehouse space and one (1) space per 250 sf of office space. Building #1 on Lot 1 shows 29 parking spaces (2 handicapped). Building #2 on Lot 2 shows 21 parking spaces (1 handicapped).

The office, showroom, and warehouse building on Lot 1 (10,000 sf Building #1) are estimated to have 10 employees. Building #1 will have 4,000 sf of office and retail area with 12,000 sf of warehouse space. This location will have three 20 foot roll up doors on the east side of the building. Building #1 has 29 paved parking spaces (2 handicapped). The building setbacks and parking requirements are met. At this time no exterior elevations have been provided for this project. The applicant's representative stated they will use Gateway approved cladding materials (brick, stone, or EFIS) on the front façade and extend the materials halfway down the sides of the building on Lot 1. This building will not have any outside display or storage. The office warehouse units may require an additional conditional use approval depending on the specific use in each unit and zoning requirements. A private dumpster for this development is not shown on the site plan. If a dumpster is needed in the future, the location and screening will need to be reviewed and approved by the Planning Department.

The applicant's representative submitted a landscape plan for Lot 1. The landscape minimum point requirements for this site of 55,178 sf are 140 base points plus 30 parking points. This plan provides 141 base points and 31 parking points a total of 172 points provided. A parking lot buffer is required for this property.

The office and warehouse building on Lot 2 (14,400 sf Building #2) Building #2 will have 1,200 sf of office area with 13,200 sf of warehouse space divided into 6 units. This location will have a 15 foot roll up door on the front of each unit and the four unit on the south will also have an additional 15 foot roll up door on the rear. Building #2 shows six (6) paved parking spaces (1 handicapped) in the front of the building and nine (9) gravel parking spaces in the rear of the Lot 2. The individual tenant space will determine the parking uses. If a tenant needs additional parking for the use, the nine (9) gravel parking would be required to be paved at that time. The building setbacks and parking requirements are met. At this time no exterior elevations have been provided for this project. The applicant's representative stated this building will not have any outside display or storage and this building will have metal cladding. The warehouse office space for lease will be required to be approved individually for business licenses and meet all city requirements with no outside storage allowed. The office warehouse may require an additional conditional use approval depending on the specific use in each unit and zoning requirements. A private dumpster for this development is not shown on the site plan. If a dumpster is needed in the future, the location and screening will need to be

reviewed and approved by the Planning Department.

The applicant’s representative submitted a landscape plan for Lot 2. The landscape minimum point requirements for this site of 68,227 sf are 156 base points plus 21 parking points. This plan provides 156 base points and 21 parking points. The landscape plan provided for Lot 2 meets the minimum requirements.

Staff recommends conditional use approval subject to the following:

- 1. **Approval of a subdivision to create the lots shown, the remainder of the lot will be required to have road frontage.**
- 2. **Add the parking lot buffer (west side) to the Landscape Plan for Lot 1.**
- 3. **The office warehouse retail building and office warehouse units will be required to be approved individually for business licenses and meet all city requirements with no outside storage allowed. Future uses may require additional conditional use approvals and must meet the use requirements of the zoning district based on the site.**
- 4. **Dumpster areas and screening must be approved by Planning Department prior to installation.**

Mr. Parker reported for Engineering, the public road Loyalty Loop does not extend past the intersection. It is requested that the public entrance to the parking lot from the east be removed. The other proposed buildings south of the intersection are not accessed through a public street.

The applicant will be required to submit a site construction and grading plan for the drainage, utility, post construction detention, and roadway installation to the Engineering and Public Works Departments for review and approval. Once this approval and all other utility approvals have been met, a Land Disturbance Permit will be issued in concurrence with any applicable State and Federal Permits.

The Engineering Department has no other comments or concerns with this proposed master plan amendment application.

Mr. Parker reported for the Opelika Utilities Board, no comment.

Mr. Parker reported for the Opelika Power Services, this is inside the Opelika Power Service territory.

Chairman Cherry opened the public hearing.
No comments.
Chairman Cherry closed the public hearing.

Motion to grant conditional use approval with staff recommendations

RESULT:	Passed
MOVER:	Director Mike Hilyer
SECONDER:	Ira Silberman
DISCUSSION:	Mr. Silberman asked is that detention pond a current active pond? Mr. Parker stated there is no pond there. That is their proposed location for

the detention.

Mr. Silberman asked so it will be plumbed into?

Mr. Parker stated the storm drain will connect to the new one.

AYES: Cannon, Chairman Cherry, Whatley, Silberman, Director Hilyer

NAYS: None

ABSTAIN: None

8. Blake Rice, Barrett-Simpson, authorized representative for TNT Properties, Inc, 1450 Columbus Parkway, C-3, GC-P, Building supply store and garden center.

Mr. Mosley reported the applicant is requesting conditional use approval to construct a building supply and garden center. The 1.87-acre property on Columbus Parkway is adjacent to Burger King and about ½ mile from Exit 62 on I-85. Other recent developments near the building supply store are the Exxon and RaceTrac gas station and convenience stores, and Guthrie's restaurant. The building supply property will front along Columbus Parkway and a new street is proposed on the east side of the property. The new street has a temporary cul-de-sac adjacent to the building supply property. At a later time, the street will be extended for future developments to the north and west of the building supply store.

The site plan shows a 18,000 sf building supply store with a wrap-around porch on two sides. A 1,125 sf garden center is in the rear yard area. The development is providing 42 off street parking spaces with 2 handicap parking spaces. The parking spaces requirement is based primarily on the retail square foot area. Other parking spaces are determined on the store's office square foot area and warehouse area.

The front exterior material is a combination of brick and cementous lap siding. The store's main entry door and front elevation faces the new street. A wrap around porch faces the new street and Columbus Parkway. At this time, the elevation facing Columbus Parkway is not available. The exterior material is a combination of brick and cementous siding that is an approved exterior material in the Gateway Corridor. For this future corner lot, the front elevation provided should be installed on both streets.

The landscape plan meets minimum requirements; a total of 25 trees and 10 shrubs are proposed (225 base & parking lot points required; 225 points provided). The size of trees and shrubs planted must meet the minimum size requirements as provided in the Landscape Regulation. A 15-foot-wide landscape buffer consisting of five trees is shown along Columbus Parkway. Staff recommends shrubs planted between the trees. The property meets the maximum 70% impervious surface ratio (ISR) allowed; the proposed impervious area is 67% of the property. A private dumpster is shown in the rear yard facing the temporary cul-de-sac. The dumpster must be enclosed with an opaque fence on all sides and an opaque double gate.

Recommendation

Staff recommends approval subject to the following:

- 1. Add shrubs between the trees that front along Columbus Parkway.**
- 2. The front elevation provided must be installed on Columbus Parkway and the future new street.**
- 3. The wall signs shown on elevations are for illustration purposes and not part of this conditional use review. A Sign Permit application will be provided to applicant after conditional use approval.**
- 4. All outside sales and storage shall be limited to the areas shown on the site plan.**

Mr. Parker reported for Engineering, the City is in process of designing and constructing the Columbus Parkway North Access Road that this site will access from. ALDOT will need to review and approve this design for construction.

The applicant will be required to submit a site construction and grading plan for the drainage, utility, post construction detention, and roadway installation to the Engineering and Public Works Departments for review and approval. Once this approval and all other utility approvals have been met, a Land Disturbance Permit will be issued in concurrence with any applicable State and Federal Permits.

The Engineering Department has no other comments or concerns with this proposed master plan amendment application.

Mr. Parker reported for the Opelika Utilities Board, no comments.

Mr. Parker reported for the Opelika Power Services, this subdivision is outside the Opelika Power Service territory.

Chairman Cherry opened the public hearing.

No comments.

Chairman Cherry closed the public hearing.

Motion to grant conditional use approval with staff recommendations

RESULT: Passed

MOVER: Lucinda Cannon

SECONDER: Director Mike Hilyer

DISCUSSION: Mr. Hilyer asked Mr. Mosley does this material on the outside meet the Gateway Corridor requirements?

Mr. Mosley stated it does. This is Hardie Board, basically lap siding, and then brick. Both are allowable materials.

Mr. Silberman asked what is the material on the cul-de-sac?

Mr. Parker stated it will be paved. The whole thing will be paved because they are taking access off the cul-de-sac as well.

AYES: Cannon, Chairman Cherry, Whatley, Silberman, Director Hilyer

NAYS: None

ABSTAIN: None

D. TEXT AMENDMENTS TO THE ZONING ORDINANCE - Public Hearing

9. A public hearing to consider a recommendation to the City Council on proposed text amendments to the Zoning Ordinance: Section 2.2 Definitions; Section 7.3 C. Use Categories (matrix table); Section 7.8 Village Commercial District; Add new section: Section 8.28.3 Medical Cannabis Dispensaries

Mr. Mosley reported in 2021, the State of Alabama legalized the cultivation, processing, distribution, and sales of cannabis for medical purposes. The legislation that enabled this practice also created a new state agency to oversee the regulation of this practice. The state has since created a large number of rules regulating each aspect of the process to prevent the

misuse of cannabis for purposes not allowed by the state. The state also allowed individual cities to determine whether they would allow the sale of medical cannabis. In October 2022, the Opelika City Council passed a resolution that would allow the sale of cannabis for medical purposes. Staff has reviewed both state regulations and other guidance to ensure that all aspects of the process are accounted for.

The State of Alabama's regulations already limit the proximity of medical cannabis dispensaries to schools, childcare facilities and daycares. They also regulate the amount of security provided to both the facility and parking lots. They provide regulations that limit entry into the facility to those with a medical cannabis card or a caretaker. Finally, the regulations prohibit use on site.

The City of Opelika Planning Department is recommending that the use be limited to our non-residential zones. We have included manufacturing zones as they may be combined with a cannabis processing facility. We have also include that they be allowed in the Institutional zone as it contains the hospital and many of our medical offices. In all zones the use would be considered conditional. We have also provided distance requirements from residential zones and other medical cannabis dispensaries. The state is only allowing 39 dispensary permits in the first round and it would be very unlikely that they would locate multiple dispensaries in the same city.

By limiting the agglomeration of these businesses, we hope to reduce any potential negative impacts that may occur. Typically, this has been more of an issue with recreational cannabis. It is important to point out that the federal government still considers marijuana or cannabis a Schedule 1 drug with no acceptable medical use.

Recommendation: A positive recommendation to City Council for the text amendment

SECTION 2.2 Definitions

Medical Cannabis Dispensary. An entity licensed by the Alabama Medical Cannabis Commission under § 20-2A-64 or § 20-2A-67, Code of Alabama 1975 (as amended), authorized to dispense and sell medical cannabis at dispensing sites to registered qualified patients and registered caregivers pursuant to Article 4 of the Darren Wesley 'Ato' Hall Compassion Act (Act 21-450). This shall include both independent medical cannabis dispensaries and the dispensary function of an integrated medical cannabis facility. These regulations shall not apply to the other functions of an integrated medical cannabis facility including cultivation, processing, or secure transportation.

Section 7.3.C

USES	DISTRICTS														
	R-1	R-2	R-3	R-4	R-4M	R-5	R-5M	C-1	C-2	C-3	M-1	M-2	I-1	GC-P	GC-S
COMMERCIAL Medical Cannabis Dispensary	N	N	N	N	N	N	N	N	C	C	C	C	C	C	C

SECTION 7.8 VILLAGE COMMERCIAL DISTRICT

B. Permitted Uses.

3. The following uses are Not Allowed:
- (All other uses previously listed)
- Medical Cannabis Dispensaries

SECTION 8.28.3 MEDICAL CANNABIS DISPENSARIES

A. **Purpose and Intent**

The purpose and intent of this section is to regulate the dispensation of medical cannabis within the City of Opelika. The following regulations are intended to supplement the regulations adopted by the State of Alabama Medical Cannabis Commission to address the health, safety, and welfare concerns for the citizens of the City of Opelika. These regulations shall apply to licensees who have either a standalone Medical Cannabis Dispensary license or the dispensary portion of an Integrated Medical Cannabis Facility license.

B. **Use Standards and Dispersal Requirements**

1. Medical cannabis dispensaries are prohibited unless the proposed use is located more than 2,500 feet from another medical cannabis dispensary.

The separation distances shall be measured in a straight line from property line of the proposed dispensary to the property line of the existing dispensary.

2. Medical cannabis dispensaries are prohibited unless the proposed use is located more than 500 feet from any property used primarily for a single-family residence or property zoned for primarily for residential uses. The following zones are considered residential zones for the purpose of this section: R-1, R-1A, R-2, R-3, R-4, R-4M, R-5, R-5M, VR-1, VR-2, or PRD. The separation distances shall be measured in a straight line from property line of the dispensary to the property line of the residential use.
3. If the proposed medical cannabis dispensary meets the criteria in Section 8.28.3 B.1 and B.2, this use is permitted by conditional use permit ("CUP") only.
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.
5. All medical cannabis dispensaries shall be in compliance with all local and state requirements at all times.

Mr. Parker reported for Engineering, no report.

Mr. Parker reported for the Opelika Utilities Board, no report.

Mr. Parker reported for the Opelika Power Services, no report.

Chairman Cherry opened the public hearing.

No comments.

Chairman Cherry closed the public hearing.

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

RESULT: Passed

MOVER: Lucinda Cannon

SECONDER: Ira Silberman

DISCUSSION: Mr. Silberman asked is this going to be licensed to private industry to operate?

Mr. Mosley stated yes it will.

Mr. Silberman asked will the hours be designated by the State?

Mr. Mosley stated I am not sure if the State designates hours. Most of the medical cannabis facilities that we have looked at appear to run regular retail hours. They are not open 24 hours a day and they typically try to be as inconspicuous as possible and try to not stand out.

Mr. Silberman stated I know of one in Pennsylvania that is open until midnight. That sounds like a lot of hours.

Mr. Mosley stated they are required to have lighting and an on-site security professional at all times when employees are present.

AYES: Cannon, Chairman Cherry, Whatley, Silberman, Director Hilyer

NAYS: None

ABSTAIN: None

V. OLD BUSINESS

E. **REZONING - Public Hearing**

10. (a) Amendment to the Future Land Use Map, accessed from Anderson Road, 229.2 acres, from a low-density residential land use category to a mixed-use category.

(b) Rezoning request, Foresite Group, LLC, authorized representative for Keith B. Norman, Electra Estates, 229.2 acres, accessed from Anderson Road, from R-1 to PUD (*This item was tabled at the September 27, 2022 meeting at the applicant's request*)

Mr. Mosley stated the applicant has requested that this item remain tabled until the November Planning Commission meeting.

11. Rezoning request, Michael T. Johnson, Holland Homes, Inc, authorized representative for Rodney C. and Laurie S. Jones, 204.3 acres, accessed at 3200 block Columbus Road, PUD zoning request subject to City Council approval (*This item was tabled at the September 27, 2022 meeting at the applicant's request*)

Mr. Mosley reported this agenda item was tabled at the September 27th Planning Commission meeting. At the September meeting, Planning proposed that the 674 residential lots ranging from 1,800 sf to 5,000 sf was an intensive increase of lots for the existing rural environment. Staff proposed adding additional 70 foot lot widths to mirror surrounding developments. In a rural area, one acre lots (43,560 sf) with 100' lot widths are the minimum lot size requirement. The applicant has amended the master plan. The following is a comparison of the September 27th master plan with the October 25th revised mater plan.

	<u>Sept 27th</u>	<u>Oct 25th</u>
Single Family Home Lots	436	438
Twin Home Lots	198	142
Townhome Lots	40	34
Total Lots	674	614
Dwellings per acre	3.2	2.9
Open Space	92.5	104.9

The revised master plan shows a decrease of 60 lots from 674 to 614 units in the overall number of dwelling units (i.e., single family homes, twin homes, and townhomes). At the Sept 27th meeting, all 436 single family home lots were 40 feet wide; the revised master plan shows 24 of the total 438 single family home lots with 70-foot lot widths. The decrease in single family home lots as well as twin home and townhome lots, there is an increase in open space, the amenity lots and open space areas increased by 12.4 acers from 92.5 acres to 104.9 acres.

This represents almost 50% of the property in open space. The 70-foot lots are located at the entrance of the PUD near Columbus Parkway. This street also connects to the proposed subdivision to the west which also has 70-foot wide lots. The remainder of the lots are 40-foot wide or less. The overall density of the property is 2.9 units per acre.

Staff's position has been that the large majority of the lots in this area are either large lot rural (1 acre +) or R-2 or R-3 lots (10,000 to 15,000 square foot lots). The applicants single-family home lots would be 5,000 square feet. The applicant's contention is that they could develop this many or more 70 foot, 10,000 square foot lots, but they would need to grade the entire site and remove the large buffers and open space.

In some sense, this concept is similar to a conservation subdivision. Conservation subdivisions are where the density and development is clustered in the most developable areas, while the natural features like streams, wetlands or steep slopes are preserved. This reduces infrastructure and grading costs, as well. Typically, these developments are paired with low impact standards to reduce impervious surface and improve drainage. This clustering will allow the developer to build smaller more affordable housing units.

This development does place approximately 50% of the most undevelopable areas into open space including some streams and steeper areas. The development also proposes smaller lots. The 40-foot lot has only been proposed in a couple of developments throughout the city through the use of a PUD. Under the City's traditional zoning the minimum R-5 lot is 60 feet in width and 7,500 square feet in area. A major concern of the 40 foot wide lots is that they don't leave much room for a front yard. The 2-car parking pad is approximately 18-20 feet in width, occupying half the yard. The remainder is often used for utility placement. Because of the front yard coverage with parking lots, the sites do not have area for more than two vehicles as on-street parking would often interfere with driveway entrances for the next residence.

Each residential lot has a typical landscape package of shrubs and trees provided by the developer after a home is constructed. In addition to the landscape package, the revised master plan narrative, requires at least one street tree is for each single-family home lot, at least one tree for each twin home structure (1 tree per two lots), and two trees planted for each townhouse building (two trees per building). An additional 648 trees will be installed. The additional trees improve curb appeal, property values, and creates a more desirable street.

On the south end of the September 27th master plan, three primary streets about 1,000 feet long each are shown with 40-foot-wide single family home lots (147 lots total) on both sides of the streets. The 147 homes are on each side of the three streets, driveway access is from the street, and off-street parking in the front yard of a 40' wide lot. The October 25th revised master plan relocates twin home lots in-between the single-family home lots on two streets. An alley is provided to access the twin home lots along the rear lot line; the rear yard alley access and rear yard off-street parking for the twin homes reduces the repetition of aligned single-family homes on 40' wide lots on both sides of the street. This improved layout provides a quality effect for the neighborhood. For comparison, the Sept 27th master plan shows 147 single family homes on both sides of a primary street; the October 25th revised plan shows 58 single family homes with direct access on both sides of a primary street.

Other improvements on the revised master plan include a street stub-out to the adjacent property on the east and south property lines. About 2.1 acres of open space is added along the rear lot line of 87 single family homes. Other amenity lots are identified: '0.89 Acres and 1.1 Acres - Open Space Quad. Lawn for recreation, '.72 Acres Open Space – Putting Green', and

‘Open space for Bocce Ball Court’. “.21 Ares – Open Space - Dog walk.

The site will take access from two roads connecting to Columbus Parkway (US 280). The western access is across from Betty’s Lane and the start of the divided median. All access from Columbus Parkway will require ALDOT review and approval. The applicant has provided a sidewalk on one side of the street with some additional sidewalk near amenities. Staff would recommend sidewalks be located on both sides adjacent to residential development.

Staff recommendations

The revised master plan is an improvement to the September 27th master plan. Staff still has concerns with the unit type being proposed at this location in a more rural location. This type and intensity of development could only be recommended at this location in a clustered or conservation type development. Staff recommends Planning Commission make a positive recommendation to City Council subject to the following:

1. Sidewalks be provided on both sides of the street adjacent to residential properties.
2. A residential bufferyard described in Section 10.6.D.1 be placed between the townhome product and the adjacent property to the west.
3. All attached single family homes shall meet the Gateway Corridor cladding requirements.
4. Vinyl or aluminum siding shall not be the primary cladding material for single-family homes.

Planning staff’s September 27th report is below for review.

September 27th Planning Report

The applicant is requesting to rezone 209.7 acres from an R-1 zoning district (rural) to a PUD (Planned Unit Development) subject to City Council approval of the annexation property. The rezoning property is accessed from Columbus Parkway and located about one mile east of intersection South Uniroyal Road & Columbus Parkway. The adjacent properties next to the rezoning property are all rural, undeveloped, and on 35 acres or larger parcels. The adjacent properties on the east and south side of the annex property are outside the City limits.

In 2020, a 38-acre adjacent property on the west side of the 209.7 acre rezoning property was rezoned to R-3. In the R-3 zone the minimum lot size is 10,000 sf. Preliminary approval was granted for 101 residential lots at 10,000 sf or larger for the 38-acre property. The applicant today is requesting a PUD zoning district on 209.7 acres for single family home lots, twin home lots, and townhome lots. The proposed minimum lot size is 5,000 square feet for single family home lots, 3,125 sf twin home (duplex) lots, and 1,800 sf townhome lots; 92.5 acres of the 209.7 acre development is open space or amenity lots.

The developer (Holland Homes) for the 209.7 acre development is also the developer for the Fox Run Parkway development that was approved to PUD in 2020 now under construction. The Fox Run development is the same development proposed for the 209.7 acre property; both locations are a residential mix of single-family home, twin homes, and townhomes lots. The 2020 approved Foxrun PUD is 47 acres with 272 residential units; the Columbus Parkway proposed PUD is larger at 209.7 acres with 674 units. 92 acres of the 209.7 acres are labeled

open space or amenity lots on the master plan. (Several streams run through the 209 acres so development is not feasible for most of the 92 acres.) The proposed development style would match the Fox Run Village project.

Staff Recommendation

In most rezoning requests, a transition occurs from one zoning district to another to gradually rezone property allowing an increase of residential lots (example: from R-1 to R-2 or from R-3 to R-4), etc.). The rezoning in a consecutive order allows steady growth especially near commercial or industrial growth areas. The 209.7 acre rezoning is located adjacent to the City limits, the predominate land use is rural and undeveloped. The adjacent properties are either outside the Opelika City limits and those properties in the City limits are zoned R-1 (rural) except a recent rezoning to R-3. Minimum lot size in R-1 is one acre (43,560 sf). Staff believes the scale of the proposed PUD development with 674 lots and lot sizes ranging from 5,000 sf to 1,800 sf is not a balanced transition in this rural area. The 674 lots are an intensive increase of lots compared to the one acre minimum lot size in the R-1 zone.

Previous rezoning approvals adjacent to or near the 209.7 acre rezoning property was from R-1 to PUD or R-1 to R-3. These rezonings were a moderate transition from the existing rural character and R-1 zoning district. For example, earlier this year, an annexation & rezoning of 38 acres was approved located adjacent to the 209.7 acres; the property was rezoned to R-3; in the R-3 zone minimum lot size is 10,000 sf. Also, in 2006 on South Uniroyal Road about 1.5 miles from the proposed 209.7 acre property, rezoning was approved for the Creekstone SD (138 single family home lots), and in 2019 Drake's Landing (180 single family home), a PUD residential development was approved. Drake's Landing minimum lot size is 10,000 sf. Most lots in Creekstone SD exceed 10,000 sf.

The 2019 Foxrun PUD is compatible with the existing uses and growth patterns near the development. Opelika High School, Southern Union College, and Betts Crossing shopping center are less than a mile from the Fox Run development. Also, three residential neighborhoods that total 285 lots (Stephens Woods, The Willows, The Chimneys) are about 1.5 miles from the Foxrun PUD. The Foxrun development with a residential mix of single-family home, twin homes, and townhomes met a residential need locating next to two schools and a shopping center. (The new 6th grade City public school under construction is nearly across the street from the Foxrun PUD.) At the proposed Columbus Parkway PUD location, there is no transitioning taking place. The adjacent properties are rural, and compared to the other rezonings in the area, the 674 residential units accessed from a State highway seems incompatible.

Staff believes the property is suited for residential uses but is concerned with 674 residential lots ranging from 5,000 sf to 1,800 sf. is a concern. Staff recommends a more moderate transition with less impact on the existing rural character and R-1 zoning district. The property should have more lots consistent with the surrounding area approximately 10,000 sf single family home lots and possibly a mix of twin home lots and townhome lots. **Staff cannot recommend approval at this time. It may be possible to revise the request to make the development more consistent with the surrounding neighborhood.**

Mr. Parker reported for Engineering, any needed adjustments to the roadway, adjacent intersections or added turn lanes will be analyzed with a traffic impact study after the Preliminary Plat is submitted and approved.

The Engineering Department has no comments or concerns with this proposed re-zoning application

Mr. Parker reported for the Opelika Utilities Board, no report.

Mr. Parker reported for the Opelika Power Services, this subdivision is inside the Opelika Power and Tallapoosa River Service territory.

Mr. Mosley stated we do have a letter from Opelika Utilities that says they can provide water to this site and sewer is available to this site as well.

Chairman Cherry opened the public hearing.

TJ Johnson, Holland Homes, representative, stated I'd like to say thank you guys for tabling this last month, giving us the opportunity to meet with Mr. Mosley twice more to continue to improve this application. Like Mr. Mosley said, we reduced density to 2.9 units per acre, which is in line with R-3 and also with Fenwick Subdivision next door. Mr. Mosley mentioned conservation subdivision and that's exactly our intent here. We've got over a hundred acres of open space and amenities, which is more than half the total property. This allows for huge, undisturbed buffers. On that picture that Mr. Mosley shows there, there's a dashed black line around the property. That's 100 feet off the property line. So, the majority of this property has more than 100 feet undisturbed buffer. What that means is there are less trees cut down, less environmental impact, less runoff and more privacy, both for our residents who move in and for the neighbors that own property out there. We're proposing walkable gathering point amenities throughout the development that'll make the neighborhood feel more like a community. Common greens, a quad, pool, clubhouse, putting green, bocce ball courts and a fire pit. Increased landscape requirements, we'll add hundreds more trees in addition to the thousands we will save by not clear-cutting the entire site. Like Mr. Mosley mentioned, we're really proud of Fox Run. We think it's an incredible neighborhood. It's a very similar product. We want to improve on that by providing rear parking to the twin homes and to the town homes, which will clean up the street frontage to make a better product for everybody and reduce parking concerns as well. We agree with the staff recommendations and are happy to provide the sidewalks. Everything we build exceeds the Gateway Corridor cladding requirements so we're happy to meet that as well. I know there's always some concern with a smaller lot, but we just truly believe that a 40-foot product, whereas you lose some of the side and front yard on each individual lot, it does allow you to provide more open space for gathering, building community and it's more enjoyable. It will be maintained by the HOA. We cut park benches, places to hang out, play bocce ball, and that sort of thing. Just for example, for all 614 lots on this application, there's over 7,300 square feet of open space. So, it's truly just a geometry problem. As the lots get bigger, that open and common space goes down. We've seen in the market that folks prefer a smaller yard that they maintain to go hang out on a bigger lot, bigger yard, bigger play area that the HOAs maintain. We truly believe that it's a better product both for Opelika and for our future homeowners. I appreciate the time. I'm happy to answer your questions.

Chairman Cherry closed the public hearing.

Motion to remove the item from the table

RESULT:	Passed
MOVER:	Director Mike Hilyer
SECONDER:	Leigh Whatley

AYES:	Cannon, Chairman Cherry, Whatley, Silberman, Director Hilyer
NAYS:	None
ABSTAIN:	None

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

RESULT:	Failed
MOVER:	Director Mike Hilyer
SECONDER:	Chairman Lewis Cherry
DISCUSSION:	Ms. Cannon stated I really don't like the 40 foot front lots. It's just too small and there are so many of them. That's where I stand. Chairman Cherry asked is the density ok? Mr. Mosley stated yes. The density is 2.9 acres, which is underneath what's allowed in the R-3, which is 3.5 units per acre. I think they intentionally matched the density of the neighborhood next door, which has 10,000 square foot lots at the same density. I don't think there's a density issue here. It comes down to lot and development style. Chairman Cherry stated these streets that go into the adjoining property, there's no temporary cul-de-sac in some of them for a fire truck to turn around. Mr. Mosley stated we would require that during platting. TJ Johnson stated I'd be happy to provide that. We are only showing the connection as requested. We're happy to provide that cul-de-sac.
AYES:	Director Hilyer
NAYS:	Cannon, Chairman Cherry, Whatley.
ABSTAIN:	Silberman

Mr. Gunter, City Attorney, stated this item received a negative vote. The majority voted against it, so it will go to City Council with a negative recommendation.

VI. OTHER BUSINESS

F. Approve dates for November and December Planning Commission Meetings.

Mr. Mosley stated we recommend the date of November 29th for the November Planning Commission meeting. That will be the Tuesday after Thanksgiving. For the December meeting we are recommending the date of December 20th.

Motion to move the November Planning Commission meeting to November 29, 2022

RESULT:	Passed
MOVER:	Lucinda Cannon
SECONDER:	Ira Silberman
AYES:	Cannon, Chairman Cherry, Whatley, Silberman, Director Hilyer

NAYS: None

ABSTAIN: None

Motion to move the December Planning Commission meeting to December 20, 2022

RESULT: **Passed**

MOVER: Lucinda Cannon

SECONDER: Ira Silberman

AYES: Cannon, Chairman Cherry, Whatley, Silberman, Director Hilyer

NAYS: None

ABSTAIN: None

VII. ADJOURN

Motion to adjourn at 4:11 p.m.

RESULT: **Passed**

MOVER: Director Mike Hilyer

SECONDER: Lucinda Cannon

AYES: Cannon, Chairman Cherry, Whatley, Silberman, Director Hilyer

NAYS: None

ABSTAIN: None

_____ Lewis A. Cherry, Chairman

_____ Matt Mosley, Secretary



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

3160



DEADLINE: 11/01/22 MEETING: 11/29/22

SITE ADDRESS: National Village Parkway at Robert Trent Jones Trail & Quail Ridge
PROPERTY OWNER: Retirement Systems of Alabama
APPLICANT/AUTHORIZED REPRESENTATIVE: Goodwyn Mills Cawood, LLC
MAILING ADDRESS: P.O. Box 242128, Montgomery, AL 36124
PHONE NUMBER: 334-271-3200 **FAX NUMBER:** 334-272-1566
EMAIL ADDRESS: max.vaughn@gmcnetwork.com

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☒ PRELIMINARY ☐ FINAL

Does the subdivision require any other official action by the City? No

☐ Annexation ☐ Rezoning ☐ Other _____

PARCEL INFORMATION

Subdivision Name: National Village Plat 6B (revised)

Current Land Use: Vacant Land

Current Zoning: PUD

Proposed use of the Subdivision: Single Family Residential

☒ Residential ☐ Commercial
☐ Manufacturing/Industrial ☐ Office/Institutional

Number of Lots: 9 x \$3.00 = \$ 27.00

Number of APO: 3 x \$7.00 = \$ 21.00
(Adjacent Property Owners)

Fee: \$75.00

TOTAL = \$123.00**PAID** _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) National Village Plat 6B (revised) Subdivision. I understand that I must provide certain information as noted in Section 4.2, Section 4.3, and/or Section 4.4 of the Opelika Subdivision Regulations in order for the Planning Commission to review my plans. The City may require additional information or requirements, or waive certain requirements, at any time during the process. Failure to provide accurate and complete information may result in disapproval by the Planning Department and/or Planning Commission. This application, plat, 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 authorized to make said application and submit said documents on this request. The undersigned authorizes the City to inspect the subject property as necessary in reviewing the above referenced request.

**OWNERS/AUTHORIZED
REPRESENTATIVE SIGNATURE:**

(PRINT NAME)

Max Vaughn, P.E.

DATE 11/01/22

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: November 29, 2022

Subdivision: National Village Subdivision, Plat 6B

Agenda Item #: A-1

Action Requested: Preliminary Plat Approval

Location of Property: 3250 block Robert Trent Jones Trail

Property Owner(s): Retirement Systems of Alabama
Max Vaughn, Goodwyn, Mills, and Cawood, authorized representative

Current Zoning: PUD (National Village)

Existing Land Use: Undeveloped

Flood Zone: Not provided at this time.

Staff Comments:

The applicant is requesting preliminary approval for a nine-lot subdivision (*this area was rezoned and added to the PUD on September 21, 2022*). This development will take access from a section of Spa Loop. The new road will be a private drive. The nine (9) lots range in size from 14,692 square feet to 47,081 square feet. Lots 1-7 will be developed for single-family homes. Lots 8 and 9 will be left as open space lots to provide a buffer area. This subdivision is largely consistent with the master plan concept presented in the rezoning process. Sidewalks are required on at least one side of the street. All utilities shall be underground.

Planning staff recommends preliminary approval subject to the following:

- 1. Label the power line easement and add width of easement.**
- 2. The streets should be named, and the right of way widths should be stated also.**
- 3. Note 10 refers to a Lot 24 but no Lot 24 appears on the plat.**
- 4. Add a flood note.**
- 5. Open space lots should be labelled with ownership, maintenance, and use.**
- 6. All utilities shall be underground.**
- 7. Install sidewalks on at least one side of the street.**
- 8. Add a note with the setbacks.**

Engineering Department Report

The Engineering Department has no comments or concerns with the preliminary plat as submitted.

Opelika Utilities Board Report

Water Service is available from Spa Loop.

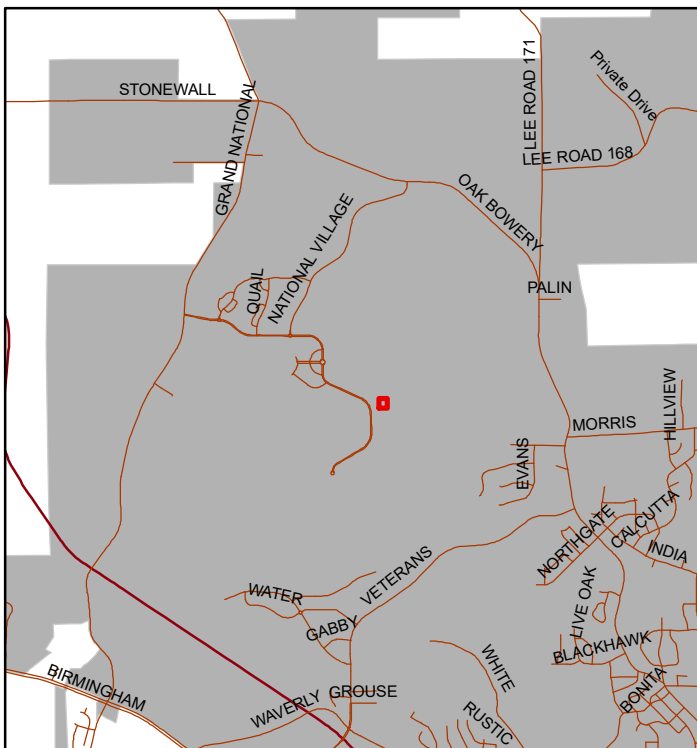
Opelika Power Services Report

This subdivision is outside the Opelika Power Service territory.

NATIONAL VILLAGE PLAT 6B SUBDIVISION

ROBERT TRENT JONES TRAIL

FINAL APPROVAL, A-1

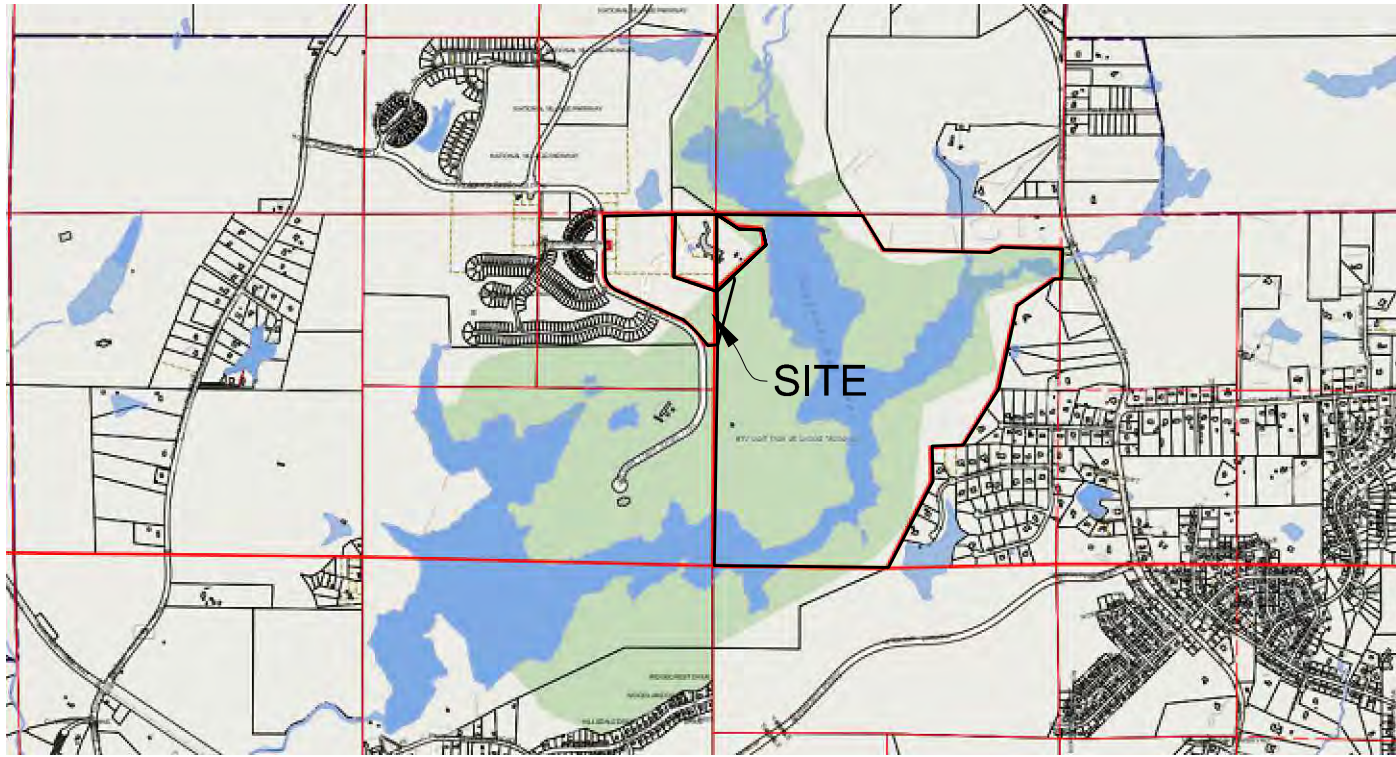


The applicant is preliminary approval for 9 single family home lots. The property is located in the National Village PUD zoning district.



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 information.



VICINITY MAP - NOT TO SCALE

CTP
LOCALLY ACCEPTED
SEC COR, T20N, R26E,
OPELIKA, LEE COUNTY,
ALABAMA
5356.43(M)
S01°08'51"W(M)
22.23
27.26
27.26
34.35

POC
CALC POINT
AT NE COR SEC 34 T20N,
R26E
OPELIKA, LEE COUNTY,
ALABAMA

43 04 08 34 1 000 154.000
EMPLOYEES RETIREMENT
SYSTEM OF ALABAMA &
135 S UNION ST
MONTGOMERY, AL, 36130

LOT 22 23 NATIONAL VILLAGE
PHASE 6A 3RD CORRECTIVE PLAT
PLAT BOOK 44, PAGE 45

43 04 08 34 1 000 002.001
EMPLOYEES RETIREMENT
SYSTEM OF ALABAMA &
135 S UNION ST
MONTGOMERY, AL, 36130

R=75.00
L=75.07
CHB=N13°51'13"W
CHD=71.97

R=75.00
L=42.64
CHB=S31°06'31"W
CHD=42.07

IPF
5" REBAR
POB

IPF
5" REBAR
CA788

IPF
5" REBAR
CA788

IPF
5" REBAR
CA788

IPF
5" REBAR
CA788

IPF
5" REBAR
CA788

IPF
5" REBAR
CA788

IPF
5" REBAR
CA788

IPF
5" REBAR
CA788

IPF
5" REBAR
CA788

IPF
5" REBAR
CA788

IPF
5" REBAR
CA788

IPF
5" REBAR
CA788

IPF
5" REBAR
CA788

IPF
5" REBAR
CA788

IPF
5" REBAR
CA788

IPF
5" REBAR
CA788

IPF
5" REBAR
CA788

IPF
5" REBAR
CA788

IPF
5" REBAR
CA788

IPF
5" REBAR
CA788

IPF
5" REBAR
CA788

IPF
5" REBAR
CA788

IPF
5" REBAR
CA788

IPF
5" REBAR
CA788

IPF
5" REBAR
CA788

IPF
5" REBAR
CA788

IPF
5" REBAR
CA788

IPF
5" REBAR
CA788

IPF
5" REBAR
CA788

IPF
5" REBAR
CA788

IPF
5" REBAR
CA788

IPF
5" REBAR
CA788

IPF
5" REBAR
CA788

IPF
5" REBAR
CA788

IPF
5" REBAR
CA788

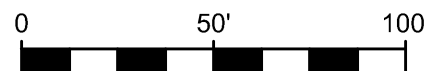
IPF
5" REBAR
CA788

IPF
5" REBAR
CA788

Preliminary Map of
National Village Plat 6B
Lee County, Alabama

Goodwyn, Mills & Cawood, INC.
Engineers - Architects - Planners - Surveyors

2660 EastChase Lane, Suite 200
Montgomery, Alabama, 36117
Office (334) 271-3200
Fax (334) 272-1566



Scale: 1" = 50'

Office Checked	Drawn By	Field Staked	Project Number	Closure Checked
JTS	JTS		22-0127	

282,831 S.F. ± 6.49 Ac. ±

NOTES:

- EASEMENTS WIDTHS FOR STORM DRAINAGE AND SANITARY SEWERS ARE AS SHOWN ON THIS PLAT. LOCATION ON THE GROUND MAY VARY SLIGHTLY FROM THE PLAT, BUT SHALL BE DEEMED TO BE CENTERED ON ACTUAL CENTERLINE OF THE SANITARY SEWER AND STORM PIPE AS IT EXISTS ON SITE, FROM MANHOLE TO MANHOLE OR INLET TO INLET.
- PROPERTY IS LOCATED IN MINIMAL FLOOD HAZARD AREA PER FEMA FIRM PANEL NUMBER 01081C0066G EFFECTIVE DATE NOVEMBER 2, 2011. NO PORTION OF PHASE 6A LIES WITHIN A SPECIAL FLOOD HAZARD AREA.
- SUBDIVISION IS LOCATED WITHIN THE SAUGHATCHEE WATERSHED PROTECTION AREA.
- BEARING BASE: NAD83 ALABAMA EAST ZONE, US FOOT USING RTK GPS, AUBURN CORRS AS CONTROL.
- FIELD WORK COMPLETED: MAY 9, 2022. OFFICE WORK COMPLETED: JUNE 24, 2022.
- SOURCE OF INFORMATION: DB 1143 PG 244, DB 2307 PG 354, DB 1707 PG 256; PLAT BOOK 42, PAGE 186.
- SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAYS, OR RESTRICTIONS WHICH EXIST AS A MATTER OF RECORD OR EXIST DE FACTO.
- UPON DEDICATION OF A CITY APPROVED RIGHT OF WAY AN EASEMENT SHALL BE GRANTED BY SUBDIVISION PLAT TO THE CITY OF OPELIKA AND TO ANY UTILITY COMPANIES SERVING THE CITY OF OPELIKA FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING POLE LINES, GUY WIRES AND OTHER FACILITIES. EASEMENT TO BE TEN (10) FEET WIDE AND SHALL BE CENTERED ALONG THE FRONT AND SIDE LOT LINES OF EACH LOT.
- THIS SITE IS SERVED BY OPELIKA SEWER AND OPELIKA WATER.
- LOT 24 IS LANDLOCKED, BUT SHALL BE INCLUDED IN FUTURE DIVISIONS OF PROPERTY TO THE EAST. NO DEVELOPMENT OF LOT 24 SHALL BE PERMITTED UNTILL COMBINED WITH ADJACENT PROPERTY.

LEGEND

(M) = MEASURED
(R) = RECORDED
CTP = OPEN TOP PIPE
CTP = CRIMPED TOP PIPE
IPF = IRON PIN FOUND
IPS = IRON PIN SET (CA-788)
CA-788 = PRECISION SURVEYING
● = IRON PIN FOUND
○ = 1/2" REBAR SET (CA-788)
■ = HUB SET
△ = CALCULATED POINT
□ = CONCRETE MONUMENT
+ = POWER POLE
-X-X- = WIRE FENCE
-//-- = WOOD FENCE
○-○- = CHAIN LINK FENCE

OWNER/DEVELOPER:
EMPLOYEES RETIREMENT
SYSTEMS OF ALABAMA
135 S. UNION ST.
MONTGOMERY, AL 36130

WATER WORKS BOARD OF OPELIKA
CITY HALL
OPELIKA, AL 36801

Curve Table

Curve #	Radius	Chord Direction	Chord Length
C12	15.50	S5° 26' 22"E	24.70
C13	626.54	N38° 47' 17"W	418.05
C19	294.39	S62° 56' 24"E	131.88
C18	15.00	S1° 17' 59"E	22.54
C16	329.39	S62° 04' 31"E	153.56
C17	15.00	S89° 24' 04"W	20.08
C14	250.00	S12° 00' 01"W	57.15
C15	15.00	N28° 29' 45"W	21.96
C21	265.00	N5° 05' 27"E	41.41
C20	15.00	N56° 50' 39"E	22.04
C22	229.71	S17° 48' 13"W	144.16

GMC

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

National Village Plat 6B
at RTJ Golf Trail - Grand National
OPELIKA, ALABAMA

CMGM-22-0127

PRELIMINARY
PLAT

C-101



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

3161



DEADLINE: 11/01/22 MEETING: 11/29/22

SITE ADDRESS: National Village Parkway at Robert Trent Jones Trail & Quail Ridge
PROPERTY OWNER: Retirement Systems of Alabama
APPLICANT/AUTHORIZED REPRESENTATIVE: Goodwyn Mills Cawood, LLC
MAILING ADDRESS: P.O. Box 242128, Montgomery, AL 36124
PHONE NUMBER: 334-271-3200 **FAX NUMBER:** 334-272-1566
EMAIL ADDRESS: max.vaughn@gmcnetwork.com

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☒ PRELIMINARY ☐ FINAL

Does the subdivision require any other official action by the City? No

☐ Annexation ☐ Rezoning ☐ Other _____

PARCEL INFORMATION

Subdivision Name: National Village Plat 3A

Current Land Use: Vacant Land

Current Zoning: PUD

Proposed use of the Subdivision: Single Family Residential

☒ Residential ☐ Commercial
☐ Manufacturing/Industrial ☐ Office/Institutional

Number of Lots: 61 x \$3.00 = \$ 183.00

Number of APO: 18 x \$7.00 = \$ 126.00
 (Adjacent Property Owners)

Fee: \$75.00

TOTAL = \$384.00

PAID _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) National Village Plat 3A Subdivision. I understand that I must provide certain information as noted in Section 4.2, Section 4.3, and/or Section 4.4 of the Opelika Subdivision Regulations in order for the Planning Commission to review my plans. The City may require additional information or requirements, or waive certain requirements, at any time during the process. Failure to provide accurate and complete information may result in disapproval by the Planning Department and/or Planning Commission. This application, plat, 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 authorized to make said application and submit said documents on this request. The undersigned authorizes the City to inspect the subject property as necessary in reviewing the above referenced request.

**OWNERS/AUTHORIZED
REPRESENTATIVE SIGNATURE:**

(PRINT NAME)

Max Vaughn, P.E.

DATE 11/01/22

City of Opelika
Planning Commission
Planning Department Report

Meeting Date:	November 29, 2022
Subdivision:	National Village Subdivision, Plat 3A
Agenda Item #:	A-2
Action Requested:	Preliminary Approval
Location of Property:	Robert Trent Jones Trail, National Village Pkwy, National Village Loop, and Quail Ridge
Property Owner(s):	Retirement Systems of Alabama Max Vaughn, Goodwyn, Mills, and Cawood, authorized representative
Current Land Use:	Undeveloped
Current Zoning:	PUD (National Village)
Flood Zone:	Not provided at this time.

Staff Comments:

The applicant is requesting preliminary approval for a 61-lot subdivision accessed from Robert Trent Jones Trail, National Village Pkwy, National Village Loop, and Quail Ridge. The layout of the lots mostly complies with master plan.

The proposed lots will be similar to those in Section 1B. The lots range in size from 12,750 to 19,971 square feet. Most of the lots fall in the 13,000 – 16,000 square foot range. The homes on Lots 7-12 will take access from National Village Parkway. The single-family lots show a 20-foot front building line. The final plat will need to note the other setbacks.

The plat also creates five (5) outparcels that act as buffers or open space between the streets and residential lots, labeled as outparcels A – E. The purpose, ownership, and maintenance of these lots needs to be noted on the plat. The street layout is mostly consistent with the master plan.

Sidewalks should be consistent with the development pattern of the rest of the PUD, at the very least sidewalks will be required on one side of the street. All utilities shall be underground.

Staff recommends preliminary approval subject to the following:

- 1. Note that outparcels A -E are open space, who will own, and maintain these areas.**

2. The 20-foot sanitary sewer easement running from Robert Trent Jones Trail to National Village Loop should be labelled on Sheets 1 & 2.
3. Install sidewalks on at least one side of all streets.
4. All utilities shall be underground.
5. Add a note with all the setbacks.
6. Add a flood note.
7. Adjoiners information should be given for those lots across Quail Ridge and National Village Loop.
8. The lot numbers should be unique and not repeated.

Engineering Department Report

The Engineering Department has no comments or concerns with the preliminary plat as submitted.

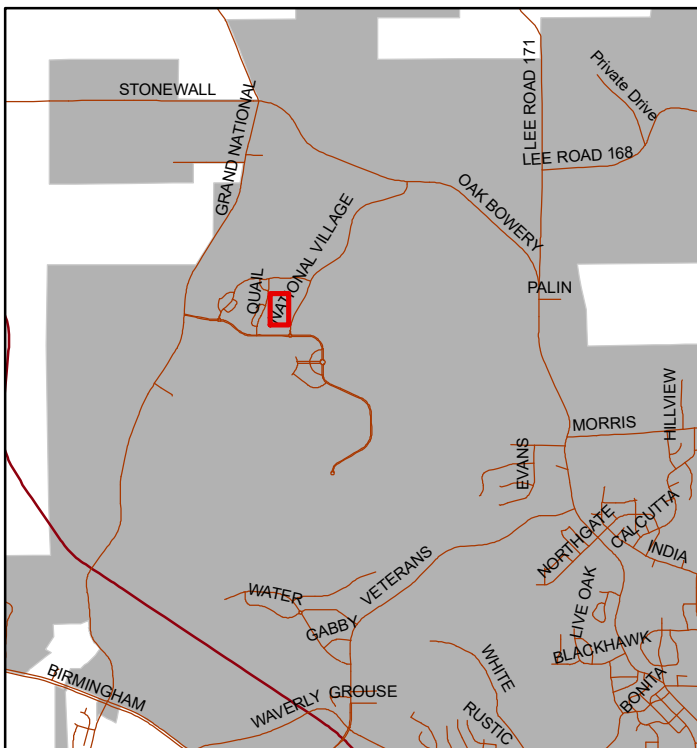
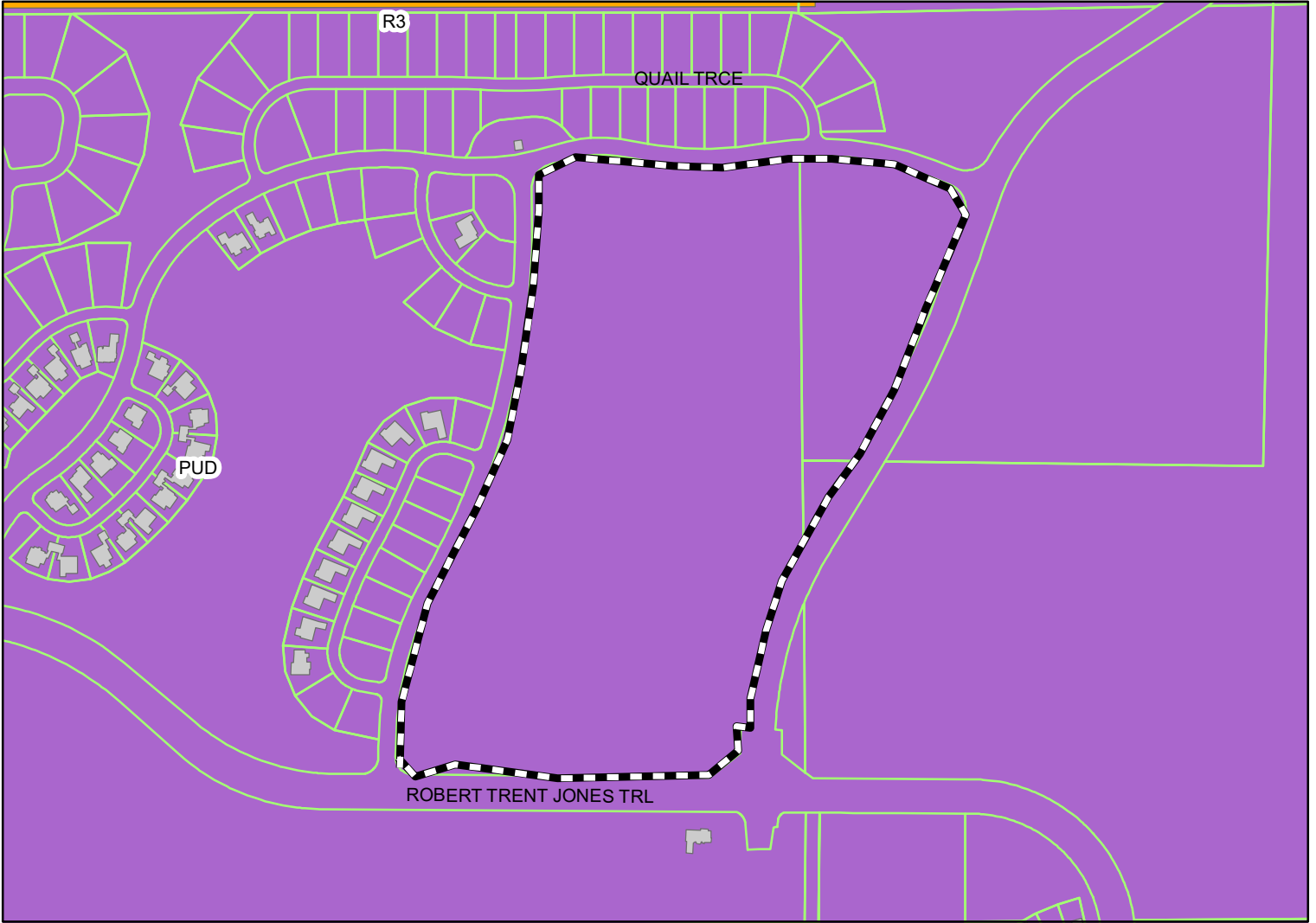
Opelika Utilities Report

Water Service is available from Quail Ridge, Robert Trent Jones Trail, National Village Parkway, and National Village Loop.

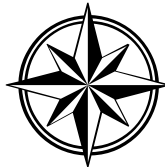
Opelika Power Services Report

This subdivision is outside the Opelika Power Service territory.

**NATIONAL VILLAGE PLAT 3A SUBDIVISION
ROBERT TRENT JONES TRAIL
FINAL APPROVAL, A-2**



The applicant is preliminary approval for 61 single family home lots. The property is located in the National Village PUD zoning district.

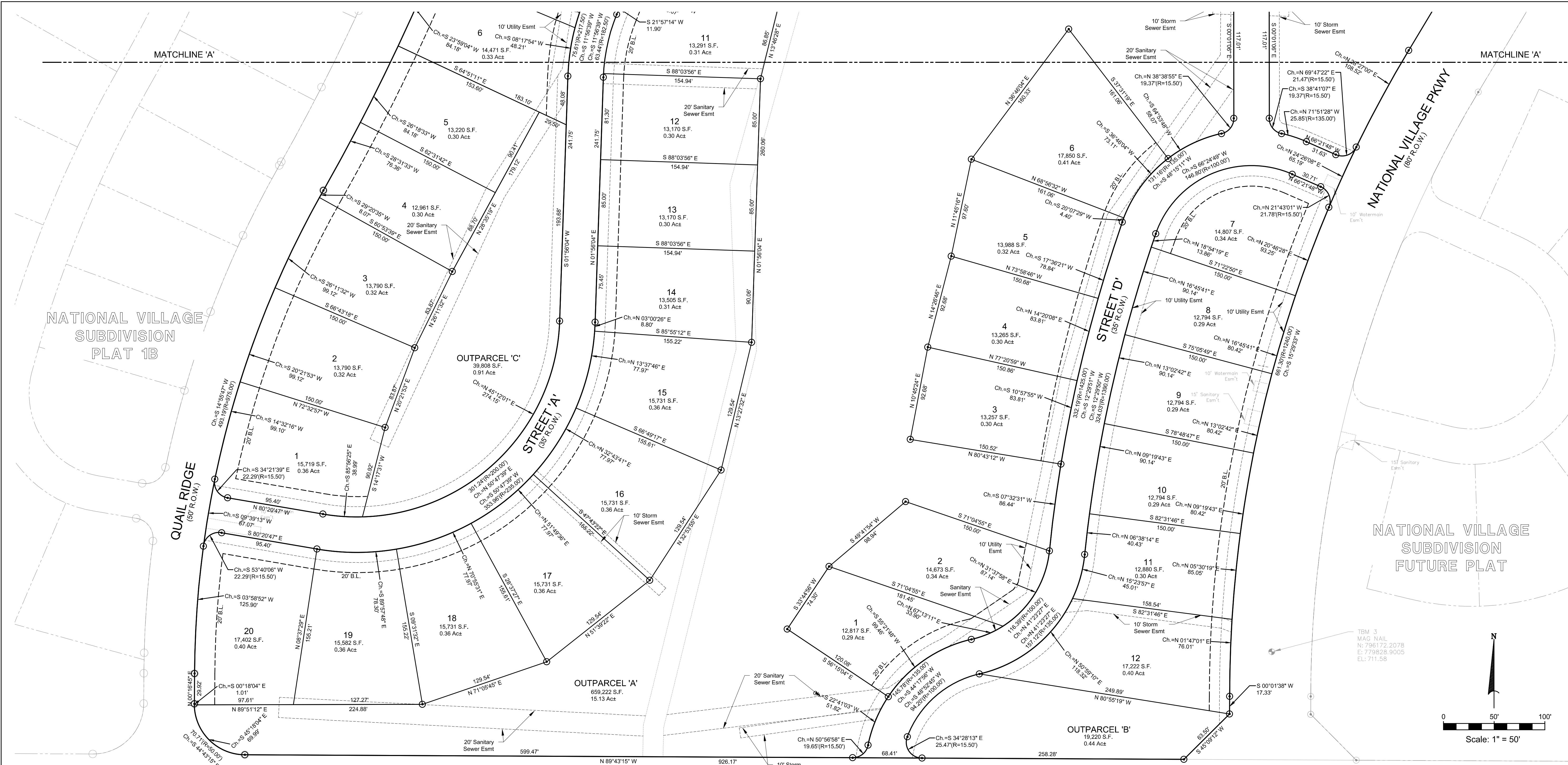


Subject Property

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 information.

DRAWING FILE: T:\Montgomery\CMGM\Proj\Retirement Systems of Alabama\22-0038-National Village Plat 3A\DWG\C-101_PRELIM PLAT.dwg
PLOTTED: Oct 28, 2022 3:55pm

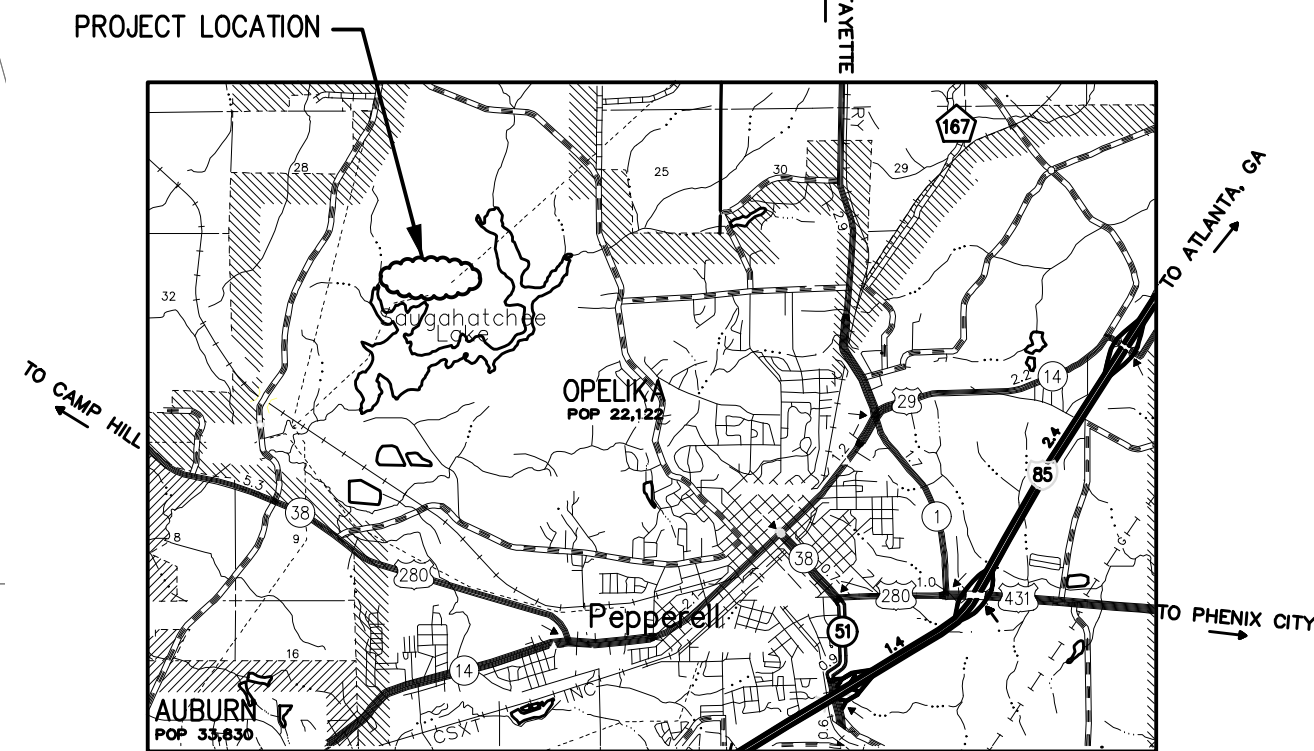
T:\Montgomery\CMGM\Proj\Retirement Systems of Alabama\22-0038-National Village Plat 3A\DWG\C-101_PRELIM PLAT.dwg



Robert Trent Jones Trail
(100' R.O.W.)

FLOOD NOTE:
PANEL NO. 01081C0060G DATED
11/02/2011
ZONE X

OWNER/DEVELOPER:
RETIREMENT SYSTEMS OF ALABAMA (RSA)
STEVE TIMMS
201 SOUTH UNION STREET, 7th FLOOR
MONTGOMERY, ALABAMA 36130
(334) 517-7216 phone



Vicinity Map
Not To Scale

GMC

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

1" = 5' 0" 1"

National Village Plat 3A
at RTJ Golf Trail - Grand National
OPELIKA, ALABAMA

CMGM-22-0038

PRELIMINARY
PLAT 3A

C-101



C-103



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



DEADLINE: 11/1/22 MEETING: 11/29/22

SITE ADDRESS: Village Drive

PROPERTY OWNER: Holland Homes LLC

APPLICANT/AUTHORIZED REPRESENTATIVE: T.J. Thomas - Mike Maher

MAILING ADDRESS: 2124 moores Mill Road Suite 110, Auburn, AL 36830

PHONE NUMBER: 334-821-0105

FAX NUMBER: 334-821-4044

EMAIL ADDRESS: mike.precisionsurv@gmail.com or thomasj@hollandhomesllc.com

TYPE OF PLAT APPROVAL REQUESTED Final SD Plat

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☐ PRELIMINARY ☒ FINAL

Does the subdivision require any other official action by the City? No

☐ Annexation

☐ Rezoning

☐ Other

PARCEL INFORMATION

Subdivision Name: Fox Run Phase 2A

Current Land Use: Vacant

Current Zoning: PUD

Proposed use of the Subdivision: Singe fam and twin house

☒ Residential

☐ Commercial

☐ Manufacturing/Industrial

☐ Office/Institutional

Number of Lots: 85 x \$3.00 = \$

Number of APO: x \$7.00 = \$
(Adjacent Property Owners)

Fee: \$75.00

TOTAL = 75.00

PAID

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Fox Run Phase 2-A Subdivision. I understand that I must provide certain information as noted in Section 4.2, Section 4.3, and/or Section 4.4 of the Opelika Subdivision Regulations in order for the Planning Commission to review my plans. The City may require additional information or requirements, or waive certain requirements, at any time during the process. Failure to provide accurate and complete information may result in disapproval by the Planning Department and/or Planning Commission. This application, plat, 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 authorized to make said application and submit said documents on this request. The undersigned authorizes the City to inspect the subject property as necessary in reviewing the above referenced request.

OWNERS/AUTHORIZED

REPRESENTATIVE SIGNATURE:

(PRINT NAME) **Daniel Holland**

11-01-2022

DATE

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: November 29, 2022

Subdivision: Foxrun Subdivision, Phase 2A

Agenda Item #: B-3

Action Requested: Final Approval

Location of Property: Village Drive

Property Owner(s): Holland Homes, LLC
Thomas Johnson & Mike Maher, authorized representatives

Current Land Use: Under construction: Single family homes

Current Zoning: PUD

Flood Zone: A portion of Lot 130 lies within the 100 year flood plain per
FEMA FIRM PANEL Nov 2, 2011 – MAP#01081C0090G

The applicant initially requested final plat approval for a 85-lot subdivision of a 248-lot subdivision located in the Fox Run Village PUD zoning district. Due to construction delays they have reduced this down to 13 lot final plat. The master plan and zoning were approved by City Council in September 2019. The plat consists of 10 single family lots and two open space lots.

The proposed lots are located on the north side of Village Drive. The development is bisected by a small stream or natural area that also serves as open space. The master plan requires a minimum lot size of 4,200 square feet and a minimum 40-foot lot width for single family home lots. The single family home lots range from 5,004 to 5,008 square feet; all lots are at least 40 feet wide. The minimum building setbacks for single family home lots as noted on the plat is 20 feet for the front and rear yard, and 5 feet on each side yard. A 10' buffer yard is added along the rear property line of the 18 lots that front on Village Drive.

Note #9 on plat provides the minimum setbacks for twin homes and single-family homes.

The two open space lots are Lot 129 (20,810 sf) and Lot 130 (5.6 acres). A large portion of Lot 130 is in the 100 year flood plain. Note #8 on plat states Lot 129 and 130 are maintained by the homeowner's association. The master plan narrative states the open space will remain mostly

undisturbed vegetation and will provide buffers between the different types of residential or commercial uses.

Underground utilities are required, and sidewalks are required on at least one side of the street. The proposed plat is largely in compliance with the approved master plan and the subdivision regulations. At this time the base layer of road is in, but the asphalt has not been installed.

Staff recommends final plat approval provided that the 1st layer of asphalt is installed and subject to the following:

- 1. Underground utilities are required**
- 2. Sidewalks are required on at least one side of the street.**
- 3. Add 10' buffer yards along the rear lot lines of Lots 25 to 28 and Lots 131 to 144**
- 4. Label the easement along the fronts of all lots and add the easement width.**
- 5. Add a label and acreage to the undeveloped portion east of these platted lots.**
- 6. The Fox Run Village master plan narrative states open space will remain mostly undisturbed vegetation and provide buffers between different types of residential or commercial uses. Note on plat any specific use that will be allowed for Lot 129 and 130.**

Engineering Department Report

All of the Opelika Surveyors comments regarding the plat have been addressed.

The Engineering Department has been inspecting the construction and testing of the infrastructure in this subdivision.

A Certification of Completion will be completed and signed by the Engineering and Public Works Directors prior to the signing of the final plat. There are no other comments or concerns from the Engineering Departments regarding this final plat

Opelika Utilities Report

A water system inspection will need to be completed before signing final plat.

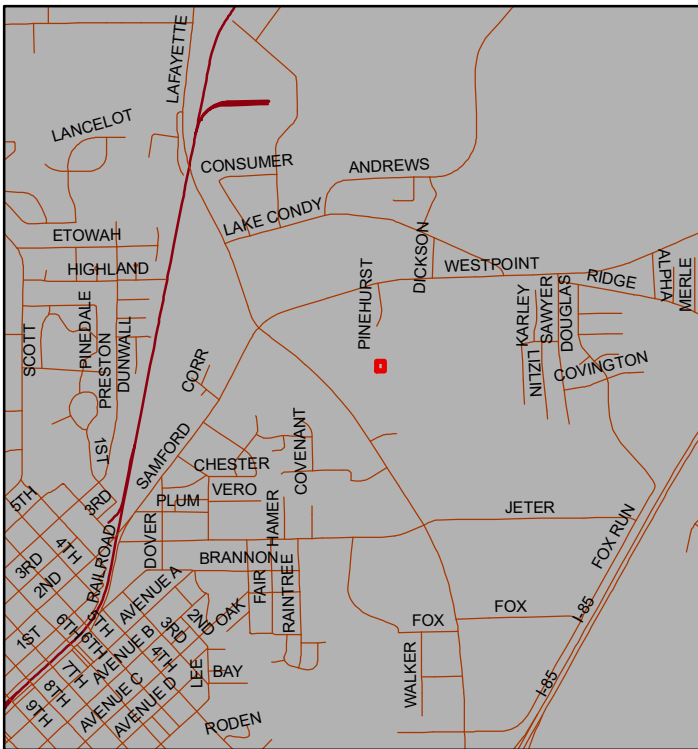
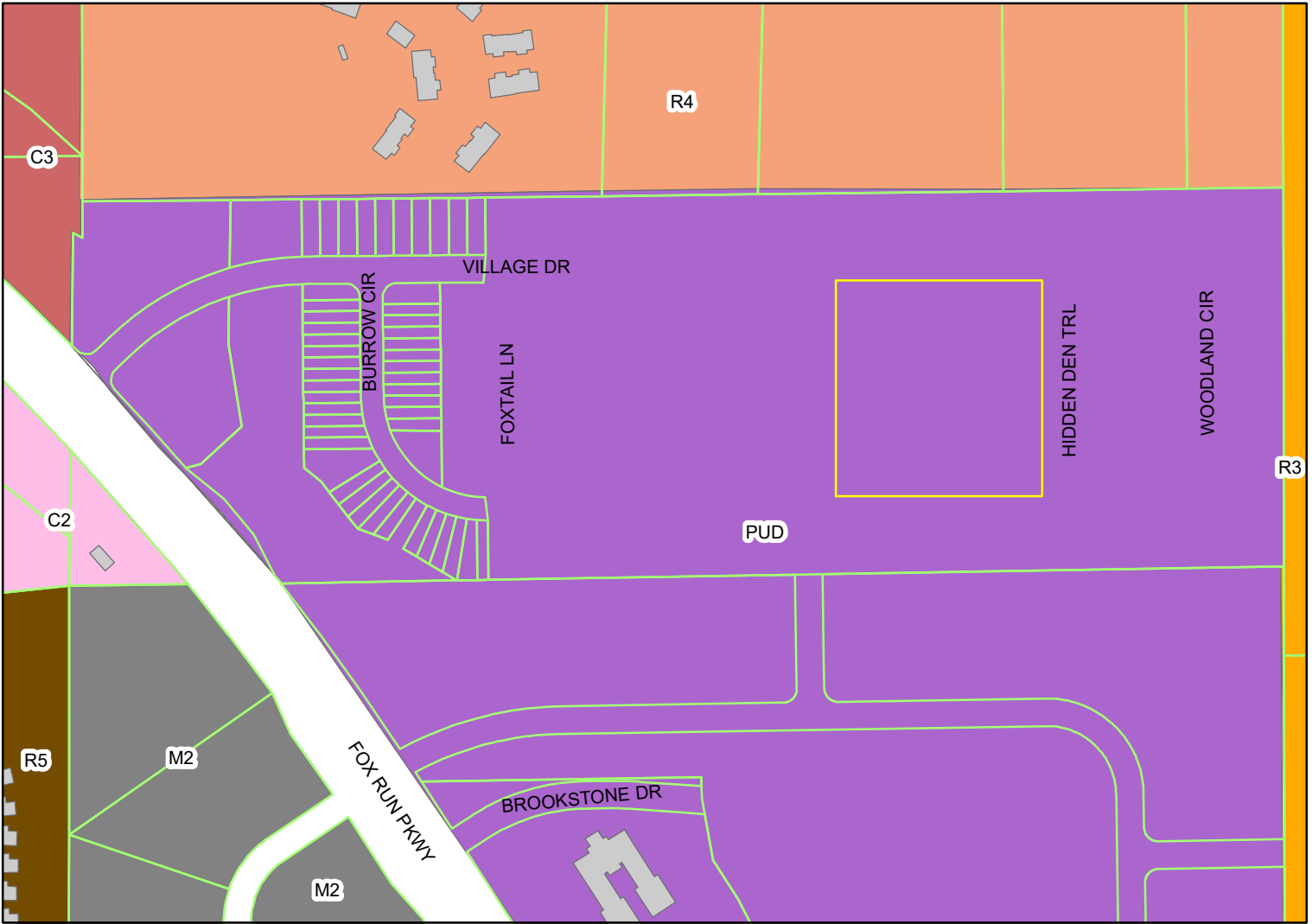
Opelika Power Services Report

This subdivision is inside the Opelika Power and Tallapoosa River Service territory.

FOX RUN POD 3 PHASE 2 SUBDIVISION

VILLAGE DRIVE

FINAL APPROVAL, B-3



The applicant is working toward completing subdivision improvement requirements before the Nov 29th PC meeting. The final plat approval request is for 85 lots. The property is located in the Fox Run PUD 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 information.

43 10 03 05 4 000 003.001
BENNETT THOMAS M & DEBRA T
807 WEST POINT PKWY
OPELIKA,AL,36801

LOT 1
J & N FARMS S D
BENNETT REVISION
PLAT 28-125

43 10 03 05 4 000 003.000
BENNETT THOMAS M & DEBRA T
807 WEST POINT PKWY
OPELIKA,AL,36801

LOT 2
J & N FARMS S D
BENNETT REVISION
PLAT 28-125

43 10 03 05 4 000 002.000
WARREN AARON M & NATALIE B WARREN
907 WEST POINT PKWY
OPELIKA,AL,36801

43 10 03 05 4 000 001.000
TIGER TOWN DEVELOPERS LLC
C O BOB ROLADER
SCARBROUGH & ROLADER DEV
270 N JEFF DAVIS DR
FAYETTEVILLE,GA,30214

LOT 35
THE CHIMNEYS S D
PLAT 44-191

GRID N: 787426.06
GRID E: 803658.77
SCALE FACTOR: 0.99998491
CONVERGENCE: 0°15'31.1880"
ELEV: 792.76'

FOXRUN SUBDIVISION
PHASE 2-A
SECTION 5 T 19 N R 27 E
OPELIKA LEE COUNTY ALABAMA

State of Alabama
Lee County

I, Michael T Maher, a licensed Land Surveyor of Alabama, hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of practice for the surveying in the State of Alabama to the best of my knowledge, information, and belief.

In witness whereof, I have hereunto set my hand and seal on this
the ____ day of _____, 2022.

Michael T Maher, Alabama License No. 29993
Not a certified survey unless signed and stamped with my seal.

State of Alabama
Lee County

I, Daniel Holland, Manager of Holland Homes, LLC, owner of the real property shown on this plat, hereby joins in the statement of Michael T Maher, and certify that it was and is my purpose to subdivide the lands so platted as shown,

In witness whereof, I have hereunto set my hand on this the ____ day of _____, 2022.

Daniel Holland, Manager of Holland Homes LLC

State of Alabama
Lee County

I, the undersigned authority, a Notary Public in and for said county, in said state, certify that Daniel Holland, as President of Holland Homes LLC, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

In witness whereof, I have hereunto set my hand and seal on this
the ____ day of _____, 2022.

Notary Public: _____ My commission expires: _____

Approved by the Opelika City Planning Director, Opelika, Alabama:

Director: _____ Date: _____

Approved by the Opelika City Planning Chairman, Opelika, Alabama:

Chairman: _____ Date: _____

Approved by the Opelika Utilities Board, Opelika, Alabama:

Opelika Utilities Board: _____ Date: _____

Approved by the Opelika City Engineer, Opelika, Alabama:

Engineer: _____ Date: _____

Reviewed by Opelika Power Services, Opelika, Alabama:

Opelika Power Services: _____ Date: _____

Approved by the Opelika Public Works Department:

Public Works Director: _____ Date: _____

43 10 03 05 4 000 001.000
TIGER TOWN DEVELOPERS LLC
C O BOB ROLADER
SCARBROUGH & ROLADER DEV
270 N JEFF DAVIS DR
FAYETTEVILLE,GA,30214

OWNER/DEVELOPER:
HOLLAND HOMES
421 OPELIKA RD
AUBURN, AL 36830

ELEV: 769.38
GRID N: 786603.46
GRID E: 803650.37
SCALE FACTOR: 0.99998491
CONVERGENCE: 0°15'31.0542"

NOTES:

- SOURCE OF INFORMATION: DEED BOOK 2589 PAGE 669, FOX RUN SUBDIVISION PHASE 1C RECORDED IN PLAT BOOK 46 PAGE 46; FOX RUN SUBDIVISION PHASE 1B RECORDED IN PLAT BOOK 45 PAGE 60
- DATE OF FIELD SURVEY: MAY 31, 2022
- DATE OFFICE WORK COMPLETED: JUNE 6, 2022.
- BEARINGS BASED ON STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE, US FOOT. COORDINATES SET USING RTK GPS, ADLDT CORS AS CONTROL
- WETLANDS CURRENTLY HAVE BEEN DELINEATED AND NO WETLANDS ARE PRESENT ON THESE SINGLE FAMILY OR TWIN HOME LOTS. WETLANDS ARE ALL IN OPEN SPACE LOTS OR FUTURE DEVELOPMENT.
- AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA AND TO ANY UTILITY COMPANIES SERVING THE CITY OF OPELIKA FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING POLE LINES, GUY WIRES AND OTHER FACILITIES. EASEMENT TO BE TEN (10) FEET WIDE AND SHALL BE CENTERED ALONG THE FRONT AND SIDE LOT LINES OF EACH LOT.
- A PORTION OF LOT 130 LIES WITHIN THE 100 YR FLOOD PLAIN PER FEMA FIRM PANEL 01081C00905, DATED 11-2-2011.
- OPEN SPACE LOTS (LOT 130 & 129) SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TWIN HOUSE SETBACKS = 10' FRONT, 20' REAR, 5' SIDE SETBACK
- SINGLE FAMILY SETBACKS = 20' FRONT, 20' REAR, 5' SIDE SETBACK
- GROSS ACREAGE: 24.44 AC 1,064,717 S.F.
- ALL UTILITIES SHALL BE UNDERGROUND.
- SIDEWALKS SHALL BE REQUIRED ON ONE SIDE OF EACH STREET.

POC
SE COR
SEC 5 T 19 N R 27 E
OPELIKA, LEE COUNTY, ALABAMA

Seal	Drawn By: MTM	PRECISION SURVEYING	2124 Moores Mill Road Suite 110 Auburn, Alabama 36830 Phone (334) 821-0105 www.precisionsurveying.biz
	Scale: 1"=60'		Sheet Title: FOXRUN SUBDIVISION PHASE 2-A FINAL PLAT
	File Name: 22-0402-SD1		
	Date: 6-6-2022		

FOXRUN PHASE 2 PB46 PG46
106
105

43 10 03 05 4 000 105.000
43 10 03 05 4 000 106.000
43 10 03 05 4 000 107.000
43 10 03 05 4 000 108.000
43 10 03 05 4 000 109.000
43 10 03 05 4 000 110.000
43 10 03 05 4 000 111.000
43 10 03 05 4 000 112.000
43 10 03 05 4 000 113.000
43 10 03 05 4 000 114.000
43 10 03 05 4 000 115.000
43 10 03 05 4 000 116.000
43 10 03 05 4 000 117.000
43 10 03 05 4 000 118.000
43 10 03 05 4 000 119.000
43 10 03 05 4 000 120.000
43 10 03 05 4 000 121.000
43 10 03 05 4 000 122.000
43 10 03 05 4 000 123.000
43 10 03 05 4 000 101.000
Holland Homes
421 Opelika Road
Auburn,AL,36830

FOXRUN PHASE 2 PB46 PG46
95
94

FIELD CURVE
R=275.00
L=20.77
CHB=N33°24'04"E
CHD=20.77

FOXRUN PHASE 2 PB46 PG46
94

FOXRUN PHASE 2 PB46 PG46
93

FOXRUN PHASE 2 PB46 PG46
92

FOXRUN PHASE 2 PB46 PG46
91

FOXRUN PHASE 2 PB46 PG46
90

FOXRUN PHASE 2 PB46 PG46
89

FOXRUN PHASE 2 PB46 PG46
88

FOXRUN PHASE 2 PB46 PG46
87

FOXRUN PHASE 2 PB46 PG46
86

FOXRUN PHASE 2 PB46 PG46
85

FOXRUN PHASE 2 PB46 PG46
84

FOXRUN PHASE 2 PB46 PG46
83

FOXRUN PHASE 2 PB46 PG46
82

FOXRUN PHASE 2 PB46 PG46
81

FOXRUN PHASE 2 PB46 PG46
80

FOXRUN PHASE 2 PB46 PG46
79

FOXRUN PHASE 2 PB46 PG46
78

FOXRUN PHASE 2 PB46 PG46
77

FOXRUN PHASE 2 PB46 PG46
76

FOXRUN PHASE 2 PB46 PG46
75

FOXRUN PHASE 2 PB46 PG46
74

FOXRUN PHASE 2 PB46 PG46
73

FOXRUN PHASE 2 PB46 PG46
72

FOXRUN PHASE 2 PB46 PG46
71

FOXRUN PHASE 2 PB46 PG46
70

FOXRUN PHASE 2 PB46 PG46
69

FOXRUN PHASE 2 PB46 PG46
68

FOXRUN PHASE 2 PB46 PG46
67

FOXRUN PHASE 2 PB46 PG46
66

FOXRUN PHASE 2 PB46 PG46
65

FOXRUN PHASE 2 PB46 PG46
64

FOXRUN PHASE 2 PB46 PG46
63

FOXRUN PHASE 2 PB46 PG46
62

FOXRUN PHASE 2 PB46 PG46
61

FOXRUN PHASE 2 PB46 PG46
60

FOXRUN PHASE 2 PB46 PG46
59

FOXRUN PHASE 2 PB46 PG46
58

FOXRUN PHASE 2 PB46 PG46
57

FOXRUN PHASE 2 PB46 PG46
56

FOXRUN PHASE 2 PB46 PG46
55

FOXRUN PHASE 2 PB46 PG46
54

FOXRUN PHASE 2 PB46 PG46
53

FOXRUN PHASE 2 PB46 PG46
52

FOXRUN PHASE 2 PB46 PG46
51

FOXRUN PHASE 2 PB46 PG46
50

FOXRUN PHASE 2 PB46 PG46
49

FOXRUN PHASE 2 PB46 PG46
48

FOXRUN PHASE 2 PB46 PG46
47

FOXRUN PHASE 2 PB46 PG46
46

FOXRUN PHASE 2 PB46 PG46
45

FOXRUN PHASE 2 PB46 PG46
44

FOXRUN PHASE 2 PB46 PG46
43

FOXRUN PHASE 2 PB46 PG46
42

FOXRUN PHASE 2 PB46 PG46
41

FOXRUN PHASE 2 PB46 PG46
40

FOXRUN PHASE 2 PB46 PG46
39

FOXRUN PHASE 2 PB46 PG46
38

FOXRUN PHASE 2 PB46 PG46
37

FOXRUN PHASE 2 PB46 PG46
36

FOXRUN PHASE 2 PB46 PG46
35

FOXRUN PHASE 2 PB46 PG46
34

FOXRUN PHASE 2 PB46 PG46
33

FOXRUN PHASE 2 PB46 PG46
32

FOXRUN PHASE 2 PB46 PG46
31

FOXRUN PHASE 2 PB46 PG46
30

FOXRUN PHASE 2 PB46 PG46
29

FOXRUN PHASE 2 PB46 PG46
28

FOXRUN PHASE 2 PB46 PG46
27

FOXRUN PHASE 2 PB46 PG46
26

FOXRUN PHASE 2 PB46 PG46
25

FOXRUN PHASE 2 PB46 PG46
24

FOXRUN PHASE 2 PB46 PG46
23

FOXRUN PHASE 2 PB46 PG46
22

FOXRUN PHASE 2 PB46 PG46
21

FOXRUN PHASE 2 PB46 PG46
20

FOXRUN PHASE 2 PB46 PG46
19

FOXRUN PHASE 2 PB46 PG46
18

FOXRUN PHASE 2 PB46 PG46
17

FOXRUN PHASE 2 PB46 PG46
16

FOXRUN PHASE 2 PB46 PG46
15

FOXRUN PHASE 2 PB46 PG46
14

FOXRUN PHASE 2 PB46 PG46
13

FOXRUN PHASE 2 PB46 PG46
12

FOXRUN PHASE 2 PB46 PG46
11

FOXRUN PHASE 2 PB46 PG46
10

FOXRUN PHASE 2 PB46 PG46
9

FOXRUN PHASE 2 PB46 PG46
8

FOXRUN PHASE 2 PB46 PG46
7

FOXRUN PHASE 2 PB46 PG46
6

FOXRUN PHASE 2 PB46 PG46
5

FOXRUN PHASE 2 PB46 PG46
4

FOXRUN PHASE 2 PB46 PG46
3

FOXRUN PHASE 2 PB46 PG46
2

FOXRUN PHASE 2 PB46 PG46
1

FOXRUN PHASE 2 PB46 PG46
0

FOXRUN PHASE 2 PB46 PG46
-1

FOXRUN PHASE 2 PB46 PG46
-2

FOXRUN PHASE 2 PB46 PG46
-3

FOXRUN PHASE 2 PB46 PG46
-4

FOXRUN PHASE 2 PB46 PG46
-5

FOXRUN PHASE 2 PB46 PG46
-6

FOXRUN PHASE 2 PB46 PG46
-7

FOXRUN PHASE 2 PB46 PG46
-8

FOXRUN PHASE 2 PB46 PG46
-9

FOXRUN PHASE 2 PB46 PG46
-10

FOXRUN PHASE 2 PB46 PG46
-11

FOXRUN PHASE 2 PB46 PG46
-12

FOXRUN PHASE 2 PB46 PG46
-13

FOXRUN PHASE 2 PB46 PG46
-14

FOXRUN PHASE 2 PB46 PG46
-15

FOXRUN PHASE 2 PB46 PG46
-16

FOXRUN PHASE 2 PB46 PG46
-17

FOXRUN PHASE 2 PB46 PG46
-18

FOXRUN PHASE 2 PB46 PG46
-19

FOXRUN PHASE 2 PB46 PG46
-20

FOXRUN PHASE 2 PB46 PG46
-21

FOXRUN PHASE 2 PB46 PG46
-22

FOXRUN PHASE 2 PB46 PG46
-23

FOXRUN PHASE 2 PB46 PG46
-24

FOXRUN PHASE 2 PB46 PG46
-25

FOXRUN PHASE 2 PB46 PG46
-26

FOXRUN PHASE 2 PB46 PG46
-27

FOXRUN PHASE 2 PB46 PG46
-28

FOXRUN PHASE 2 PB46 PG46
-29

FOXRUN PHASE 2 PB46 PG46
-30

FOXRUN PHASE 2 PB46 PG46
-31

FOXRUN PHASE 2 PB46 PG46
-32

FOXRUN PHASE 2 PB46 PG46
-33

FOXRUN PHASE 2 PB46 PG46
-34

FOXRUN PHASE 2 PB46 PG46
-35

FOXRUN PHASE 2 PB46 PG46
-36

FOXRUN PHASE 2 PB46 PG46
-37

FOXRUN PHASE 2 PB46 PG46
-38

FOXRUN PHASE 2 PB46 PG46
-39

FOXRUN PHASE 2 PB46 PG46
-40

FOXRUN PHASE 2 PB46 PG46
-41

FOXRUN PHASE 2 PB46 PG46
-42

FOXRUN PHASE 2 PB46 PG46
-43

FOXRUN PHASE 2 PB46 PG46
-44

FOXRUN PHASE 2 PB46 PG46
-45

FOXRUN PHASE 2 PB46 PG46
-46

FOXRUN PHASE 2 PB46 PG46
-47

FOXRUN PHASE 2 PB46 PG46
-48

FOXRUN PHASE 2 PB46 PG46
-49

FOXRUN PHASE 2 PB46 PG46
-50

FOXRUN PHASE 2 PB46 PG46
-51

FOXRUN PHASE 2 PB46 PG46
-52

FOXRUN PHASE 2 PB46 PG46
-53

FOXRUN PHASE 2 PB46 PG46
-54

FOXRUN PHASE 2 PB46 PG46
-55

FOXRUN PHASE 2 PB46 PG46
-56

FOXRUN PHASE 2 PB46 PG46
-57

FOXRUN PHASE 2 PB46 PG46
-58

FOXRUN PHASE 2 PB46 PG46
-59

FOXRUN PHASE 2 PB46 PG46
-60

FOXRUN PHASE 2 PB46 PG46
-61

FOXRUN PHASE 2 PB46 PG46
-62

FOXRUN PHASE 2 PB46 PG46
-63

FOXRUN PHASE 2 PB46 PG46
-64

FOXRUN PHASE 2 PB46 PG46
-65

FOXRUN PHASE 2 PB46 PG46
-66

FOXRUN PHASE 2 PB46 PG46
-67

FOXRUN PHASE 2 PB46 PG46
-68

FOXRUN PHASE 2 PB46 PG46
-69

FOXRUN PHASE 2 PB46 PG46
-70

FOXRUN PHASE 2 PB46 PG46
-71

FOXRUN PHASE 2 PB46 PG46
-72

FOXRUN PHASE 2 PB46 PG46
-73

FOXRUN PHASE 2 PB46 PG46
-74

FOXRUN PHASE 2 PB46 PG46
-75

FOXRUN PHASE 2 PB46 PG46
-76



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

3153



DEADLINE: 4/1/22 MEETING: 11/29/22

SITE ADDRESS: Alana Ct. and Raiden Cir.

PROPERTY OWNER: DRB Group Alabama, LLC

APPLICANT/AUTHORIZED REPRESENTATIVE: Doug Ransom

MAILING ADDRESS: 160 Whitney St. Fayetteville, GA 30214

PHONE NUMBER: 770-471-4751 **FAX NUMBER:** N/A

EMAIL ADDRESS: lransom@drbgroup.com

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☐ PRELIMINARY ☐ FINAL ☒

Does the subdivision require any other official action by the City? No

☐ Annexation ☐ Rezoning ☐ Other _____

PARCEL INFORMATION

Subdivision Name: Wyndham Gates Subdivision Pod 3, Phase 2

Current Land Use: vacant

Current Zoning: PUD

Proposed use of the Subdivision: residential

☒ Residential ☐ Commercial
☐ Manufacturing/Industrial ☐ Office/Institutional

Number of Lots: _____ x \$3.00 = \$ _____

Number of APO: _____ x \$7.00 = \$ _____
(Adjacent Property Owners)

Fee: \$75.00

TOTAL = \$75.00

PAID _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Wyndham Gates Subdivision Pod 3, Phase 2 Subdivision. I understand that I must provide certain information as noted in Section 4.2, Section 4.3, and/or Section 4.4 of the Opelika Subdivision Regulations in order for the Planning Commission to review my plans. The City may require additional information or requirements, or waive certain requirements, at any time during the process. Failure to provide accurate and complete information may result in disapproval by the Planning Department and/or Planning Commission. This application, plat, 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 authorized to make said application and submit said documents on this request. The undersigned authorizes the City to inspect the subject property as necessary in reviewing the above referenced request.

**OWNERS/AUTHORIZED
REPRESENTATIVE SIGNATURE:**

(PRINT NAME) Doug Ransom

DATE 10/31/2022

**City of Opelika
Planning Commission
Planning Department Report**

Meeting Date: November 29, 2022

Agenda Item #: B-4

Subdivision: Wyndham Gates Subdivision, POD 3, Phase 2 Townhomes

Action Requested: Final Approval

Location of Property: Raiden Circle

Property Owner(s): DRB Group Alabama, LLC,
Ledge Nettles, Baseline Surveying

Current Land Use: Townhomes (under construction)

Current Zoning: Wyndham PUD (Planned Unit Development)

Staff Comments:

The applicant is requesting final approval for ten (10) lots of a 64-lot subdivision. Preliminary plat approval for the 64-lot subdivision was granted at the January 2021 Planning Commission meeting. Eight of the ten (10) lots are townhome lots. Parcel A (1.37 acres) and Parcel B (8.98 acres) are the other two lots that will be subdivided at a later time into 56 townhome lots. After the 56 townhome lots are platted, a 23,090 sf area of Parcel A and a 3.69-acre portion of Parcel B will be preserved as open space.

The eight townhome units including the front and rear yard on a single lot will be sold. The two-story townhomes are approximately 1,700-1,800 SF (excluding 2 car garages). The townhome lots meet the minimum yard size requirement with one yard being at least 50% of the first floor size of a unit. The lots also exceed the 1,800-sf minimum lot size and 20-foot lot width required for a townhouse development. The proposed lot widths are 25 feet. The lot area for six lots are 2,000 square feet (sf) and two lots are 3,000 sf. Each unit has two parking spaces as required. Underground utilities are installed, and sidewalks are installed along the streets. The rear lot line of each townhome unit is adjacent to open space. A note needs to be added to plat that the open space will be maintained by the Wyndham Gate Pod 3 HOA (Homeowner's Association). The exterior building material is a mix of brick and hardie board with vinyl soffit and fascia.

The townhomes setback requirement needs to be determined and stated in the notes. The minimum setback along Emory Lane should be 20 feet to correspond to the 20-foot minimum setback for the single-family homes on the north side of Emory Lane.

A landscape plan for the 8-unit townhome group meets minimum requirements concerning base and parking lot points. A landscape plan (construction drawings) includes a residential buffer as required adjacent to the townhome unit on Lot 155; a residential buffer is also shown along Marvyn Parkway as required. The buffer provides a visual barrier between the different type of dwellings and motorists on Marvyn Parkway.

Staff recommends final approval subject to the following added to final plat or installed before a CO (certificate of occupancy) is issued:

- 1. Sidewalks required on at least one side of the street.**
- 2. All utilities installed underground.**
- 3. Add landscaping as shown on landscape plan for the eight townhome group and residential buffers as shown on construction drawings.**
- 4. Add the minimum building setback requirement on the final plat.**
- 5. Add a note on plat providing the uses allowed in the open space lots and who will own and maintain the open space lots.**

Engineering Department Report

The infrastructure has been accepted and approved with a previous phases submittal.

The Engineering Departments review comments have been addressed and the Department has no other comments or concerns with this final plat.

Opelika Utilities Report

A water system inspection will need to be completed before signing final plat.

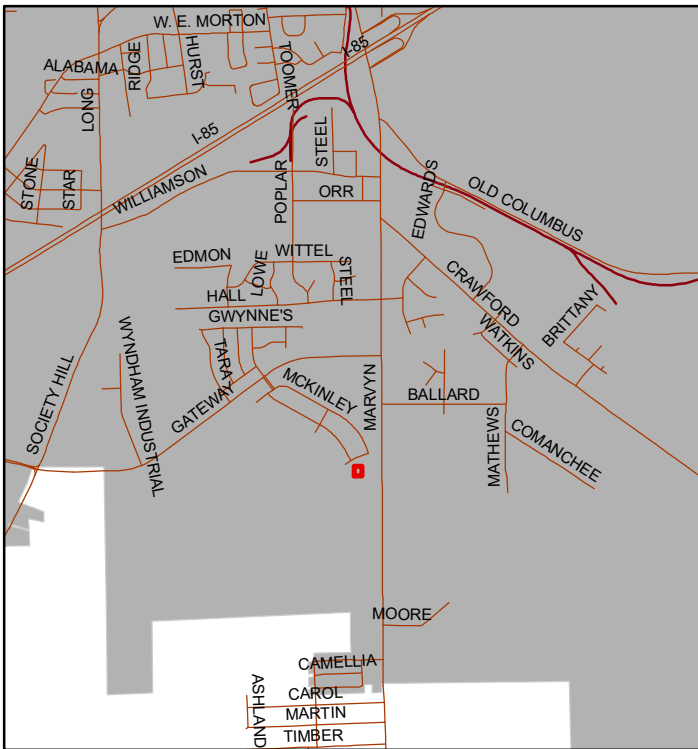
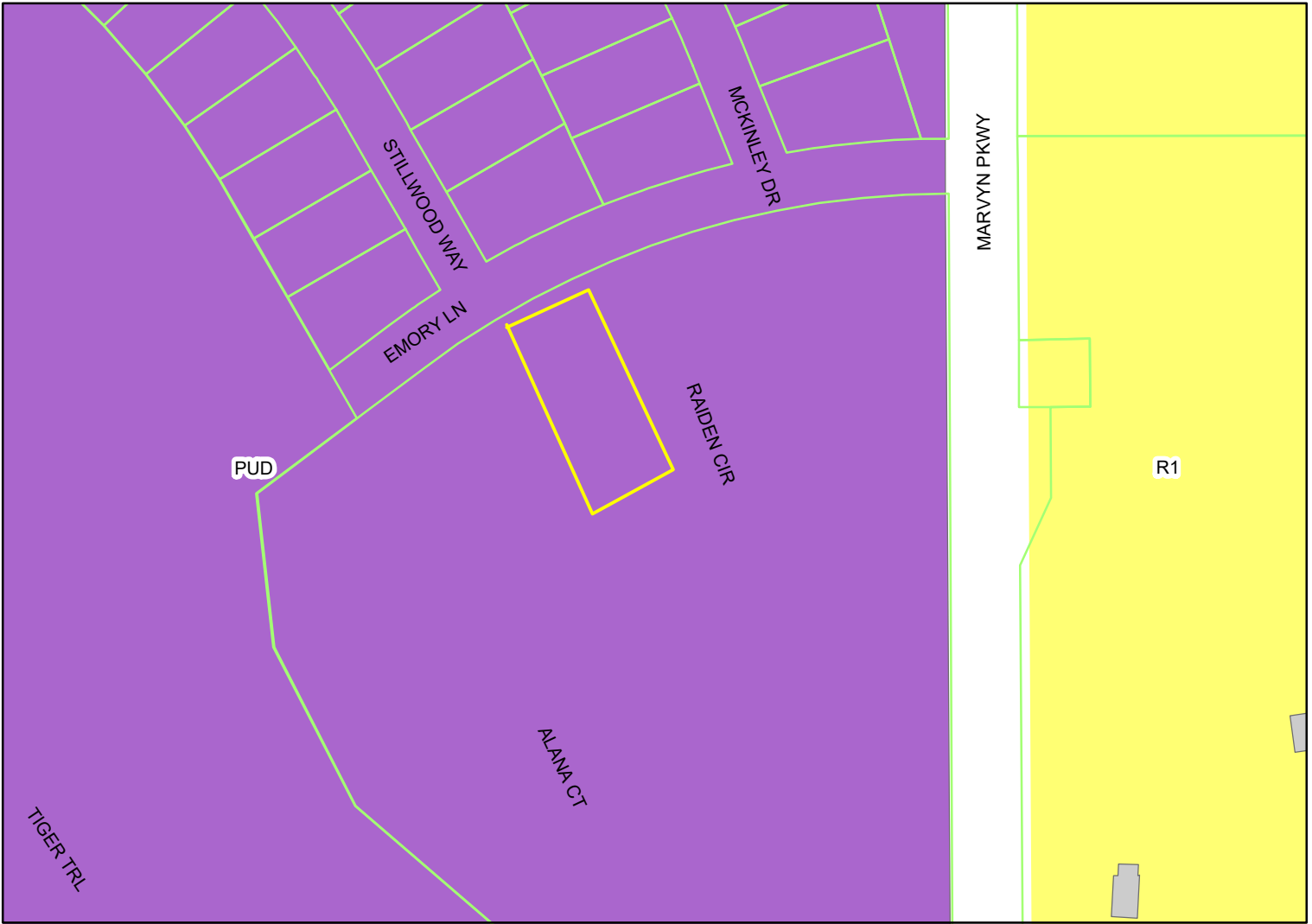
Opelika Power Services Report

This subdivision is outside the Opelika Power Service territory.

WYNDHAM GATES POD 3 PHASE 2 SUBDIVISION

ALANA COURT AND RAIDEN CIRCLE

FINAL APPROVAL, B-4



The applicant is requesting final plat approval for eight townhome lots. The property is located in the Wyndha PUD 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 information.

STATE OF ALABAMA
LEE COUNTY

I, ARTHUR R. NETTLES, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF.

IN WITNESS WHEREOF, I HAVE HEREONTO SET MY HAND AND SEAL ON THIS THE ____ DAY OF _____, 2022.

ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346
NOT A CERTIFIED SURVEY UNLESS SIGNED AND
STAMPED WITH MY SEAL.

STATE OF ALABAMA
LEE COUNTY

I, DOUG RANSOM, AS AUTHORIZED MEMBER OF OPELIKA GATEWAY PROPERTIES, LLC, AS OWNER OF THE REAL PROPERTY SHOWN ON THIS PLAT HEREBY JOINS IN THE STATEMENT OF ARTHUR R. NETTLES AND CERTIFY THAT IT IS MY PURPOSE TO SUBDIVIDE LANDS SO PLATTED INTO LOTS AS SHOWN.

IN WITNESS WHEREOF, I HAVE HEREONTO SET MY HAND ON THIS THE ____ DAY OF _____, 2022.

DOUG RANSOM, AUTHORIZED MEMBER
OPELIKA GATEWAY PROPERTIES, LLC

STATE OF ALABAMA
LEE COUNTY

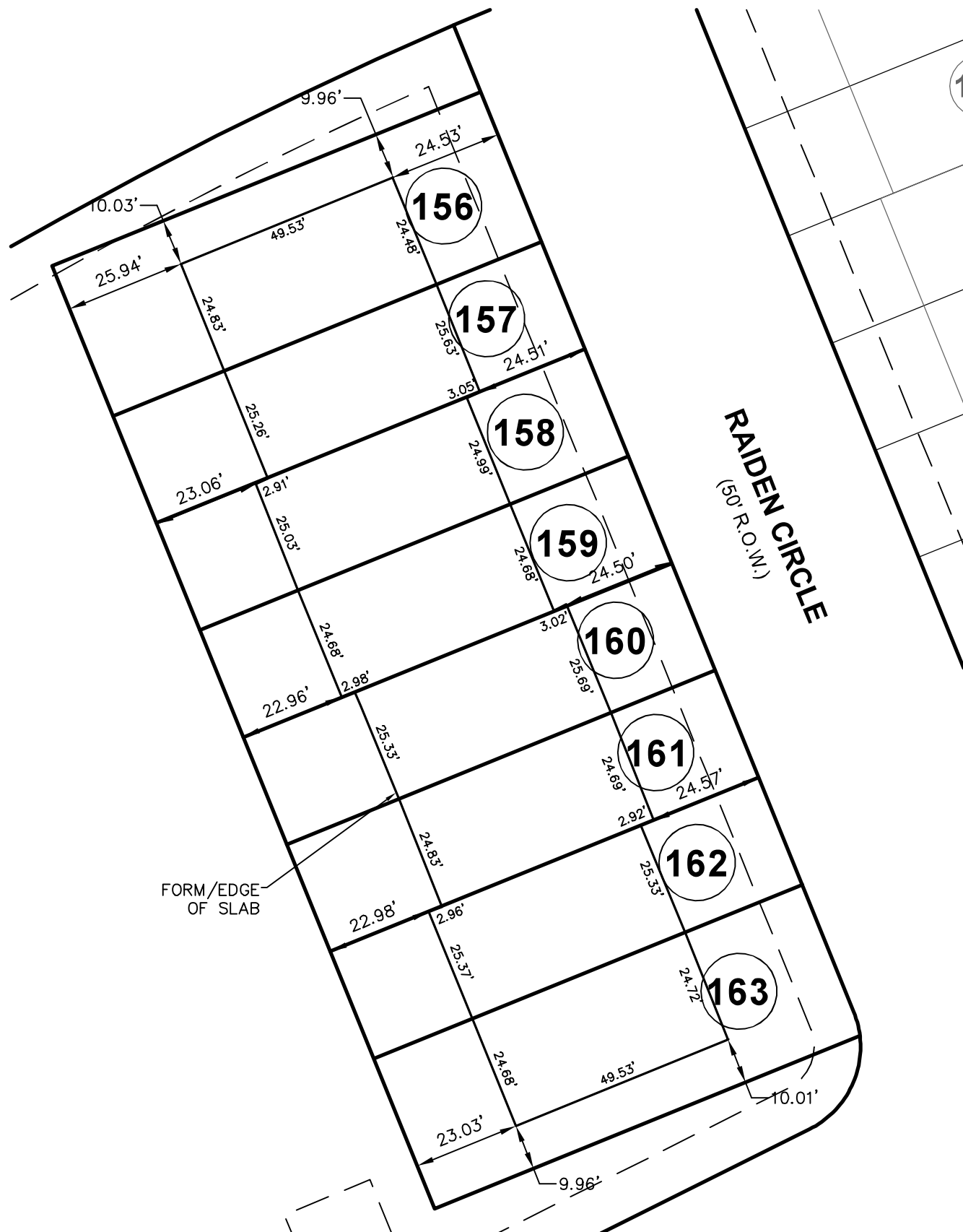
I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT DOUG RANSOM, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AND WHOSE NAME IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE THAT, BEING INFORMED ON THE CONTENTS OF THE INSTRUMENT, HAS EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE ____ DAY OF _____, 2022.

NOTARY PUBLIC: MY COMMISSION EXPIRES: _____

NOTES:

- THIS PARCEL IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAY, OR OTHER RESTRICTIONS OF RECORD THAT MAY EXIST.
- BEARINGS BASED ON GPS RTK OBSERVATION USING AUBURN CORRS. HORIZONTAL DATUM IS NAD 83 ALABAMA EAST ZONE STATE PLANE COORDINATE SYSTEM.
- NORTH IS BASED ON GRID NORTH.
- FIELDWORK COMPLETED SEPTEMBER __, 2022. OFFICEWORK COMPLETED OCTOBER __, 2022.
- AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA, ALABAMA, A MUNICIPAL CORPORATION, FOR THE PURPOSE OF INSTALLING AND MAINTAINING GUY WIRES AND ANCHORS TO STABILIZE POLE LINES; EASEMENT TO BE TEN (10) FEET WIDE, BEING FIVE (5) FEET ON EACH SIDE OF THE FRONT AND SIDE LOT LINES.
- ACCORDING TO FEMA FIRM MAP NO. 0108100230G PANEL 230 OF 381 FOR OPELIKA, LEE COUNTY ALABAMA, EFFECTIVE DATE NOVEMBER 11, 2011, THE PARCEL LIES IN ZONE X, WHICH IS AN AREA OF MINIMAL FLOODING AND IS NOT DESIGNATED AS A FLOOD PRONE AREA.
- THE GROSS AREA OF WYNDHAM GATES, POD 3 IS 595,546.5 ± S.F. OR 13.67 ± AC., WHICH INCLUDES NEW RIGHT-OF-WAYS FOR ROADWAYS.



FOUNDATION DETAIL
SCALE: 1"=30'

APPROVED BY THE OPELIKA PUBLIC WORKS DEPARTMENT, OPELIKA, ALABAMA:
PUBLIC WORKS DIRECTOR: _____ DATE: _____

APPROVED BY THE OPELIKA CITY PLANNING DIRECTOR, OPELIKA, ALABAMA:
PLANNING DIRECTOR: _____ DATE: _____

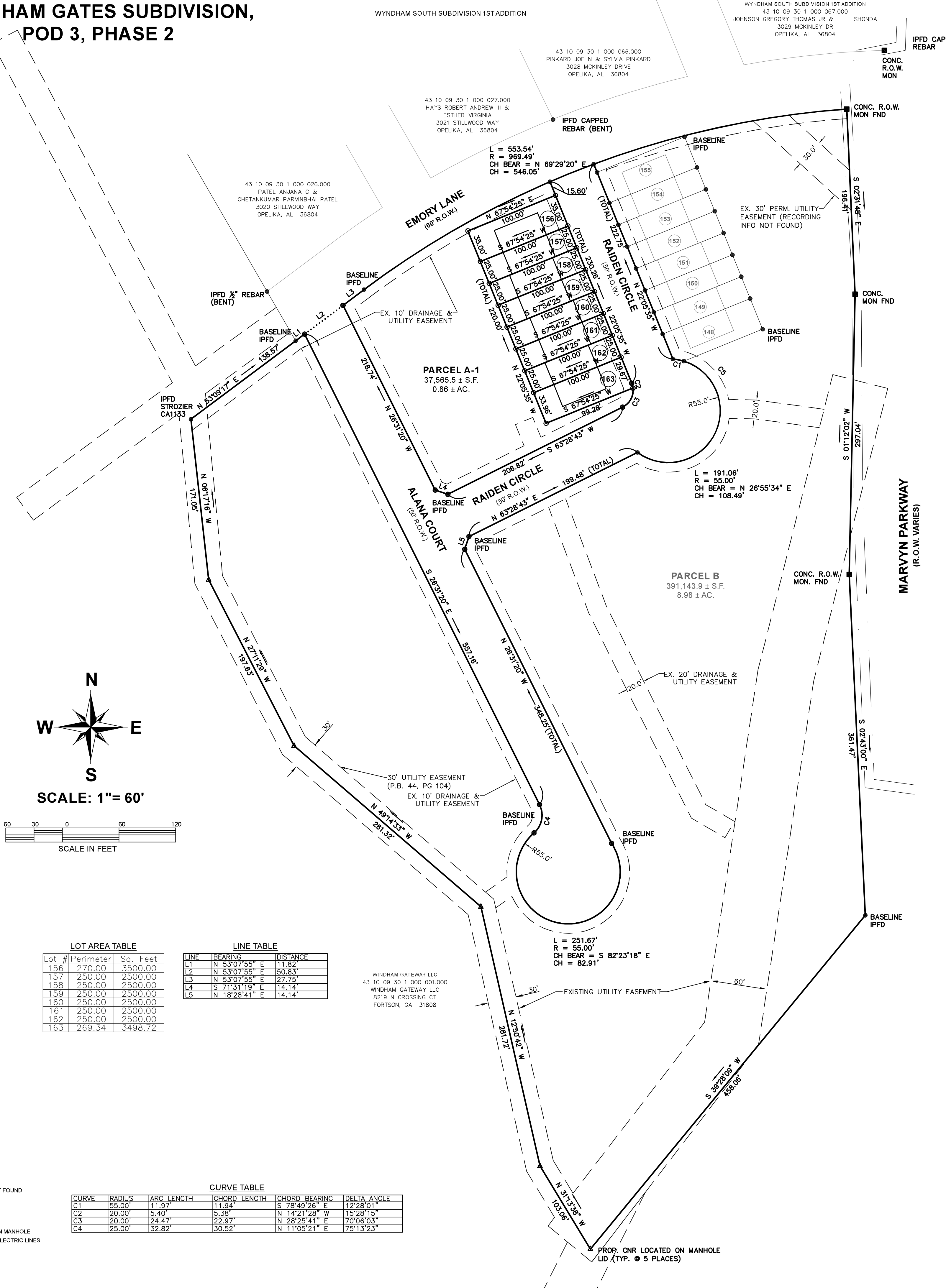
APPROVED BY THE OPELIKA CITY ENGINEER, OPELIKA, ALABAMA:
CITY ENGINEER: _____ DATE: _____

APPROVED BY THE OPELIKA UTILITIES BOARD, OPELIKA, ALABAMA:
OPELIKA UTILITIES BOARD: _____ DATE: _____

REVIEWED ON BEHALF OF OPELIKA POWER SERVICES, OPELIKA, ALABAMA:
OPELIKA POWER SERVICES: _____ DATE: _____

APPROVED BY THE OPELIKA CITY PLANNING COMMISSION, OPELIKA, ALABAMA:
CHAIRMAN: _____ DATE: _____

WYNDHAM GATES SUBDIVISION, POD 3, PHASE 2



LOT AREA TABLE		
Lot #	Perimeter	Sq. Feet
156	270.00	3500.00
157	250.00	2500.00
158	250.00	2500.00
159	250.00	2500.00
160	250.00	2500.00
161	250.00	2500.00
162	250.00	2500.00
163	269.34	3498.72

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 53°07'55" E	11.82
L2	N 53°07'55" E	50.83
L3	N 53°07'55" E	27.75
L4	S 71°31'19" E	14.14
L5	N 18°28'41" E	14.14

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	55.00	11.97	11.94	S 78°49'28" E	12°28'01"
C2	20.00	5.40	5.38	N 14°21'28" W	15°28'15"
C3	20.00	24.47	22.97	N 28°25'41" E	70°06'03"
C4	25.00	32.82	30.52	N 11°05'21" E	75°13'23"

- LEGEND**
- CT CRIMPED TOP
 - OT OPEN TOP
 - IPFD IRON PIN FOUND
 - IPSD IRON PIN SET
 - ▲ CALCULATED POINT
 - ▲ CONCRETE MONUMENT FOUND
 - ⊗ SPIKE NAIL SET
 - R.O.W. RIGHT-OF-WAY
 - (P) FIELD MEASUREMENT
 - (P) PLAT DIMENSION
 - ⊙ EXISTING STORM DRAIN MANHOLE
 - OHE EXISTING OVERHEAD ELECTRIC LINES

THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC.
THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC AND MAY NOT BE
REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL,
WITHOUT THE WRITTEN PERMISSION OF BASELINE SURVEYING & DESIGN, LLC.

CREW CHIEF	AR	DRAWN	DMC	JOB NO.	B72822.01
------------	----	-------	-----	---------	-----------

2024 Wyndham Drive, Ste A
Opelika, Alabama 36801
Phone: (334) 748-9200
Web: www.baseline-llc.com

BASELINE
SURVEYING & DESIGN, LLC

**WYNDHAM GATES SUBDIVISION,
POD 3, PHASE 2**
SEC. 30 T19N Rg 27E
OPELIKA LEE COUNTY ALABAMA
SCALE: 1"=60'
ARTHUR R. NETTLES AL. P.L.S. REG. NO. 23346
ALABAMA CERT. OF AUTH. CA. NO. 922



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



DEADLINE:

11/1/22
~~10/4/22~~

MEETING:

11/29/22
~~10/25/22~~

SITE ADDRESS: Hidden Lakes Drive

PROPERTY OWNER: 280 Land Company, LLC

APPLICANT/AUTHORIZED REPRESENTATIVE: Blake Rice, Barrett-Simpson, Inc.

MAILING ADDRESS: 223 South 9th Street Opelika, AL 36801

PHONE NUMBER: 334-745-7026 **FAX NUMBER:** 334-745-4367

EMAIL ADDRESS: brice@barrett-simpson.com

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☐ PRELIMINARY ☒ FINAL

Does the subdivision require any other official action by the City? None

☐ Annexation ☐ Rezoning ☐ Other _____

PARCEL INFORMATIONSubdivision Name: Hidden Lakes, Phase 4Current Land Use: VacantCurrent Zoning: PUDProposed use of the Subdivision: Single-family Residential

☒ Residential ☐ Commercial
☐ Manufacturing/Industrial ☐ Office/Institutional

Number of Lots: 73 x \$3.00 = \$219.00Number of APO: N/A x \$7.00 = \$ N/A
(Adjacent Property Owners)Fee: \$75.00**TOTAL** = \$294.00**PAID** _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Hidden Lake, Phase 4 Subdivision. I understand that I must provide certain information as noted in Section 4.2, Section 4.3, and/or Section 4.4 of the Opelika Subdivision Regulations in order for the Planning Commission to review my plans. The City may require additional information or requirements, or waive certain requirements, at any time during the process. Failure to provide accurate and complete information may result in disapproval by the Planning Department and/or Planning Commission. This application, plat, 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 authorized to make said application and submit said documents on this request. The undersigned authorizes the City to inspect the subject property as necessary in reviewing the above referenced request.

OWNERS/AUTHORIZED**REPRESENTATIVE SIGNATURE:**(PRINT NAME) Blake Rice, Barrett-Simpson, Inc.

10/4/22

DATE

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: November 29, 2022

Subdivision: Hidden Lakes, Phase 4

Agenda Item #: B-5

Action Requested: Final Approval

Location of Property: Hidden Lakes Drive

Property Owner(s): 280 Land Company, LLC
Blake Rice, Barrett-Simpson, Inc., authorized representative

Current Land Use: Undeveloped

Current Zoning: PUD

Flood Zone: FEMA – Nov 2, 2011 – MAP#01081C0090G
Zone X – An area 0.2% or less annual chance of flood (not shaded) & Zone A – Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood. No Base Flood Elevations Determined.

Staff Comments:

The applicant is requesting final plat approval for a 73-lot subdivision on 115.14 acres. The Hidden Lakes Master Plan PUD was approved in 2018. The commercial area has become a common area with a planned pool and open play space. The lot sizes are consistent with the Master Plan. The standard lot size is from 12,048 square feet to roughly 41,353 square feet.

The plat's street layout is consistent with the PUD masterplan. There is a stub street located in the northwest corner to connect to an adjacent large property. Between lots 70 and 71 shows access to Lot 84-B-1. Lot 84-B-1 area in the Master Plan is labeled open space/amenity. Please add a note with a label to describe the use, ownership, and maintenance of all the common areas, amenity areas, and open space areas on Lots 108, 63-B-1 and 84-B-1. The plat is largely consistent with the requirements for final plat approval as set forth by the subdivision regulations.

Recommendation to approve subject to the following conditions:

- 1. Change the label on Lot 108, 63-B-1, and 84-B-1 to amenity/common area based on the proposed use.**
- 2. Note the use and who will maintain the open space and common areas.**
- 3. Buffering will be required between the common area on Lot 108 and the surrounding residential properties based on the use as an amenity.**
- 4. Sidewalks are required on one side of every street.**
- 5. All utilities shall be located underground.**

Engineering Department Report

All of the Opelika Surveyors comments regarding the plat have been addressed.

The Engineering Department has been inspecting the construction and testing of the infrastructure in this subdivision.

A Certification of Completion will be completed and signed by the Engineering and Public Works Directors prior to the signing of the final plat. There are no other comments or concerns from the Engineering Departments regarding this final plat.

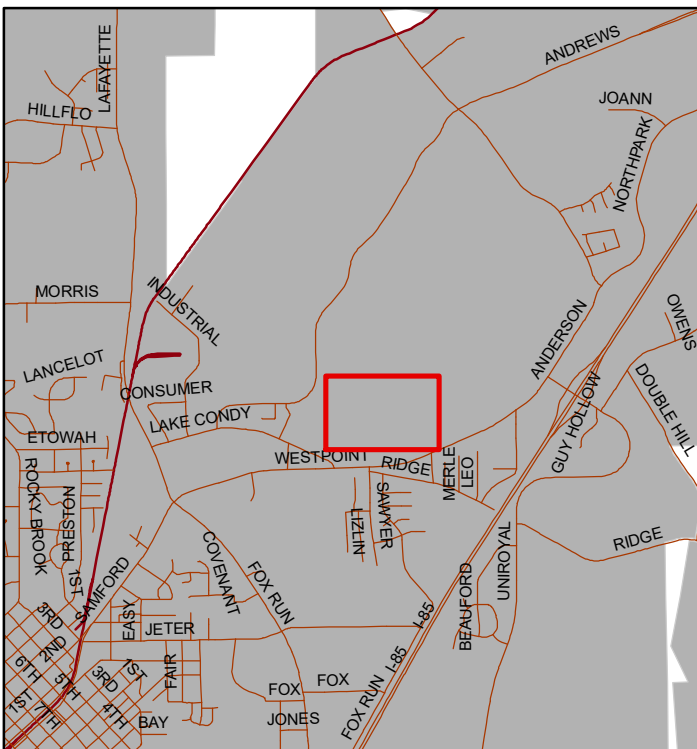
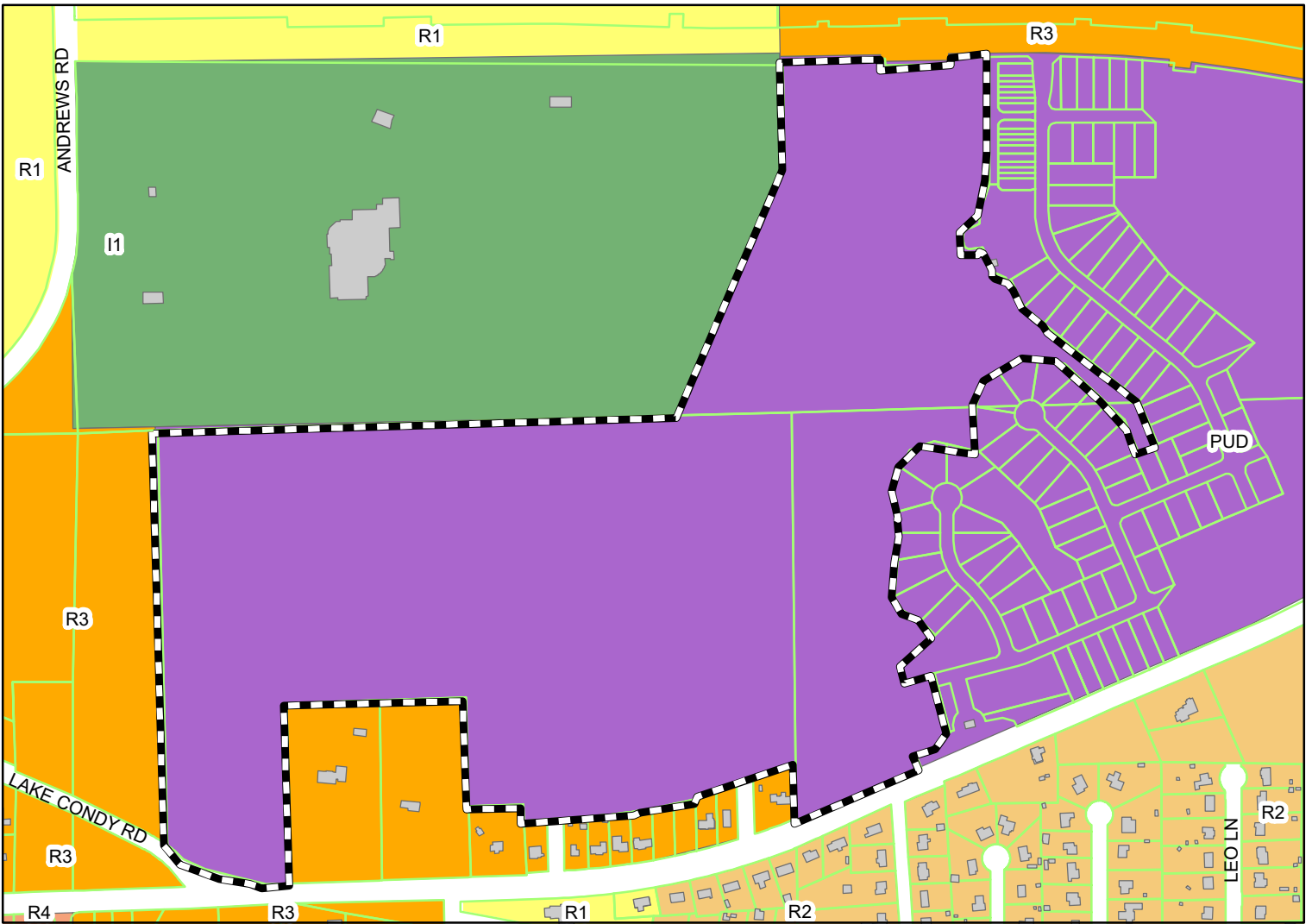
Opelika Utilities Board Report

A water system inspection will need to be completed before signing the final plat.

Opelika Power Services Report

This subdivision is inside the Opelika Power, Tallapoosa River and Alabama Power Service territory.

**HIDDEN LAKES PHASE 4 SUBDIVISION
HIDDEN LAKES DRIVE
FINAL APPROVAL, B-5**



The applicant is requesting final plat approval for 73 single family home lots. The property is located in the Hidden Lakes PUD 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 information.

NOTES

- Survey North is Grid North based upon NAD83 State Plane Coordinates, Alabama East Zone, US Foot, RTK GPS using ALDOT CORS as reference.
- Basis for Survey:
-Hidden Lakes Subdivision Phase 2, Plat Book 44, Pages 102 and 103, Probate Office, Lee County, Alabama
- According to the FEMA FIA NFP flood insurance rate map (FIRM), Map Number 01081C0090G, effective date November 2, 2011, the subject property is located:
-Zone X (not shaded) - Areas determined to be outside the 0.2% annual chance floodplain.
-Zone A - Special Flood Hazard Areas (SFHA) subject to inundation by the 1% annual chance flood. No Base Flood Elevations Determined.
- Wetlands shown were located and shown on wetland delineation report by Wildland Services, LLC dated April 20, 2018.
- This survey was made without the benefit of an attorney's title opinion of title commitment. The surveyor's search of public records was limited to those matters affecting the boundaries of the subject property only. There may be matters of record, such as conveyances, easements, rights-of-way, etc., that affect the title to the subject property which are not known to the surveyor and not disclosed by this survey.
- An easement is hereby granted to the City of Opelika and to any utility company serving the City of Opelika for the purpose of installing, operating, and maintaining poles, lines, guy wires, and other facilities. Total easement width is (10) feet wide with five (5) feet off each side of front and side lot lines.
- There is a ten (10) foot utility and drainage easement along the right-of-way of each lot.
- There was no attempt in the field to determine the location of or the extent of possible encroachments beneath the surface.
- This drawing becomes void if any alterations or changes are made by others.
- This drawing may not be altered or added to without permission from Barrett-Simpson, Inc.

Development Data:
-Total Number of Lots: 73 Lots
-Area of Largest Lot: Lot 84-B-1 - 77.24 Acres (3,364,846 Sq Ft.)
-Area of Smallest Lot: Lot 63-B-1 - 0.24 Acres (10,242 Sq Ft.)
-Total Acreage: 115.14 Acres (5,015,523 Sq Ft.)

OPELIKA CERTIFICATES

Approved by the Opelika City Planning Commission, Opelika, Alabama:

Chairman: _____ Date: _____

Accepted by the Opelika City Planner, Opelika, Alabama:

Planner: _____ Date: _____

Approved by the Opelika City Engineer, Opelika, Alabama:

City Engineer: _____ Date: _____

Accepted by the Opelika Public Works Director, Opelika, Alabama:

Public Works Director: _____ Date: _____

Accepted by the Opelika Utilities, Opelika, Alabama:

Opelika Utilities: _____ Date: _____

Accepted by the Opelika Power Services, Opelika, Alabama:

Opelika Power Services: _____ Date: _____

DEDICATION

We, 280 Land Company LLC, the owners of said lands surveyed by Barrett-Simpson Inc., do hereby certify that title was and is vested in said owner and join in the foregoing statement made by said Barrett-Simpson Inc., and stated in Code of Alabama 1975, § 35-2-50 et seq., do hereby certify that it was and is our intention to divide said lands into lots as shown by said plat and do hereby dedicate, grant, and convey for public use the streets, alleys and public grounds as shown on said plat.

Signed and sealed in the presence of:

280 Land Company LLC
Earlon C. McWhorter, Managing Member

ACKNOWLEDGEMENT

STATE OF ALABAMA
COUNTY OF LEE

I, _____, Notary Public in and for said County, in said State, hereby certify that Earlon C. McWhorter, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the content of the instrument, executed the same voluntarily.
GIVEN under my hand and official seal this ____ day of _____, 2022.

Notary Public

SURVEYOR'S CERTIFICATE

I, Jonathan A. Ham, hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

For Review Only

Jonathan A. Ham, PLS
Alabama License No. 34761
Date: 09/01/2022

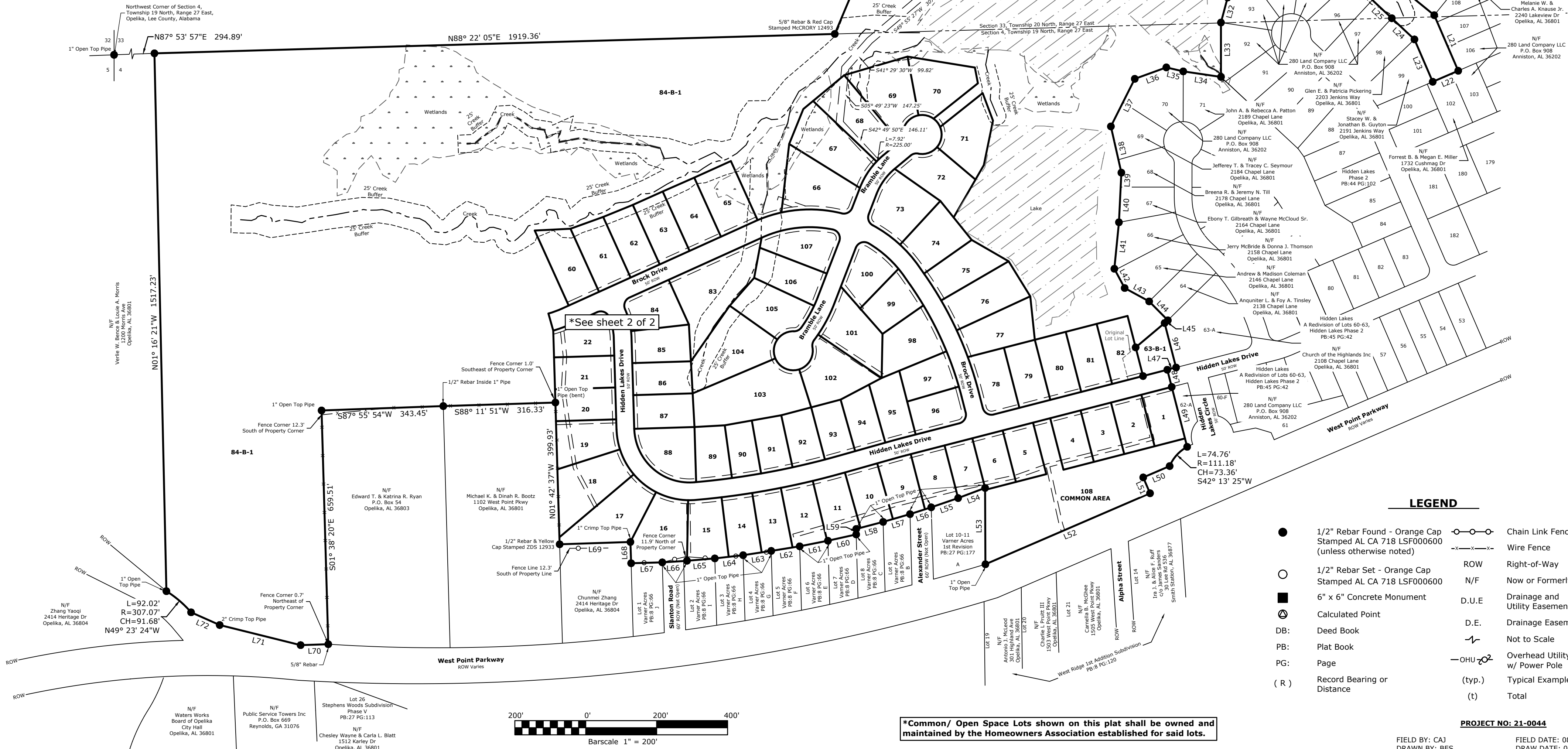
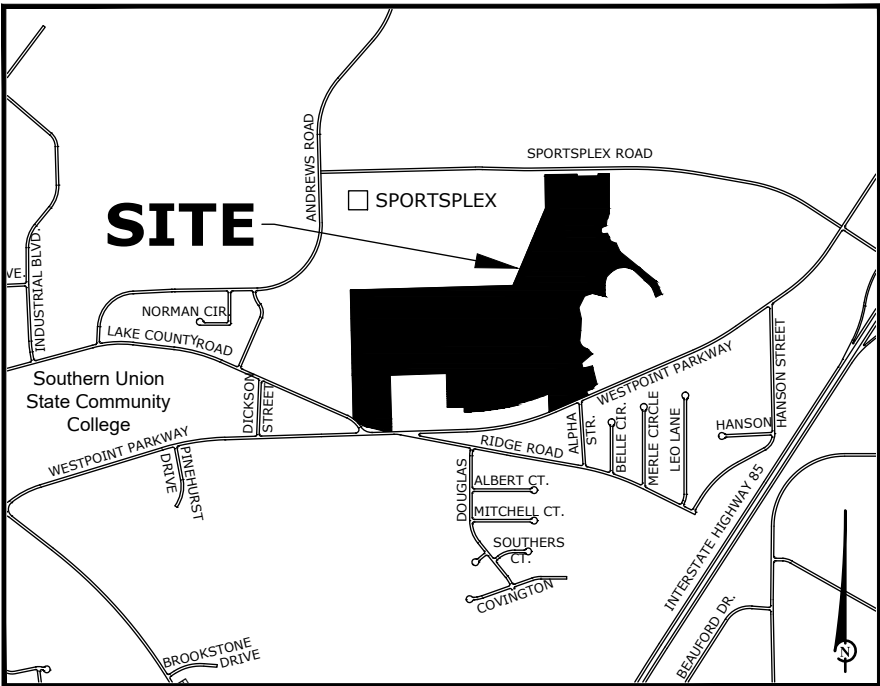
Parcel #	Acres	Square Footage	Parcel #	Acres	Square Footage	Parcel #	Acres	Square Footage	Parcel #	Acres	Square Footage
1	0.30	13,267	20	0.35	15,300	76	0.54	23,548	95	0.37	16,184
2	0.30	13,267	21	0.35	15,300	77	0.49	21,197	96	0.34	14,804
3	0.30	13,267	22	0.40	17,410	78	0.40	17,548	97	0.33	14,501
4	0.30	13,267	60	0.46	20,090	79	0.36	15,750	98	0.50	21,626
5	0.30	13,267	61	0.43	18,692	80	0.36	15,750	99	0.38	16,364
6	0.30	13,271	62	0.38	16,756	81	0.36	15,750	100	0.38	16,621
7	0.28	12,043	63	0.39	17,003	82	0.36	15,750	101	0.53	23,064
8	0.36	15,489	64	0.41	17,825	83	0.87	37,744	102	0.57	24,615
9	0.36	15,640	65	0.48	20,731	84	0.39	16,906	103	0.95	41,353
10	0.35	15,437	66	0.61	26,500	85	0.37	15,949	104	0.75	32,604
11	0.39	16,809	67	0.63	27,598	86	0.35	15,066	105	0.51	22,024
12	0.38	16,541	68	0.56	24,338	87	0.37	16,047	106	0.41	17,773
13	0.33	14,486	69	0.59	25,694	88	0.49	21,295	107	0.44	18,949
14	0.35	15,362	70	0.50	21,927	89	0.33	14,308	108	2.10	91,672
15	0.41	17,992	71	0.51	22,108	90	0.28	12,155	63-B-1	0.24	10,242
16	0.58	25,419	72	0.49	21,154	91	0.30	13,216	84-B-1	77.24	3,364,846
17	0.62	27,169	73	0.55	23,742	92	0.32	13,722			
18	0.64	27,667	74	0.46	20,190	93	0.30	13,227			
19	0.44	19,133	75	0.43	18,801	94	0.33	14,206			

Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	250.0'	S00° 00' 21"E	L19	14.94'	N58° 30' 07"E	L37	150.05'	S26° 39' 54"W	L55	80.20'	S71° 03' 53"W
L2	250.00'	N89° 09' 39"E	L20	113.17'	N24° 56' 55"W	L38	133.85'	S12° 45' 41"E	L56	62.82'	S72° 13' 04"W
L3	250.00'	N00° 50' 21"W	L21	170.80'	S23° 19' 46"E	L39	40.76'	S02° 48' 41"W	L57	78.95'	S73° 51' 57"W
L4	133.04'	N89° 09' 39"E	L22	78.30'	S66° 40' 14"W	L40	99.32'	S02° 48' 41"W	L58	78.35'	S75° 17' 41"W
L5	57.49'	S18° 05' 32"W	L23	130.08'	N23° 19' 46"W	L41	131.82'	S05° 37' 30"W	L59	15.51'	S00° 32' 02"W
L6	17.56'	S36° 54' 26"W	L24	87.52'	N46° 53' 59"W	L42	61.54'	S28° 11' 05"E	L60	81.62'	S77° 27' 08"W
L7	75.45'	S05° 57' 08"W	L25	75.00'	N46° 53' 59"W	L43	78.71'	S61° 24' 57"E	L61	81.23'	S78° 49' 18"W
L8	52.17'	S65° 25' 35"W	L26	82.13'	N46° 53' 59"W	L44	75.00'	S44° 38' 17"E	L62	81.31'	S80° 48' 37"W
L9	17.92'	S39° 21' 57"W	L27	54.25'	N46° 53' 59"W	L45	11.93'	N49° 54' 57"E	L63	80.11'	S81° 21' 42"W
L10	18.00'	S09° 35' 06"W	L28	100.79'	N75° 00' 00"W	L46	129.54'	S14° 26' 17"E	L64	80.40'	S83° 30' 09"W
L11	31.95'	S10° 56' 00"E	L29	84.05'	S81° 24' 04"W	L47	25.55'	N75° 33' 43"E	L65	88.21'	S85° 09' 22"W
L12	18.90'	S60° 45' 17"E	L30	78.28'	S60° 00' 00"W	L48	50.00'	S14° 26' 17"E	L66	60.34'	S86° 28' 53"W
L13	51.35'	N83° 33' 25"E	L31	85.40'	S45° 00' 00"W	L49	174.44'	S14° 26' 17"E	L67	87.88'	S88° 23' 10"W
L14	54.80'	S28° 59' 31"E	L32	73.09'	S14° 52' 49"W	L50	81.15'	S66° 48' 03"W	L68	59.99'	N01° 57' 55"W
L15	33.18'	S09° 21' 10"E	L33	153.39'	S00° 00' 00"E	L51	48.62'	S23° 19' 46"E	L69	199.70'	S88° 08' 27"W
L16	17.73'	S42° 30' 27"E	L34	107.49'	N81° 37' 35"W	L52	505.62'	S66° 39' 57"W	L70	78.02'	S88° 03' 50"W
L17	44.52'	S66° 48' 01"E	L35	49.04'	N76° 48' 13"W	L53	215.28'	N00° 14' 01"W	L71	235.15'	N76° 02' 11"W
L18	14.91'	S27° 34' 37"E	L36	94.69'	S70° 03' 35"W	L54	81.29'	S69° 23' 26"W	L72	88.33'	N66° 03' 10"W

Owner / Address / City, State Zip Code
A William Henry & Judi M. Niemeyer / 1402 West Point Pkwy / Opelika, AL 36801
B Dennis Caldwell / 1306 West Point Pkwy / Opelika, AL 36801
C Harry L. & Janet M. Peterson / 1935 Hillbrook Circle / Auburn, AL 36830
D Mary Frances Varner c/o Kathryn Varner / 1804 Morning Sun Circle / Birmingham, AL 35242
E Mary Frances Varner c/o Alice Varner / 15708 Hwy 55/ Sterrett, AL 35147
F Phouthalim & Manivah Luangkhut / 1206 West Point Pkwy / Opelika, AL 36801
G Yaoqi Zhang / 2011 St Patrick Court / Auburn, AL 36830
H Ginger F. & Ronald W. Hubbard / 518 Camelot Way / Opelika, AL 36801
I Keith W. & Sara M. Banks / 1200 W Point Pkwy / Opelika, AL 36801
J Daren L. Lacombe / 1108 West Point Pkwy / Opelika, AL 36801

VICINITY MAP

(not to scale)



LEGEND

- 1/2" Rebar Found - Orange Cap Stamped AL CA 718 LSF000600 (unless otherwise noted)
- 1/2" Rebar Set - Orange Cap Stamped AL CA 718 LSF000600
- 6" x 6" Concrete Monument
- Calculated Point
- DB: Deed Book
- PB: Plat Book
- PG: Page
- (R) Record Bearing or Distance
- Chain Link Fence
- Wire Fence
- ROW Right-of-Way
- N/F Now or Formerly
- D.U.E Drainage and Utility Easement
- D.E Drainage Easement
- Not to Scale
- Overhead Utility Lines w/ Power Pole
- (typ.) Typical Example
- Total

PROJECT NO: 21-0044

FIELD BY: CAJ

DRAWN BY: BES

FIELD DATE: 08/31/2022

DRAW DATE: 08/31/2022

*Common / Open Space Lots shown on this plat shall be owned and maintained by the Homeowners Association established for said lots.

BARRETT-SIMPSON, INC.
Engineers & Land Surveyors
706 12th STREET, PHENIX CITY, AL 36868 (PH 334-297-2423, FAX 334-297-2449)
121 W. BROAD STREET, EUFORIA, AL 36807 (PH 334-687-4273, FAX 334-687-8820)
223 SOUTH 9th STREET, OPELIKA, AL 36801 (PH 334-745-7026, FAX 334-745-4367)

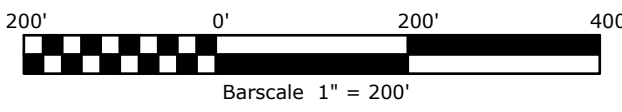
LAND SURVEYOR
Jonathan A. Ham
Ala. Reg. PLS No. 34761
Barrett-Simpson, Inc.
223 South 9th Street
Opelika, AL 36801

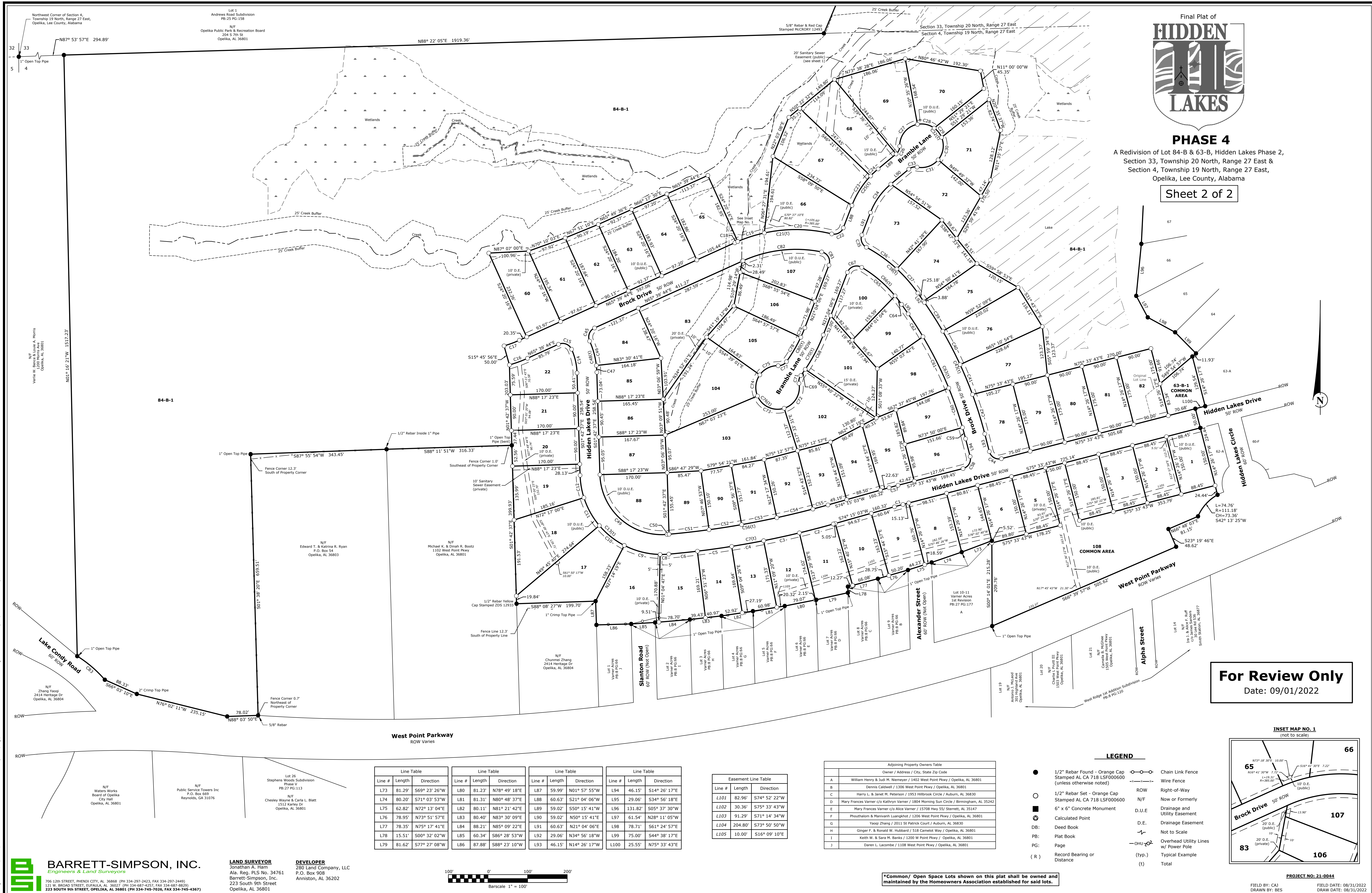
DEVELOPER
280 Land Company, LLC
P.O. Box 908
Anniston, AL 36202

N/F
Waters Works
Board of Opelika
City Hall
Opelika, AL 36801

N/F
Public Service Towers Inc
P.O. Box 669
Raymond, AL 33276

N/F
Chesley Weyers & Circle L. Blatt
1312 Soria Dr
Opelika, AL 36801







APPLICATION FOR CONDITIONAL USE APPROVAL

PLANNING DEPARTMENT

700 FOX TRAIL
OPELIKA, AL 36801

3164



PC DEADLINE: _____ PC MEETING: _____

SITE ADDRESS: 2125 Frederick Road, Opelika, ALPROPERTY OWNER: THF/MRP Tiger Town, LLCAPPLICANT/ AUTHORIZED REPRESENTATIVE: Kelly Wagoner / Foresite Group, LLCMAILING ADDRESS: 3471 Donaville Street, Duluth, GA 30096PHONE NUMBER: 404-567-5701

FAX NUMBER: _____

EMAIL ADDRESS: kelly.wagoner@bdgse.com**PARCEL INFORMATION**Project name: Discount Tire ALM 12216 Address/Location: 2109 & 2119 Frederick RoadCurrent Land Use: Pad graded commercial parcel Current Zoning: PUDAdjacent Zoning Districts: North: C-2 South: PUD East: C-2 West: PUDDescription of Proposed Use: To construct and operate a retail wheel and tire store by Discount Tire Company**AUTHORIZATION TO ACT AS APPLICANT** (if applicable)

I, THF/MRP Tiger Town, LLC, being owner of the property which is the subject of this conditional use application hereby authorize Kelly Wagoner / Foresite Group, LLC, 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: Robert J. Sakubek, Manager of Date: 10/26/22

Missouri
STATE OF ~~ALABAMA~~ Missouri
COUNTY OF ~~LEE~~ St. Louis
Town, LLC

I, Christine Collier, a Notary Public in and for said County and State, hereby certify that Robert J. Sakubek, 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 26th day of October, 2022Christine Collier

Notary Public

My Commission Expires: 8/18/2025

CHRISTINE COLLIER
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
COMMISSIONED FOR ST. LOUIS COUNTY
MY COMMISSION EXPIRES AUG. 18, 2025
ID #21821776



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

3164



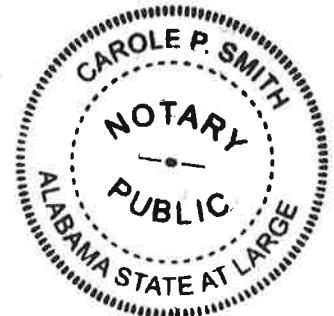
PC DEADLINE: _____ PC MEETING: _____

SITE ADDRESS: 2109 Frederick Road, Opelika, ALPROPERTY OWNER: Cannon Timber and Land, LLCAPPLICANT/ AUTHORIZED REPRESENTATIVE: Kelly Wagoner / Foresite Group, LLCMAILING ADDRESS: 3471 Donaville Street, Duluth, GA 30096PHONE NUMBER: 404-567-5701 FAX NUMBER: _____EMAIL ADDRESS: kelly.wagoner@bdgse.com**PARCEL INFORMATION**Project name: Discount Tire ALM 12216 Address/Location: 2109 & 2119 Frederick RoadCurrent Land Use: Pad graded commercial parcel Current Zoning: C-2Adjacent Zoning Districts: North: C-2 South: PUD East: C-2 West: PUDDescription of Proposed Use: To construct and operate a retail wheel and tire store by Discount Tire Company**AUTHORIZATION TO ACT AS APPLICANT** (if applicable)

I, Edmund Rasha Cannon, being owner of the property which is the subject of this conditional use application hereby authorize Kelly Wagoner / Foresite Group, LLC, 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: 10/26/22**STATE OF ALABAMA,****COUNTY OF LEE**

I, Carole P. Smith, a Notary Public in and for said County and State, hereby certify that Edmund Rasha Cannon, 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 26 day of October, 2022.
[Signature]
Notary Public
My Commission Expires: November 2, 2024

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: November 29, 2022

Agenda Item #: C-6

Action Requested: Conditional Use – Automobile Maintenance – (Discount Tire)

Location of Property: 2125 and 2109 Frederick Road

Property Owner(s): THF/MRP Tiger Town, LLC and Cannon Timber and Land, LLC
Kelly Wagoner & Foresite Group, LLC, authorized representative

Current Land Use: Vacant building and undeveloped

Current Zoning: PUD (Tiger Town) and C-2, GC-P

**Surrounding Zoning Districts
And Land Uses:**

North	C-2, GC-P	Commercial (Buena Vista Tires)
South	PUD	Commercial (Home Depot)
East	C-2, GC-P	Commercial (Express Oil Change)
West	PUD	Commercial (South State Bank)

Proposal:

The applicant is requesting conditional use approval to construct a Discount Tire store (automobile maintenance) in a PUD (Tiger Town) and C-2, GC-P zoning districts. The site will cover two (2) lots and be between the Express Oil Change and South State Bank. The site will be accessed from Frederick Road and a shared access from Enterprise Drive.

The site plan shows an 11,913 square foot (sf) building on a 1.99-acres. The minimum building setbacks are met from all property lines. The parking area shows 40 parking spaces including two (2) handicap spaces; the minimum off-street parking requirements are met.

The site meets the maximum 70% Impervious Surface Ratio (ISR); the ISR proposed is 62%. The color rendering of the elevation is in the packet. The proposed exterior wall material facing Frederick Road (Store Front Elevation) is architectural aluminum panels (white and red), concrete masonry units (grey with arrows and black), and store front glass area. The primary exterior materials on the left and right sides are the concrete masonry, with a section of architectural aluminum panels, and the six (6) roll up doors (full view with metal). The rear elevation is shown to be concrete masonry units. Staff recommends the concrete masonry units be decorative or architectural split faced material. (The architectural aluminum panels are described to be similar to the panels at the King Honda dealerships.)

The site is designed to have a check in area that is like a drive-thru receiving area with canopies detached from the main building. The main building is designed with six (6) drive-thru bay areas with two (2)

customer receiving areas and two (2) offices. The six (6) drive-thru bay areas are divided, three (3) drive-thru bay areas for service and three (3) drive-thru bay areas for sales.

The developed area is 54,015 square feet. The landscape plan meets minimum requirements (140 total pts. required, 140 total points obtained, 76 parking lot points obtained). A 15-foot front parking lot buffer is required and shown along Fredrick Road. A 6-foot parking lot buffer shall be planted between the non-street property lines and the edge of parking lot consisting of medium and understory trees, and shrubbery as listed in Section 10.6 D.2.b of the Landscape Ordinance.

A private dumpster for this development is shown on the site plan. This will need to be screened with a dumpster enclosure located behind the front plane of the building and be screened by approved corridor materials. In addition, 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 designated gateway corridor by a parapet wall or other means. Plans must be approved by the relevant utility company for safety.

If outdoor pole lighting or wall pack lighting are proposed, then lights must comply with the City's lighting requirements. In addition, it may be necessary to reduce light glare by installing light fixture shields and/or redirecting light direction if light is excessive on public streets.

Recommendation

Staff recommends conditional use approval subject to the following:

- 1. The concrete masonry units be decorative or architectural split faced materials to meet the Gateway Corridor cladding requirements in Section 7.6 Gateway Corridor Overlay District, 6, b. Materials and Cladding Requirements**
- 2. The architectural aluminum panels approval by the Commission.**
- 3. Outdoor lighting must meet the requirements in Section 7.6 Gateway Corridor Overlay District, 6, a. Lighting Requirements**
- 4. If fencing is ever installed the property owner must meet the Gateway Corridor Overlay District regulations in Section 7.6 of the Zoning Ordinance.**
- 5. Dumpster areas must be screened by approved Gateway Corridor Overlay District materials.**
- 6. 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 designated gateway corridor by a parapet wall or other means. Plans must be approved by relevant utility company for safety.**
- 7. No outside storage or display of tires.**
- 8. No automotive maintenance work shall be performed outside.**
- 9. Discarded or worn-out tires (or rims) stored on the property must be stored inside the building not outside.**

Engineering Department Report

The applicant will be required to submit a site construction and grading plan for the drainage, utility, post construction detention, and roadway installation to the Engineering and Public Works Departments for review and approval. Once this approval and all other utility approvals have been met, a Land Disturbance Permit will be issued in concurrence with any applicable State and Federal Permits.

The Engineering Department has no other comments or concerns with this proposed conditional use application.

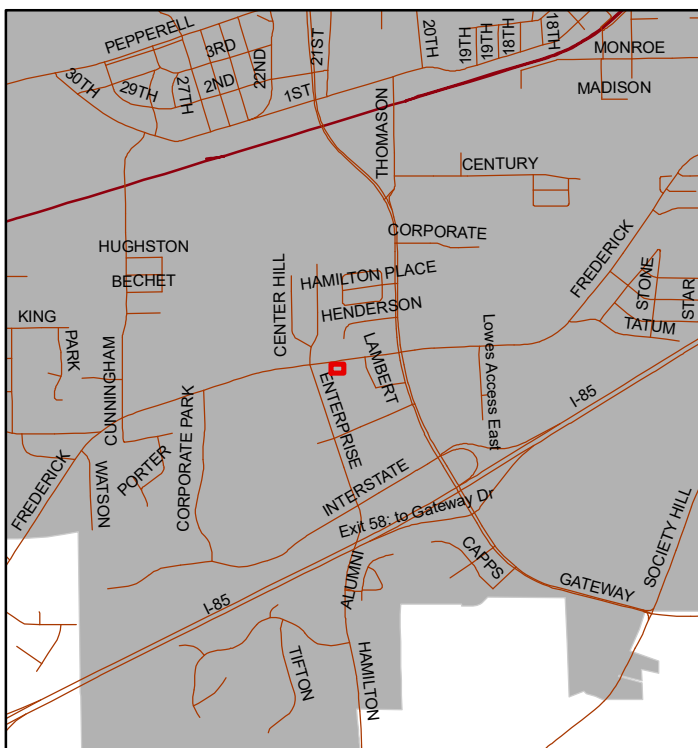
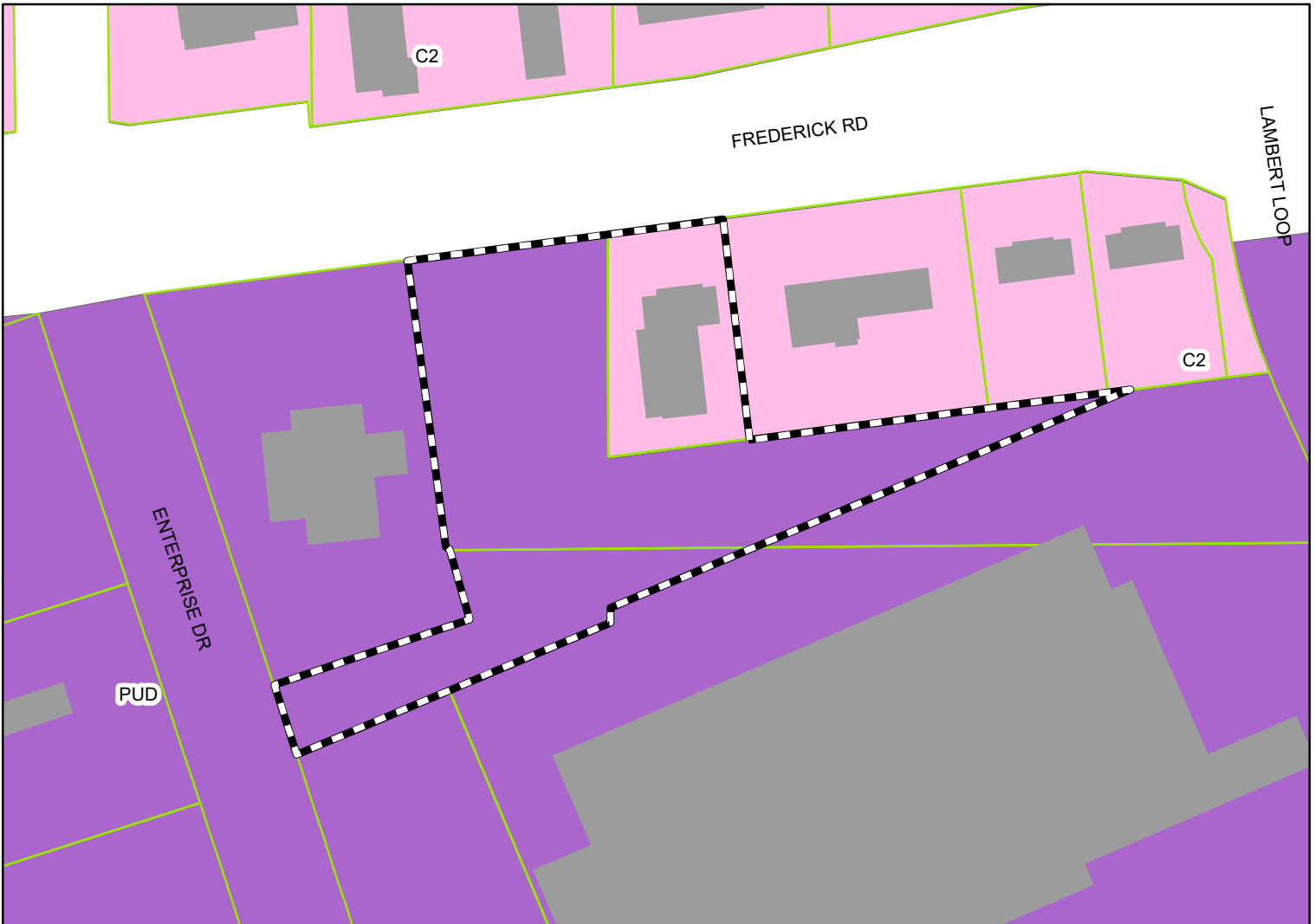
Opelika Utilities Report

No comments.

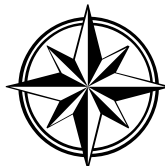
Opelika Power Services Report

This is inside the Opelika Power Service territory.

DISCOUNT TIRE STORE 2109 & 2119 FREDERICK ROAD CONDITIONAL USE, C-6



The applicant is requesting approval for a 11,900 sf Discount Tire Store with 5 bay roll-up doors and 40 parking spaces. The property is adjacent to Tiger Town across from Mariscos restaurant in a C-2 and PUD 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 information.

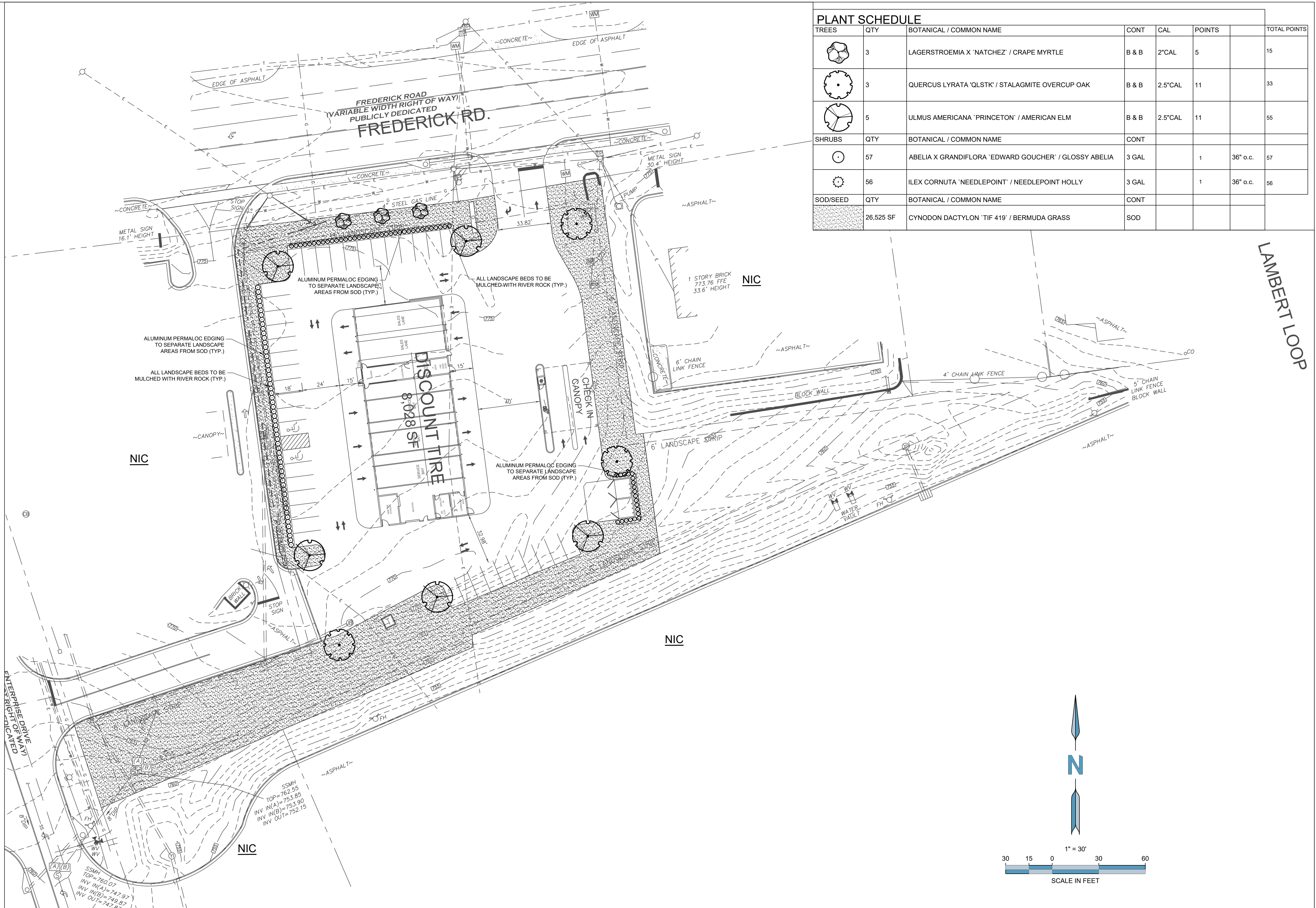
1. WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE, HEALTHY, AND IN THRIVING CONDITION FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE
2. PLANTS SHALL MEET DOT SPECIFICATIONS AND AMERICAN STANDARD FOR NURSERY STOCK STANDARDS.
3. PLANTS SHALL BE SPECIMEN QUALITY. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF.
4. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.
5. SHADE TREES SHALL BE STRAIGHT UNLESS OTHERWISE SPECIFIED
6. PLANTS SHALL BE SUBJECT TO REVIEW BY OWNER'S REPRESENTATIVE. OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT.
7. PLANTING PLANS INDICATE DIAGRAMMATIC LOCATIONS ONLY. SITE ADJUSTMENTS OF PLANTING DESIGN AND RELOCATION OF PLANT MATERIAL INSTALLED PRIOR TO OWNER REPRESENTATIVE'S APPROVAL SHALL BE DONE WITHOUT PENALTY OR ADDITIONAL COST TO OWNER. STAKE PLANT LOCATIONS AT SITE AND OBTAIN OWNER REPRESENTATIVE'S APPROVAL PRIOR TO PLANT INSTALLATION.
8. PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.
9. BE FAMILIAR WITH UNDERGROUND UTILITIES BEFORE DIGGING. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE OF UTILITY LINES.
10. PROVIDE SHOVEL-CUT TRENCH AT SHRUB BEDS IN LAWN AREAS AND INSTALL METAL EDGING BETWEEN RIVER ROCK AND TURF.
11. PROVIDE 3" THICKNESS RIVER ROCK MULCH AT ALL PLANTS AND PLANTING BEDS. RIVER ROCK MUST BE 3" THICK AT TIME OF FINAL WALK-THROUGH. SHRUB AND TREE PLANTING BEDS SHALL BE RIVER ROCK UNLESS OTHERWISE NOTED. GROUND COVER MULCH IN BEDS TO BE RIVER ROCK UNLESS OTHERWISE NOTED.
12. MAINTENANCE WORK SHALL BE PERFORMED UNTIL DATE OF FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE.
13. CONTRACTOR'S PRICES SHALL INCLUDE ALL LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK, I.E. MULCH, PLANTING, SOIL MIX, WOOD AND WIRE STAKING MATERIAL, ETC.
14. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWING SHALL BE FURNISHED. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE OWNER'S REPRESENTATIVE ASSUMES NO LIABILITY FOR OMISSION OR ERRORS. HIS ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF OWNER'S REPRESENTATIVE. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK.
15. WHERE LANDSCAPING AREAS ADJOIN GRASSED RIGHTS-OF-WAY, SUCH AREAS SHALL BE CONSIDERED PART OF THE LANDSCAPED AREA FOR PURPOSES OF MAINTENANCE. AS COMPLETION OF THE PROJECT, THE PROPERTY OWNER SHALL HAVE AN IMPLIED EASEMENT OF THE RIGHT-OF-WAY EXTENDING FROM THE SITE TO THE ROAD PAVEMENT IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.
16. CONTRACTOR TO DESIGN-BUILD IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE OF NEW PLANT MATERIAL. IRRIGATION HEADS TO BE INSTALLED FLUSH WITH GRADE.

SQUARE FOOTAGE OF DISTURBED AREA: 54,015 SF

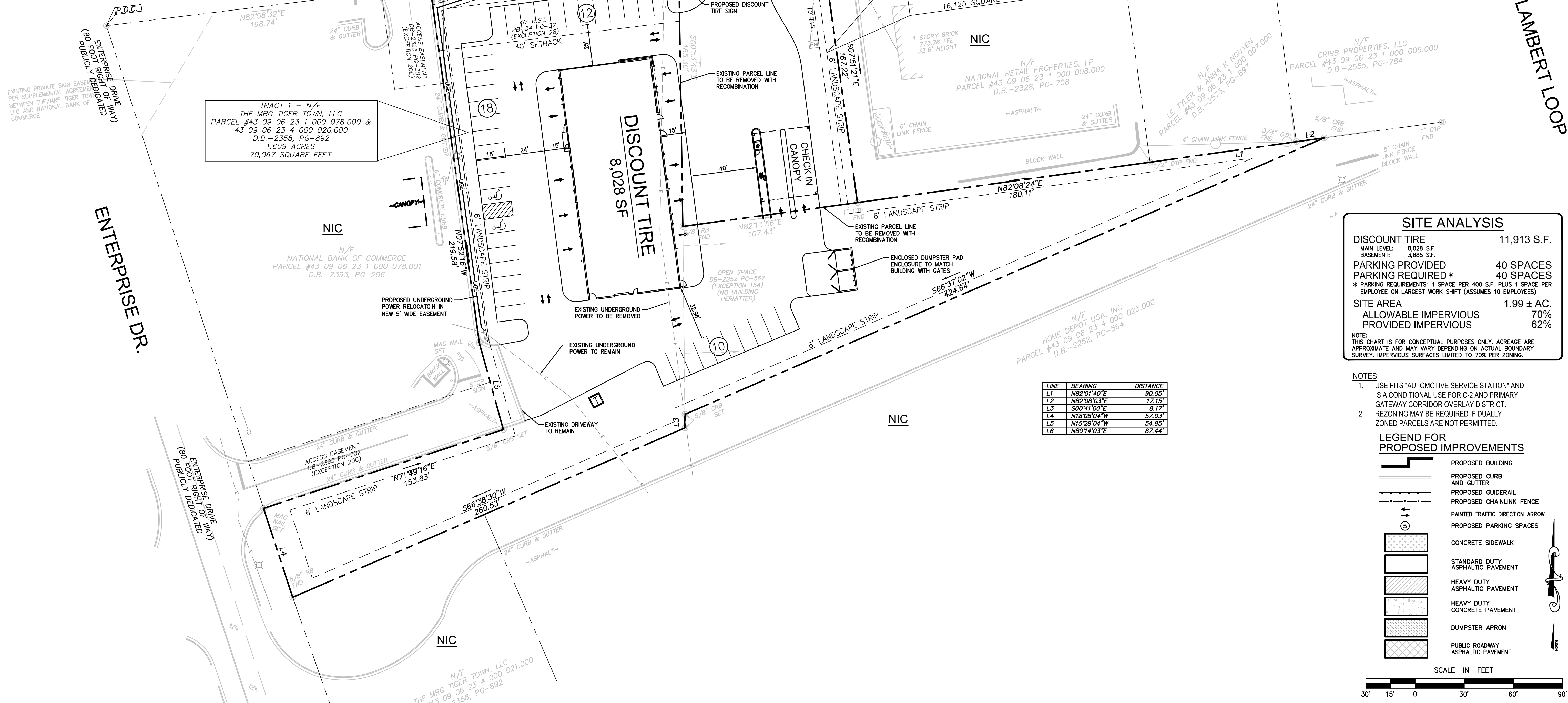
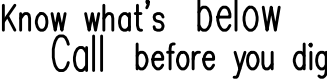
BASE POINTS REQUIRED: 140
BASE POINTS OBTAINED: 140

PARKING LOT POINTS REQUIRED: 40
PARKING LOT POINTS OBTAINED: 76

PROVIDE AT LEAST 3 DIFFERENT SPECIES



NO.	REVISION	DATE	CONSULTANT:	DEVELOPER:		DISCLAIMER:		SHEET TITLE:	SHEET NUMBER: L-1					
			 BDG Buckel Design Group, LLC. A FORESITE GROUP COMPANY 3471 DONAVILLE ST DULUTH, GA 30096 PHONE: 404-567-5701 FAX: 404-567-5703 WWW.BDGSE.COM	DISCOUNT TIRE COMPANY 20225 N. SCOTTSDALE RD. SCOTTSDALE, AZ 85255 PH: 480-606-6000		THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND THE PROPERTY OF DISCOUNT TIRE COMPANY AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED. PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH.	DISCOUNT TIRE STORE 2109 FREDERICK RD OPELIKA, LEE COUNTY, AL 36801	STORE NUMBER: ALM 12216 BDG # 22-134 PROJECT MANAGER: RITA EL KASSIS PROJECT CIVIL ENGINEER: KELLY WAGONER PH: (404) 567-5701 Ext 103 DRAWN BY: GDL	LANDSCAPE PLAN DATE: OCTOBER 31, 2022 ISSUED FOR: CONCEPTUAL REVIEW					



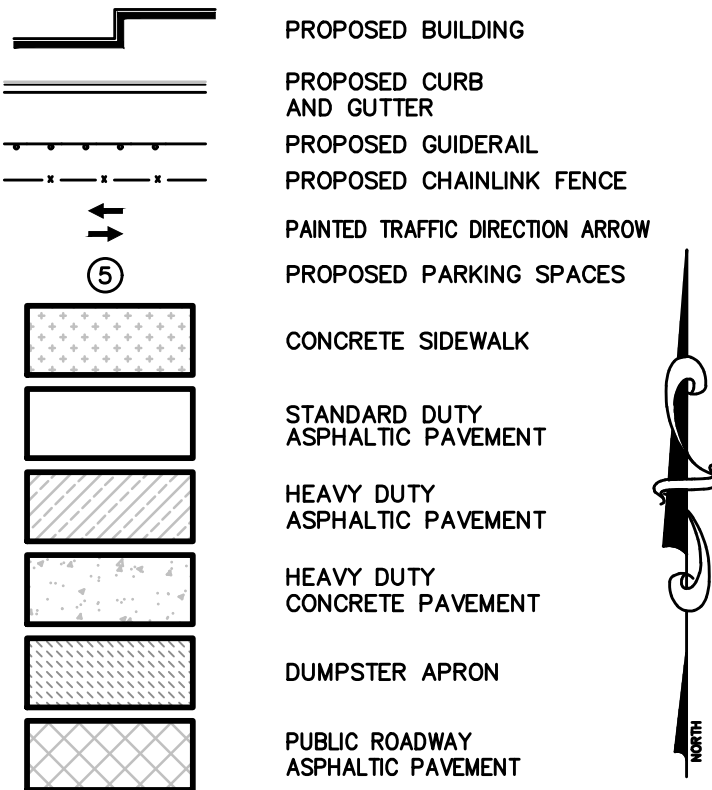
SITE ANALYSIS

DISCOUNT TIRE		11,913 S.F.
MAIN LEVEL:	8,028 S.F.	
BASEMENT:	3,885 S.F.	
PARKING PROVIDED		40 SPACES
PARKING REQUIRED *		40 SPACES
* PARKING REQUIREMENTS: 1 SPACE PER 400 S.F. PLUS 1 SPACE PER EMPLOYEE ON LARGEST WORK SHIFT (ASSUMES 10 EMPLOYEES)		
SITE AREA		1.99 ± AC.
ALLOWABLE IMPERVIOUS		70%
PROVIDED IMPERVIOUS		62%

NOTE: THIS CHART IS FOR CONCEPTUAL PURPOSES ONLY. ACREAGE ARE APPROXIMATE AND MAY VARY DEPENDING ON ACTUAL BOUNDARY SURVEY. IMPERVIOUS SURFACES LIMITED TO 70% PER ZONING.

- NOTES:**
1. USE FITS "AUTOMOTIVE SERVICE STATION" AND IS A CONDITIONAL USE FOR C-2 AND PRIMARY GATEWAY CORRIDOR OVERLAY DISTRICT.
 2. REZONING MAY BE REQUIRED IF DUALY ZONED PARCELS ARE NOT PERMITTED.

LEGEND FOR PROPOSED IMPROVEMENTS



SCALE IN FEET

[illegible]

CONSULTANT:

BDG

Buckel Design Group, LLC.

A FORESITE GROUP COMPANY

3471 DONAVILLE ST
DULUTH, GA 30096
PHONE: 404-567-5701
FAX: 404-567-5703
WWW.BDGSE.COM

DEVELOPER:

DISCOUNT TIRE COMPANY
20225 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85255
PH: 480-606-6000



DISCLAIMER:

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF DISCOUNT TIRE COMPANY AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED. PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH

DISCOUNT TIRE STORE
2109 FREDERICK RD
OPELIKA,
LEE COUNTY, AL 36801

STORE NUMBER:
ALM 12216
BDG # 22-134
PROJECT MANAGER:
RITA EL KASSIS

PROJECT CIVIL ENGINEER:
KELLY WAGONER
PH: (404) 567-5701
Ext 103

DRAWN BY:
GDL

SHEET TITLE:
CONCEPTUAL
SITE PLAN

DATE: SEPTEMBER 1, 2022
ISSUED FOR: CONCEPTUAL REVIEW

SHEET NUMBER:

P-3



**DISCOUNT
TIRE**

ChangeUp

2056 Byers Rd
Miamisburg, OH 45203
T +1 844 804 7700
changeupinc.com

Notes:

**DESIGN
INTENT
DRAWINGS**

These drawings are for communication of design intent only. They are shown to a specific size, shape, color, feature and proportion, and not to be used as fabrication drawings.

©2022 ChangeUp

**Discount Tire
2.0 Drive-Thru**

**Exterior
Rendering - Entry**

Drawing No:
ER-1



**DISCOUNT
TIRE**

ChangeUp

2056 Byers Rd
Miamisburg, OH 45203
T +1 844 804 7700
changeupinc.com

Notes:

**DESIGN
INTENT
DRAWINGS**

These drawings are for communication of design intent only. They are shown to a specific size, shape, color, feature and proportion, and not to be used as fabrication drawings.

©2022 ChangeUp

**Discount Tire
2.0 Drive-Thru**

**Exterior
Rendering - Back**

Drawing No:
ER-3



ChangeUp

2056 Byers Rd
Miamisburg, OH 45203
T +1 844 804 7700
changeupinc.com

Notes:

DESIGN INTENT DRAWINGS

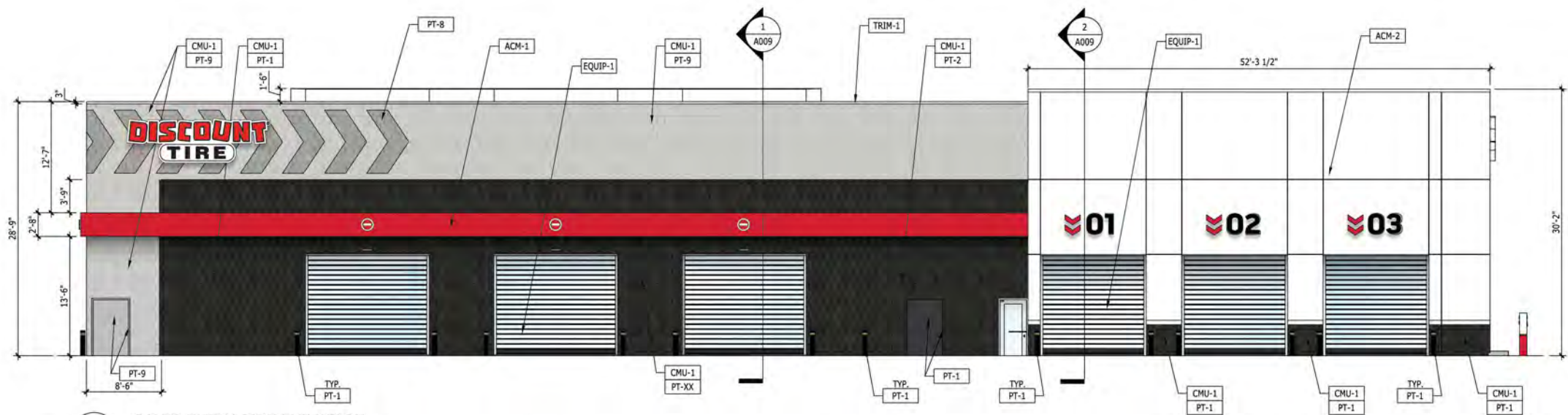
These drawings are for communication of design intent only. They are shown to a specific size, shape, color, feature and proportion, and not to be used as fabrication drawings.

©2022 ChangeUp

Discount Tire
2.0 Drive-Thru

Exterior
Rendering
- Left

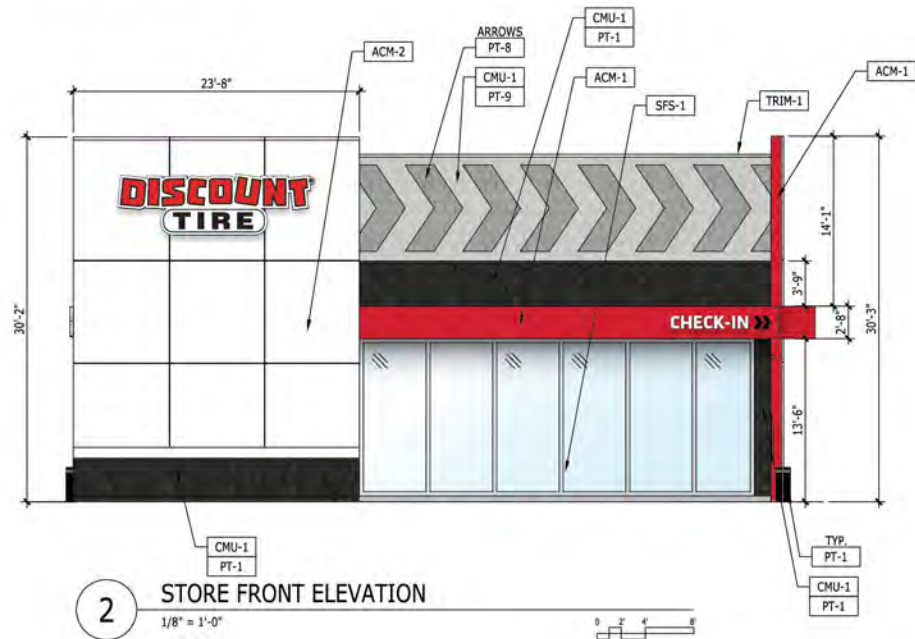
Drawing No:
ER-5



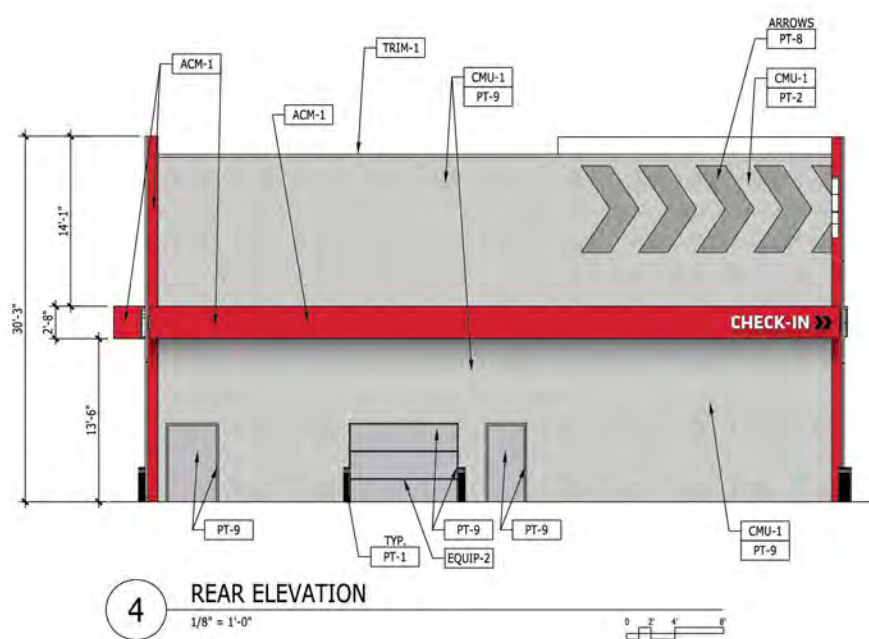
1 SALES ENTRY SIDE ELEVATION
1/8" = 1'-0"



3 BAY EXIT SIDE ELEVATION
1/8" = 1'-0"



2 STORE FRONT ELEVATION
1/8" = 1'-0"



4 REAR ELEVATION
1/8" = 1'-0"

**DISCOUNT
TIRE**

ChangeUp

2056 BYERS ROAD, MAMMISBURG, OH 45342
T + 18448047700
changeupinc.com

Notes:

DESIGN INTENT DRAWINGS

These drawings are for communication of design intent only. They are shown to a specific size, shape, color, feature and proportion, and not to be used as fabrication drawings

©2021 ChangeUp

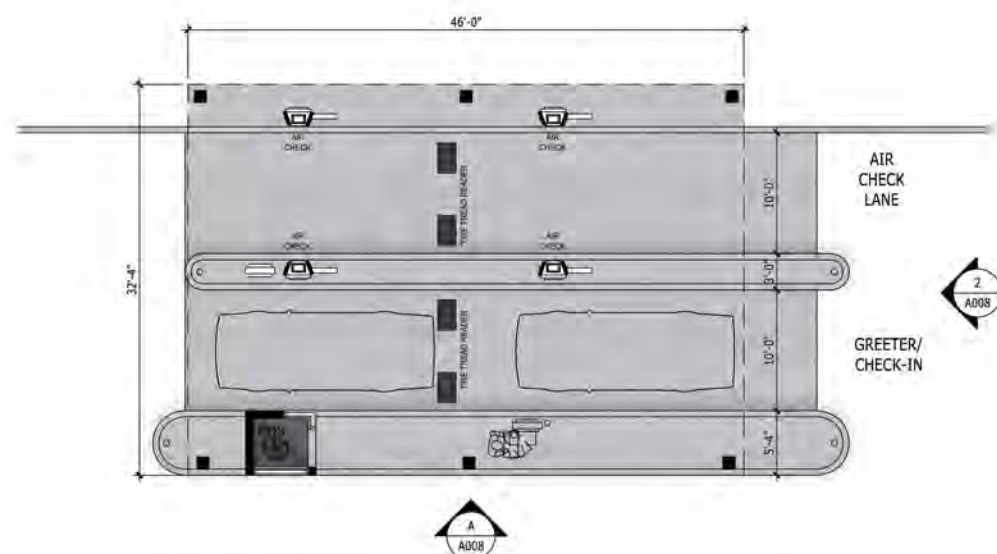
**DISCOUNT TIRE
2.0 DRIVE THRU**

**EXTERIOR
ELEVATIONS**

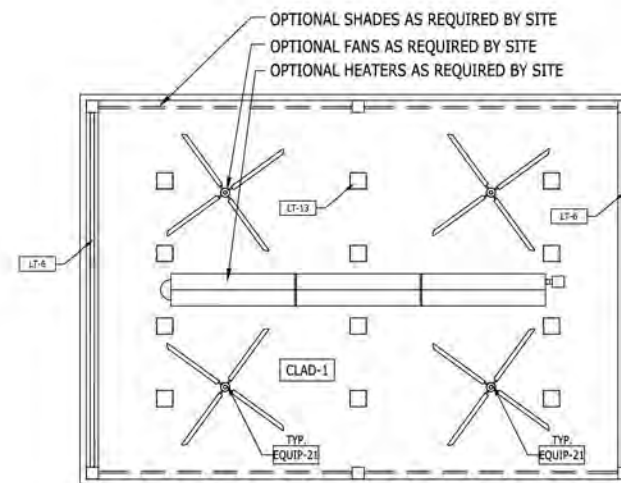
Drawing No:

A006

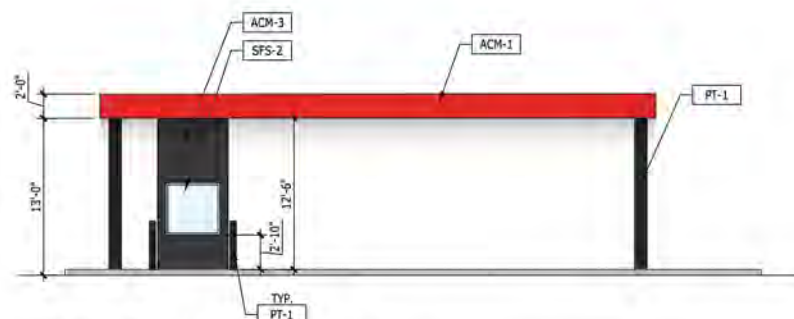
Notes:



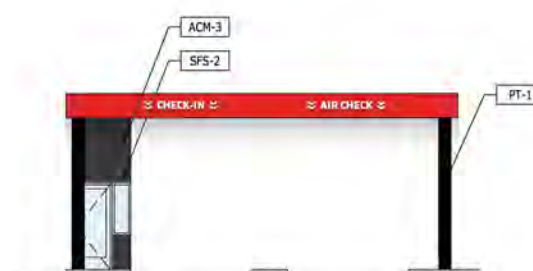
1 CANOPY PLAN
1/8" = 1'-0"



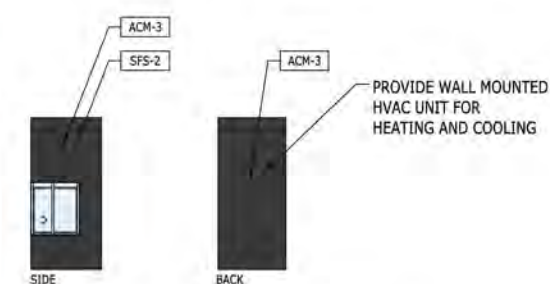
2 CANOPY REFLECTED CEILING PLAN
1/8" = 1'-0"



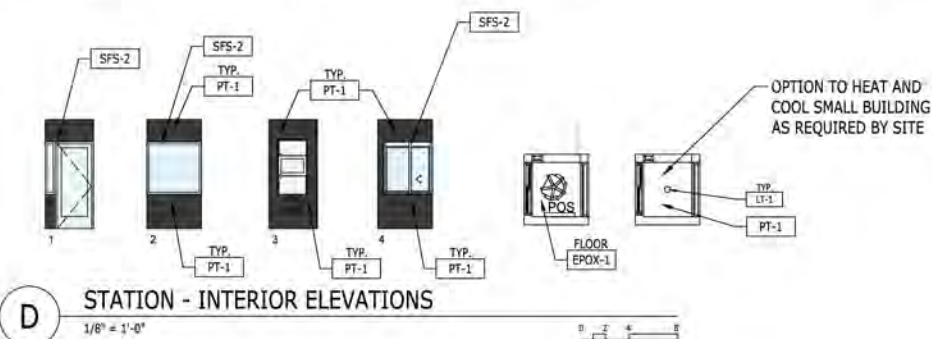
A CANOPY SIDE ELEVATION
1/8" = 1'-0"



B CANOPY ENTRY ELEVATION
1/8" = 1'-0"



C EXTERIOR STATION ELEVATIONS
1/8" = 1'-0"



D STATION - INTERIOR ELEVATIONS
1/8" = 1'-0"

**DESIGN
INTENT
DRAWINGS**

These drawings are for communication of design intent only. They are shown to a specific size, shape, color, feature and proportion, and not to be used as fabrication drawings.

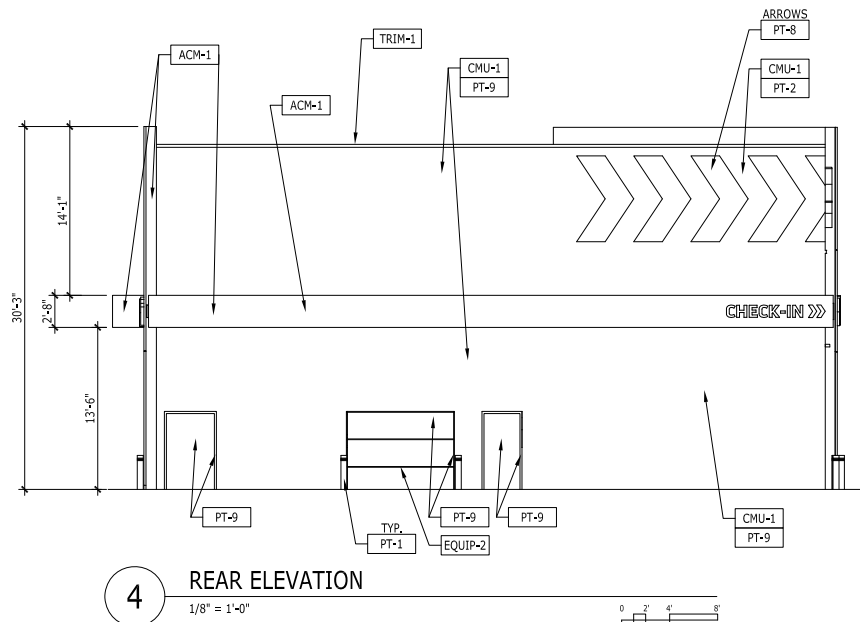
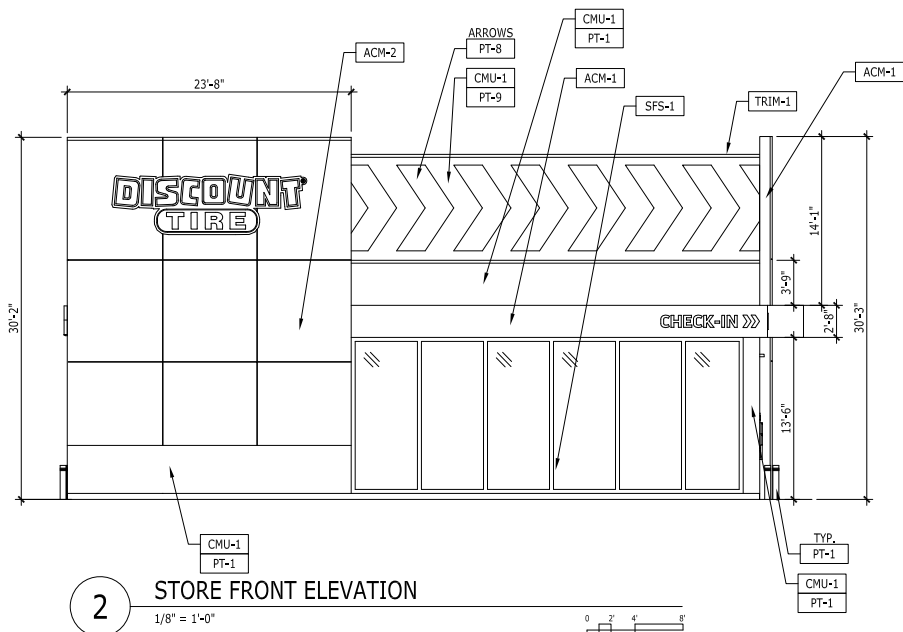
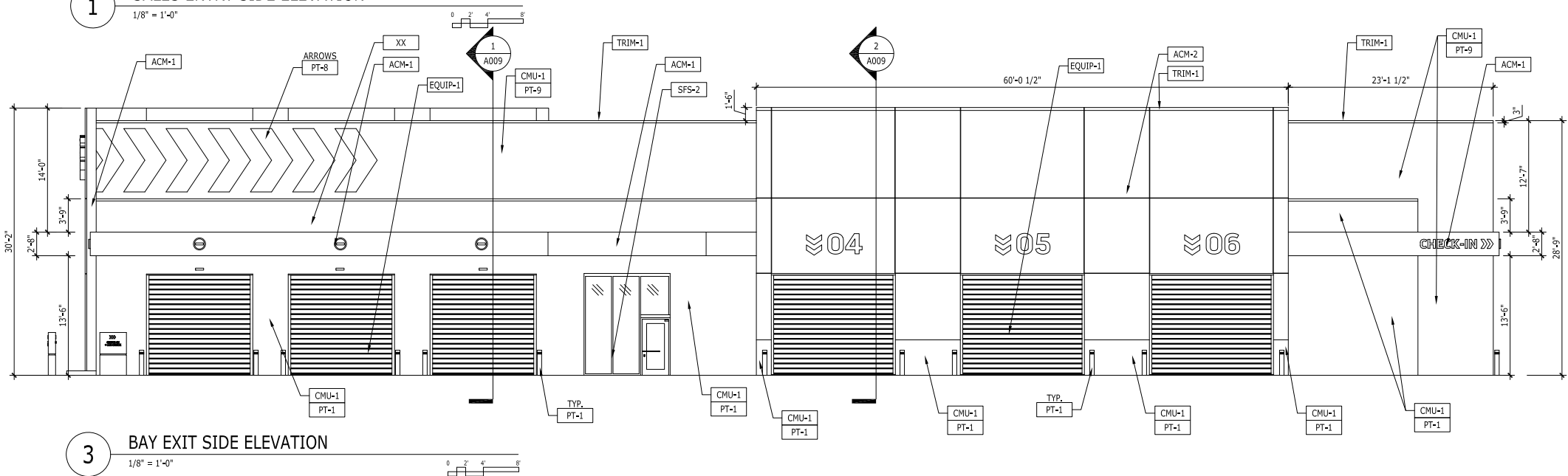
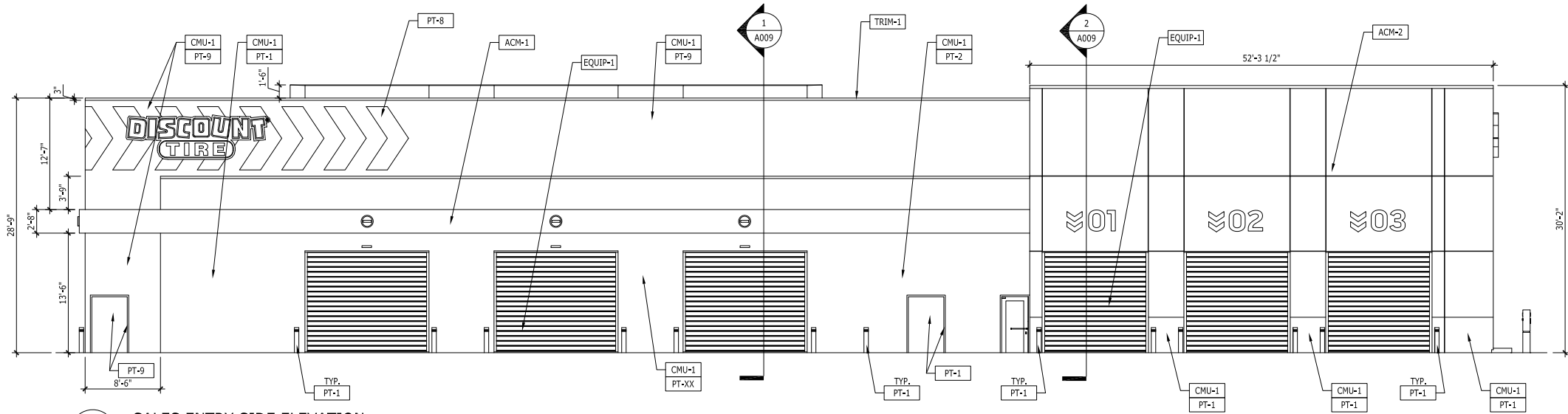
©2021 ChangeUp

**DISCOUNT TIRE
2.0 DRIVE THRU**

**CANOPY
PLANS AND
ELEVATIONS**

Drawing No:

A008



ChangeUp

2056 BYERS ROAD, MIAMSBURG, OH 45342
T + 18448047700
changeupinc.com

Notes:

DESIGN INTENT DRAWINGS

These drawings are for communication of design intent only. They are shown to a specific size, shape, color, feature and proportion, and not to be used as fabrication drawings

©2021ChangeUp

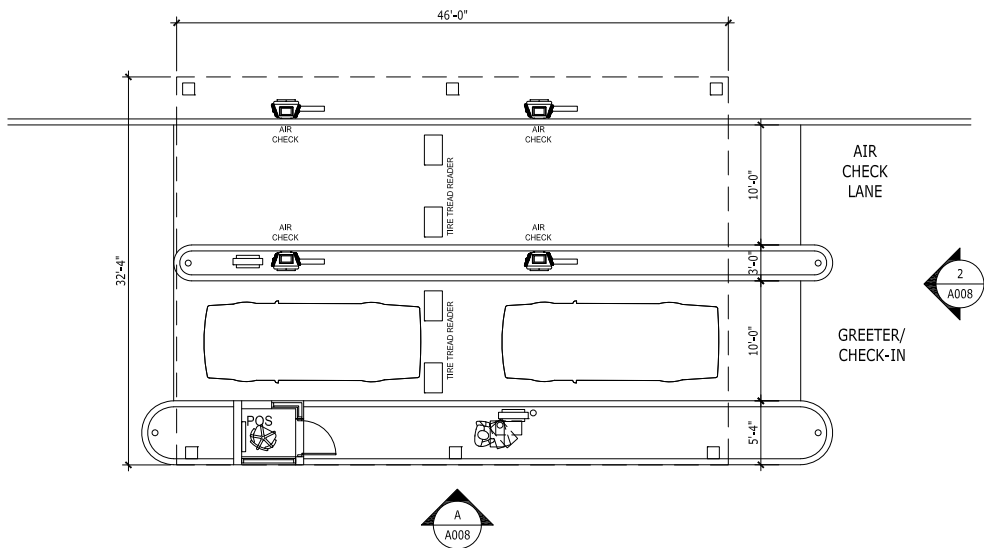
DISCOUNT TIRE
2.0 DRIVE THRU

EXTERIOR
ELEVATIONS

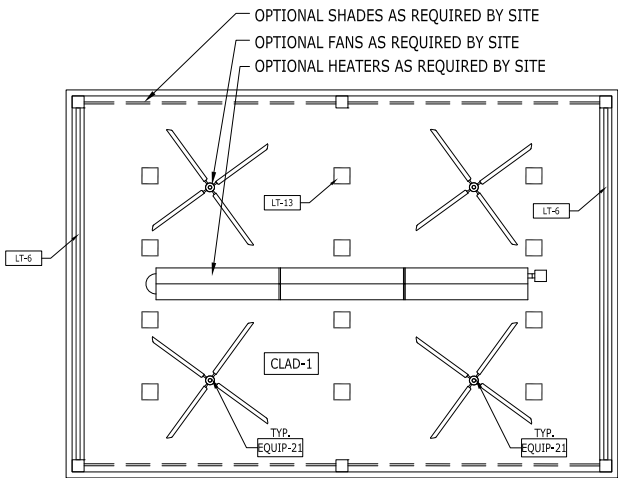
Drawing No:

A006

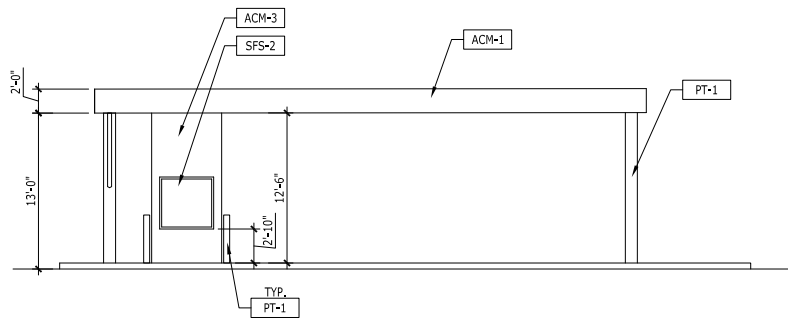
Notes:



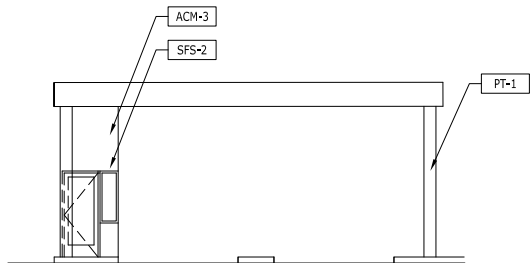
1 CANOPY PLAN
1/8" = 1'-0"



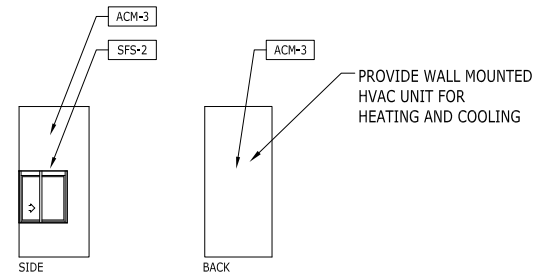
2 CANOPY REFLECTED CEILING PLAN
1/8" = 1'-0"



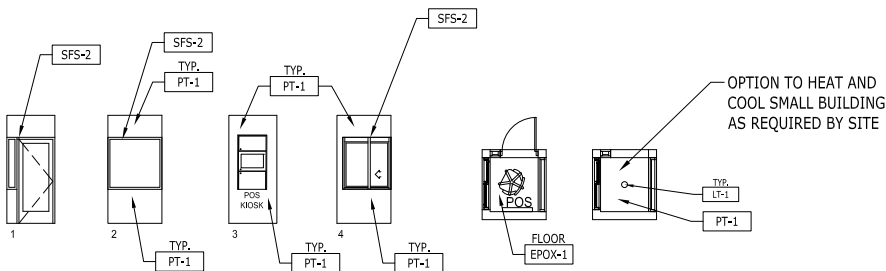
A CANOPY SIDE ELEVATION
1/8" = 1'-0"



B CANOPY ENTRY ELEVATION
1/8" = 1'-0"



C EXTERIOR STATION ELEVATIONS
1/8" = 1'-0"



D STATION - INTERIOR ELEVATIONS
1/8" = 1'-0"

DESIGN
INTENT
DRAWINGS

These drawings are for communication of design intent only. They are shown to a specific size, shape, color, feature and proportion, and not to be used as fabrication drawings.

©2021ChangeUp

DISCOUNT TIRE
2.0 DRIVE THRU

CANOPY
PLANS AND
ELEVATIONS

Drawing No:

A008



REZONING APPLICATION
PLANNING DEPARTMENT
 700 FOX TRAIL
 OPELIKA, AL 36801

3147



PC DEADLINE: 11/11/22 PC MEETING: 11/29/22

PROPERTY OWNERS/
 AUTHORIZED REPRESENTATIVE: Reynolds Cook
 MAILING ADDRESS: P.O. Box 3653 Auburn AL 36831
 PHONE NUMBER: 334.466-0600 Email: CookReyn@gmail.com

ROBERT THORINGTON 334-531-4222, REALTOR

PARCEL INFORMATION

Site Address: 2701 Society Hill Rd Opelika, AL

Description of proposed use: _____

Tax Parcel Number: 100419300007200

Adjacent Zoning Districts: North: _____ South: _____ East: _____ West: _____

Current Land Use: Vacant Land

Current Zoning: C2

Proposed Zoning: C3

Number of APO: 7 x \$7.00 = \$ 49
 (Adjacent Property Owners)

Fee: \$125.00

TOTAL

\$174.00

PAID: _____

I hereby request my property located at (street address) 2701 Society Hill Rd
 Tax Map parcel number 100419300007200 be rezoned from
C2 to C3. A copy of the tax area map, a survey of the property, a copy of the deed
 for the property, and the names and addresses of all adjoining property owners are enclosed. I understand
 that the City may require additional information, or waive certain requirements, at any time during the process.

OWNERS OR AUTHORIZED REPRESENTATIVE SIGNATURE: <u>Reynolds Cook</u>		DATE <u>7/20/22</u>
(PRINT NAME) <u>Reynolds Cook</u>		

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: November 29, 2022

Agenda Item #: D-7a & 7b

Action Requested: Amendment to the Future Land Use Map and Rezoning:
16.47 acres accessed at 2701 Society Hill Road
(a) Amendment to Future Land Use map - from light commercial
to General Commercial land use category,
(b) Rezoning - from C-2 to C-3

Location of Property: 2701 Society Hill Road

Property Owner(s): W.F. Cook, Jr.
Reynolds Cook, authorized representative

Current Zoning: C-2 office-retail

Proposed Zoning: C-3 general commercial

Existing Land Use: Undeveloped

**Surrounding Zoning Districts
And Land Uses:**

North	R-5M	future Lee County facility (under construction)
South	PUD	Adam's Beverage & single family homes
East	R-4	Single family homes, Hall Avenue
West	C-2	Undeveloped

Staff Comments (Future Land Use Map)

The applicant proposes to rezone 16.47 acres accessed at 2701 Society Hill Road from C-2 to C-3. A C-3 zone is defined as "general commercial" and allows with conditional use approval an office of contractor with outside equipment & material yard. The rezoning property is in a light commercial land use category not consistent with the applicant's request for a contractor's office with outside storage. If the rezoning request is approved, then an amendment to the future land use map (FLUM) from light commercial to a general commercial land use category is required so the Future land use map is consistent with the zoning map.

The adjacent property on the north side is in a manufacturing land use category that is consistent with the general commercial land use category. A light commercial category is the adjacent property on the south side occupied by Adams Beverage distribution property and single family

home residential property. The property directly across Society Hill Road is in a low-density residential category. However, agenda item #8 is a request to rezone the west side adjacent property from R-1 to C-2, a light commercial designation. If this rezoning is approved, the land use category would change from low density residential to light commercial providing more compatible with the general commercial category. The adjacent properties on the east side are medium density residential (Hall Avenue residential neighborhood).

Staff Recommendation

Staff supports the property transition from light commercial to general commercial if the property is rezoned. The adjacent property on the north side in a manufacturing land use category is a more intensive use than the general commercial category if the rezoning is approved to C-3. If the 16.47 acre rezoning request is approved, staff recommends the 2030 Future Land Use map be amended from “light commercial” to a “general commercial” land use category.

Staff Comment (Rezoning)

The applicant’s request is to rezone 16.47 acres from a C-2 zone to a C-3 (general commercial) zoning district. A site plan was provided with this rezoning request. The site plan shows 21 office & warehouse buildings to be leased. Each office-warehouse tenant space is 5,400 sf. The development includes a 3.45 acre “laydown yard” as an outside storage area for tenants. On the west side is Lot 1 (2.3 acres) that will be subdivided from the applicant’s property. The applicant has no immediate plans for Lot 1 and will remain undeveloped. Lot 1 fronts along Society Hill Road; the length or depth (east to west) of Lot 1 from Society Hill Road to the office-warehouse development ranges from 66 feet to 240 feet. This range or space serves as visual separation between the office-warehouses & laydown yard from Society Hill Road. In addition to this separation, an existing natural wooded area or evergreens plants will be required along the rear property line of Lot 1 to assure the laydown yard and tenant units are visually screened from Society Hill Road. Staff also discussed with applicant that future requests for outside storage on Lot 1 will not be supported by staff.

Residential buffers are also required along the east property line to buffer the R-4 zoned residential neighborhood on Hall Avenue from the office & warehouses. Along the north property line adjacent to the rezoning property is a more intensive M-1 zoning district. The property is owned by Lee County and currently under construction for a Lee County public works facility. On the south side, the land uses are Adam’s Beverage distribution and a residential neighborhood in the Wyndham Gates PUD zoning district. The residential area is not adjacent to the rezoning property. The Wyndham Gates developer provided a 100-foot strip between the single family home lots and the rezoning property for an Alabama Gas easement.

Staff Recommendation

Planning Staff believes that the 16.47 acre rezoning to C-3 is appropriate given the adjacent M-1 zoning district on the north side. The office warehouse use with outside storage requires an additional conditional use approval that would come back before the Planning Commission.

Planning Staff recommends Planning Commission send a positive recommendation to the City Council to rezone the 16.47-acre property from C-2 to C-3.

Engineering Department Report

The Engineering Department has no other comments or concerns with this proposed rezoning request.

Opelika Utilities Report

No comments.

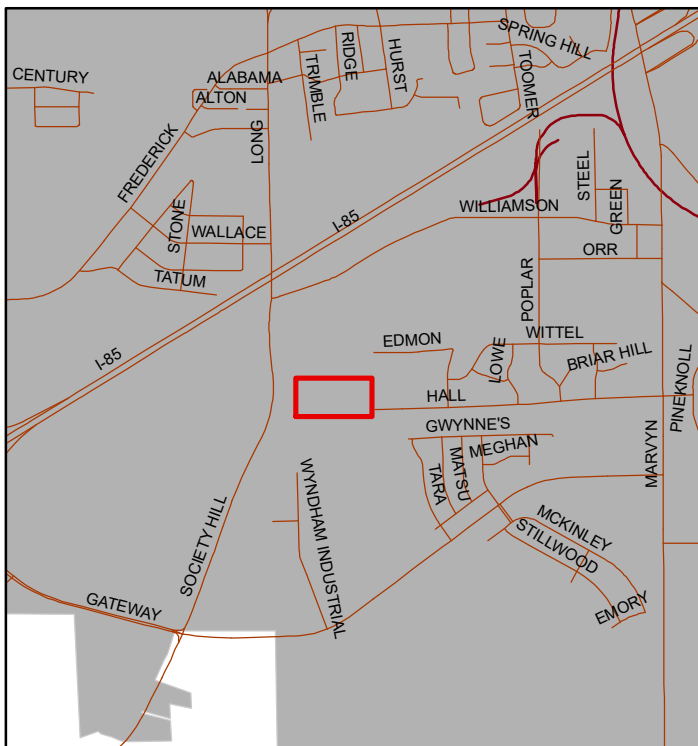
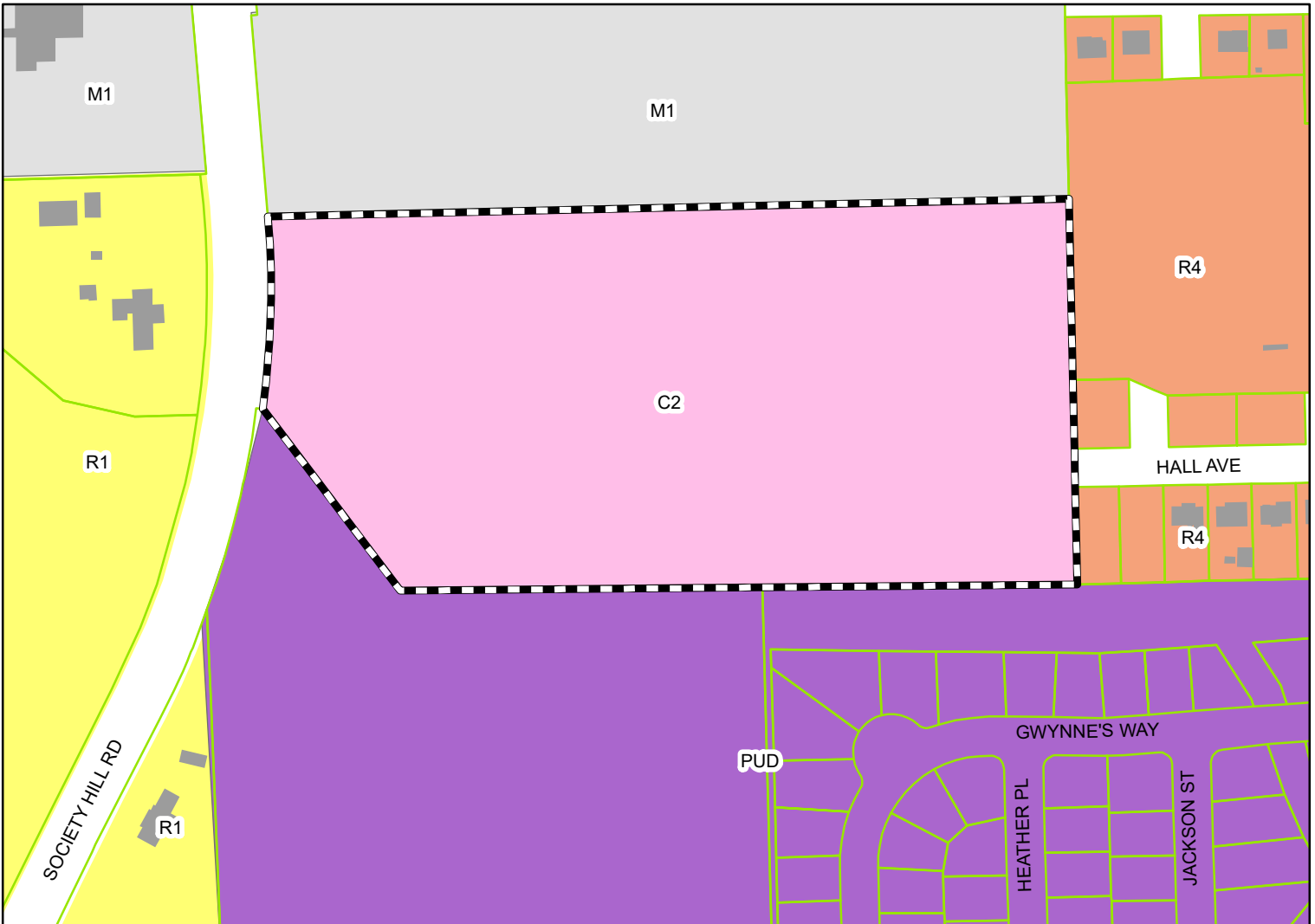
Opelika Power Services Report

This subdivision is inside the Opelika Power and Alabama Power Service territory.

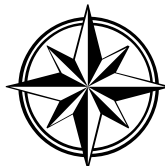
REYNOLDS REZONING

2701 SOCIETY HILL ROAD

C-2 TO C-3, D-7a,b

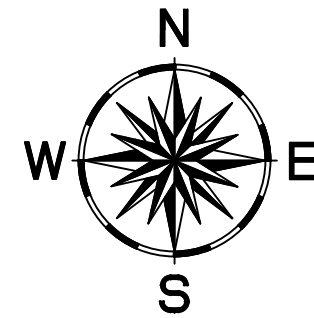


The applicant is requesting to rezone 16.47 acres for a 21-unit commercial office warehouse and outside storage development. The rezoning is from C-2 (office-retail) to C-3 (general commercial uses).



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 information.



DIVERSIFIED INDUSTRIAL SUBDIVISION
WAREHOUSE LAYOUT LOT 1
SEC 19 T-19-N R-27-E
OPELIKA LEE COUNTY ALABAMA

PART LOT 2B DIVERSIFIED INDUSTRIAL S D
43 10 04 19 3 000 071.000
LEE COUNTY ALABAMA
215 S 9TH ST
OPELIKA AL 36801

SOCIETY HILL ROAD
ROW VARIES

PLAT CURVE
R=1276.60
L=60.06
CHB=N03°43'46"W
CHD=60.05

PLAT CURVE
R=1276.60
L=145.07
CHB=N00°52'26"E
CHD=144.99

LOT 1 HELEN MITCHELL S D
43 09 06 24 0 000 005.000
SANKOVSKY RAY & PAT
2020 HUMMINGBIRD LANE
AUBURN AL 36830

LOT 1 HELEN MITCHELL S D
43 09 06 24 0 000 005.001
WARD STEPHEN DEE & SHELBY DEAN
P O BOX 2581
OPELIKA AL 36803-2581

1
100,792 SF±
2.31 AC±

377.71(P)
N30°36'57"W(P)

LOT 4 WYNDHAM INDUSTRIAL PARK
43 10 04 19 3 000 073.000
ADAMS OPELIKA PROPERTIES LLC
ATTN: W CLAY ADAMS
3116 JOHN D ODOM RD
DOTHAN AL 36830

PRIVATE ROAD

43 10 04 19 3 000 070.000
POTTER ANDREA
1510 MONTROSE RD
AUBURN AL 36830

13
LOT 13 HALLWAY S D
43 10 04 19 3 000 047.000
SOHAIL TAHIRA & ERHAN
730 BLOWING ROCK WAY
STONE MTN GA 30083

HALL AVE. 60' ROW

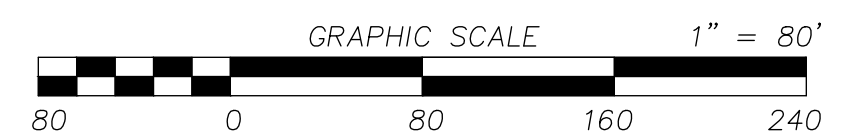
LOT 12 HALLWAY S D
43 10 04 19 3 000 048.000
HALLWAY SUBDIVISION LLC
108 WEST OAK ST
TUSKEGEE AL 36083

12

TRACT A & B (GREEN SPACE EASEMENTS)
THE RESERVE AT WYNDHAM GATES
43 10 04 19 3 000 077.000
D H MCDOWELL FAMILY LLLP
P O BOX 858
CARROLLTON GA 30112

LEGEND

(M) = MEASURED
(R) = RECORDED
OTP = OPEN TOP PIPE
CTP = CRIMPED TOP PIPE
IPF = IRON PIN FOUND
IPS = IRON PIN SET (CA-788)
CA-788 = PRECISION SURVEYING
● = IRON PIN FOUND
○ = 1/2" REBAR SET (CA-788)
■ = HUB SET
△ = CALCULATED POINT
□ = CONCRETE MONUMENT
~ = POWER POLE
-X-X- = WIRE FENCE
-//-- = WOOD FENCE
-o-o- = CHAIN LINK FENCE



Seal	Drawn By: A.H	PRECISION SURVEYING 2124 Moores Mill Road Suite 110 Auburn, Alabama 36830 Phone (334) 821-0105 www.precisionsurveying.biz
	Scale: 1" = 80'	
	File Name: 22-0609 WH LAYOUT	
	Date: 11-2-2022	
Sheet Title: DIVERSIFIED INDUSTRIAL SUBDIVISION WAREHOUSE LAYOUT LOT 1		



REZONING APPLICATION

PLANNING DEPARTMENT

700 FOX TRAIL

OPELIKA, AL 36801



PC DEADLINE: 11/1/22 PC MEETING: 11/22/22

PROPERTY OWNERS/ STEPHEN DEE WARD + SHELBY DEAN WARD
 AUTHORIZED REPRESENTATIVE: Bill Brown & The Brown Agency
 MAILING ADDRESS: 100 S. 7th Street Opelika, AL 36801
 PHONE NUMBER: 334-745-3584 Email: bbrown@thebrownagency.com

PARCEL INFORMATIONSite Address: 67 acres w/s Society Hill Road, Opelika, ALDescription of proposed use: .Tax Parcel Number: 43-09-06-24-0-000-005.001

Adjacent Zoning Districts: North: M-1 South: C-2 East: R-1 West: C-2
R-1 C-2 PUD

Current Land Use: VacantCurrent Zoning: C-2, R-1Proposed Zoning: C-2Number of APO: 9 x \$7.00 = \$ 63.00
(Adjacent Property Owners)Fee: \$125.00TOTAL = 188-

PAID: _____

I hereby request my property located at (street address) Society Hill Road,Tax Map parcel number 43-09-06-24-0-000-005.001 be rezoned from

C-2, R-1 to C-2. A copy of the tax area map, a survey of the property, a copy of the deed for the property, and the names and addresses of all adjoining property owners are enclosed. I understand that the City may require additional information, or waive certain requirements, at any time during the process.

OWNERS OR AUTHORIZED REPRESENTATIVE SIGNATURE:

(PRINT NAME)

Bill Brown

DATE

11/1/2022

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: November 29, 2022

Agenda Item #: D-8a & 8b

Action Requested: Amendment to the Future Land Use Map and Rezoning: 67.6 acres
(a) Amendment to Future Land Use map - from low density residential to light commercial
(b) Rezoning - from R-1 & C-2 to C-2

Location of Property: 2700 block Society Hill Road

Property Owner(s): Stephen Ward and Shelby Ward
Bill Brown, authorized representative

Current Zoning: C-2 & R-1

Proposed Zoning: C-2 (office-retail)

Existing Land Use: Undeveloped

**Surrounding Zoning Districts
And Land Uses:**

North	M-1	Lee County property & Church of the Harvest
South	C-2	Future townhomes
East	PUD	Single family home, Adam's Beverage
West	PUD	Undeveloped, I-85

Amendment to the Future Land Use Map

The 2030 Future Land Use Map (FLUM) shows 55.4 acres of the 67.6-acre rezoning property in a low-density residential land use category. The remaining 12.2 acres is in a light commercial category. The two adjacent properties on the north side are in an institutional category; a 9.5 acre parcel is owned by Lee County and Church of the Harvest owns an 8.8 acre parcel. Adjacent properties on the east and west side of the rezoning property are in a mixed land use category (residential and commercial uses): the east side is Adam's Beverage distribution property in the Wyndham Gate PUD; the west side adjacent property is part of a 36-acre mixed-use retail-entertainment PUD development approved in 2019.

Staff Recommendation

The rezoning request to a C-2 zone requires an amendment to the 2030 FLUM concerning 'land use category. If the rezoning request is approved, staff recommends the 2030 Future Land Use

map be amended for the 67.6 acres from a “low density residential” land use category to a “light commercial” land use category.

Rezoning

The applicant is requesting to rezone 67.6 acres from C-2 & R-1 to C-2; a 12.2 acre portion of the property is currently zoned C-2. There is not a specific use for the property, but the developer believes commercial uses such as retail, restaurants, entertainment/hospitality are likely to show interest and possibly apartments. The commercial uses proposed are allowed in the C-2 zone (Office-Retail); apartments require conditional use approval. In June 2022, the adjacent 36-acre property south of this rezoning property was rezoned to C-2 for a 242-unit townhome-style apartment development. Staff believes the commercial uses are suitable for this location. The rezoning property is located adjacent to a PUD approved in 2019, accessed from Gateway Drive and located near Exit 58 on I-85. A QuikTrip gas station & convenience store recently opened in this PUD zone. In phase 2, restaurants are planned for lots adjacent to QT.

Recommendation

Staff believes the 67.6-acre rezoning request to C-2 for a mix of commercial uses would be compatible with the surrounding area; 12.2 acres of the 67.6 acres is currently zone C-2. Five months ago, the adjacent 36-acre property on the south side was approved to a C-2 zone for 242 apartment units. The rezoning property is adjacent to an existing 36-acre PUD zone that was approved for commercial uses that are proposed by the applicant. On Society Hill Road, existing commercial uses near the rezoning property are Adam’s Beverage distribution, Opelika-Auburn News office building, and a mini-warehouse & U-Haul truck rental business. The rezoning property is located about 1.2 miles from the south side of Exit 58 on I-85 (Tiger Town is on the north side of Exit 58.) Exit 58 provides a broad range of retail stores, grocery stores, and entertainment uses. The rezoning property is an addition to this Interstate commercial corridor. **Staff recommends Planning Commission send a positive recommendation to the City Council to rezone the property from R-1 to C-2.**

Engineering Department Report

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

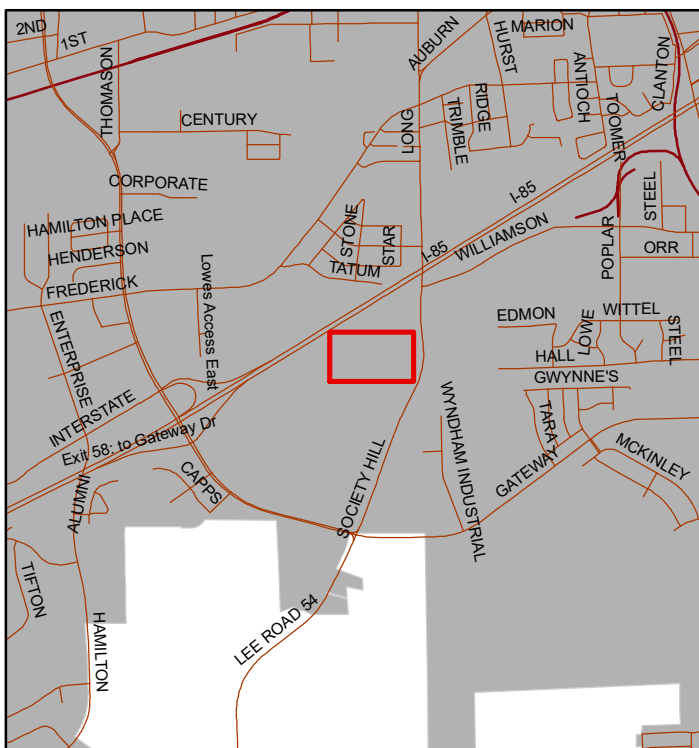
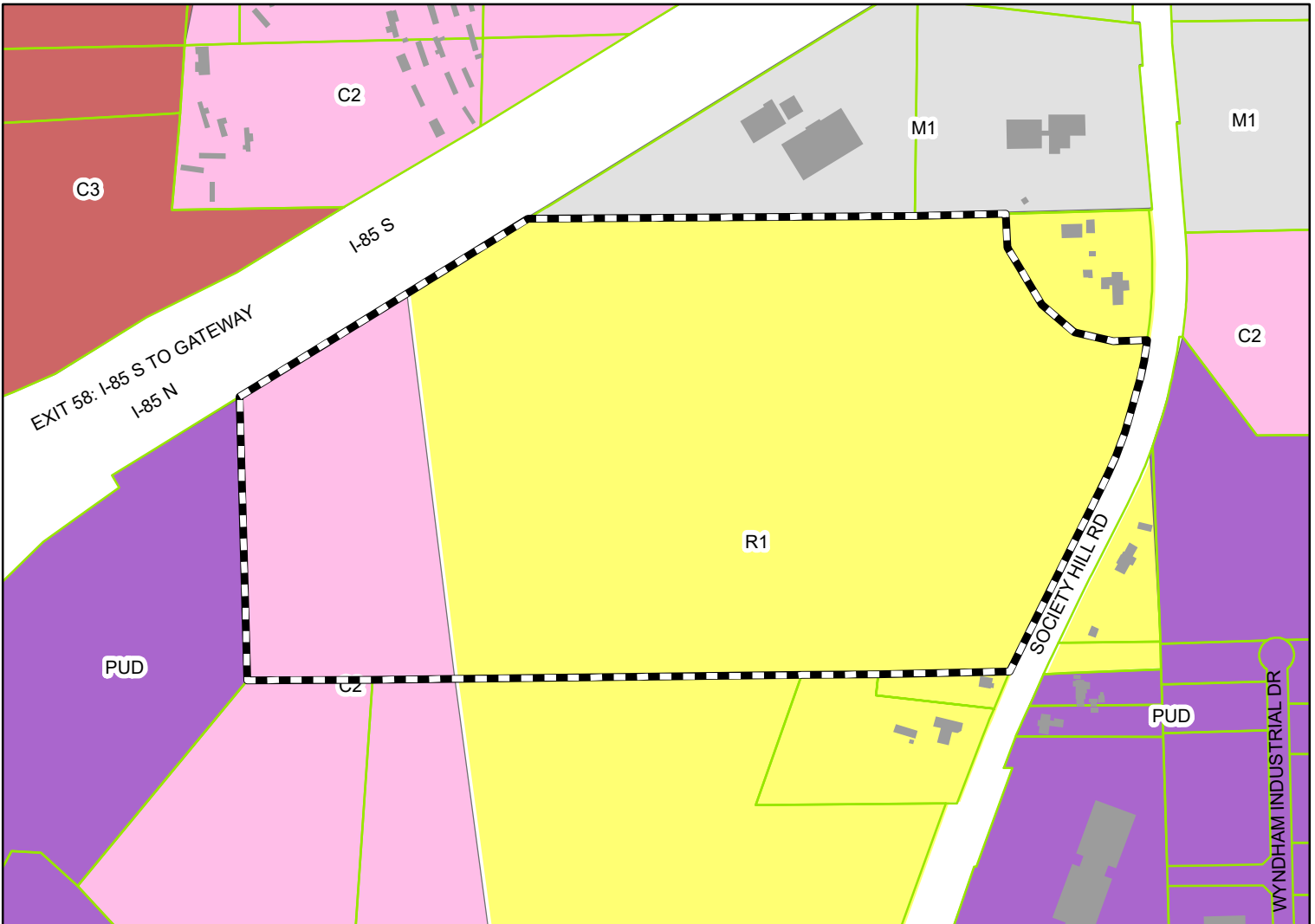
Opelika Utilities Report

No comments.

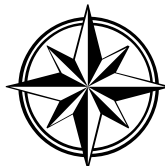
Opelika Power Services Report

This subdivision is inside the Opelika Power and Alabama Power Service territory.

WARD REZONING 2700 BLOCK SOCIETY HILL ROAD C-2 & R-1 TO C-3 , D-8a,b



The applicant is requesting to rezone 67.6 acres from a C-2, R-1 zoning district to a C-2 (office & retail) 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 information.



REZONING APPLICATION
PLANNING DEPARTMENT
 700 FOX TRAIL
 OPELIKA, AL 36801

3093

PC DEADLINE: 9/6/22 PC MEETING: 9/27/22

PROPERTY OWNERS/
 AUTHORIZED REPRESENTATIVE: Foresite Group, LLC
 MAILING ADDRESS: 2128 Moores Mill Road, Suite C, Auburn, AL 36830
 PHONE NUMBER: 334-887-6064 Email: bbasquin@fg-inc.net

PARCEL INFORMATIONSite Address: 3500 Anderson RoadDescription of proposed use: Mixed-Use Development with residential and commercialTax Parcel Number: 03-08-28-0-000-006.000Adjacent Zoning Districts: North: R1 South: R1 East: R1/R3 West: R1Current Land Use: Vacant; ResidentialCurrent Zoning: R1Number of APO: 15 x \$7.00 = \$ 105
(Adjacent Property Owners)Proposed Zoning: PUDFee: \$125.00**TOTAL** = \$230**PAID:** _____I hereby request my property located at (street address) 3500 Anderson Road,Tax Map parcel number 03-08-28-0-000-006.000 be rezoned from

R1 to PUD. A copy of the tax area map, a survey of the property, a copy of the deed for the property, and the names and addresses of all adjoining property owners are enclosed. I understand that the City may require additional information, or waive certain requirements, at any time during the process.

OWNERS OR AUTHORIZED
REPRESENTATIVE SIGNATURE:

(PRINT NAME)

Brett C. Basquin for Foresite Group, LLC

DATE

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: November 29, 2022

Agenda Item #: E-9

Action Requested: Amendment to the Future Land Use Map Low Density Residential to Mixed Use
Rezoning from R-1 to PUD

Location of Property: Andrews Road and Anderson Road

Property Owner(s): Keith B. Norman
Brett Basquin, Foresite Group, authorized representative

Current Land Use: Undeveloped

Current Zoning: PUD (Planned Unit Development)

Staff Comments:

Amendment to the Future Land Use Map:

The rezoning request from R-1 to PUD for a mixed use community requires an amendment to the 2030 FLUM concerning the land use category. The 2030 Future Land Use Map shows the 229.2-acre property as a “low density residential” land use category. If the rezoning request to PUD is approved by City Council, then the 2030 FLUM should be amended so the 229 acres are in a “planned unit development” land use.

The adjacent properties to the east and west surrounding the subject property are in a “low density residential” category. The property across the Andrews Road has a designation of “medium density residential.” Across the railroad tracks to the north is a mix of property with a “low density residential” designation and property outside of the city limits. Moving beyond the immediate properties, this property is between the Northeast Opelika Park and the older industrial park located off Lake Condry Road. This project proposed a residential component with a density of 4.96 units per acre. This includes a variety of housing types from detached single-family to townhouse units and apartments. The corner of the property is shown as a commercial area that would have daily needs, office, retail, or dining. This type of commercial is often found at an intersection or crossroads in developing areas.

Staff Recommendation:

Staff recommends the Future Land Use map amended from a “low density residential” land use category to a “planned unit development” category subject to the City Council approval of the rezoning request.

Rezoning:

The applicant is requesting rezoning 229.2 acres from a R-1 (low density residential) zoning district to a PUD (planned unit development) zoning district for a mixed use community. The property is bound by Andrews Road and Anderson Road on two sides and also has a significant border with an active CSX Railroad. There is also a significant overhead power transmission easement that runs along the rear of the property.

The PUD development consist of a mixture of single family detached homes, townhomes, apartments and a commercial corner. The proposed development uses many principles found in traditional neighborhood development or new urban development. This means the development is intended to mix multiple uses and greenspaces into a walkable neighborhood. The overall development has 1,137 residential units. The overall density is 4.96 units per acre. The development has 646 single family home lots. This would include a mix of 60 foot front access lots, 50 foot front access lots, and 40 foot rear alley lots. These lots are found primarily in Tracts 2-4 with some located on the perimeter of Tract 1.

The area shown as Tract 1 includes a section of townhome lots. These lots would include a mix of front entry and rear alley entry townhomes. The developer has said these could range in height from 1-3 stories depending on the topography and adjoining land uses. The master plans shows 216 townhome units.

Along Anderson Road, the master plan shows 275 apartment units on 14.1 acres. The applicant has proposed a mix of two and three story buildings within the development. The two story units would be closer to Anderson Road, while the three story units would be along an internal street and built to work with the topography.

The site also proposes a 5.7 acre commercial area located at the intersection of Anderson Road and Andrews Road. The development would have a mix of commercial, entertainments, retail, restaurant, office and service uses. The specific allowable uses are noted in the master plan narrative. The commercial would have approximately 57,000 square feet of commercial area. The intended uses would be meant to serve the growing population in this area. There could also be some services, specialty stores, or restaurants that pull in some customers from across the area.

The applicant has provide both example photos and a pattern book of the proposed development types. The eventual product should be similar in style, setback, and layout to what has been provided. Each of the pattern book types provides setbacks and lot coverage regulations. The applicant has noted that the apartments and commercial would follow the C-1 zoning regulation which allows buildings to be constructed up to the property line. This helps them create a more traditional neighborhood center. Staff does not see issue with the request on internal setbacks but recommends the setback to Andrews or Anderson Road be at least 20 feet.

The site is intended to have multiple access roads off Anderson Road and Andrews Road. The master development plan shows six (6) entry points into the development. These entries and the intersection at Anderson Road and Andrews Road will have to be analyzed with the City Engineer to determine what improvements are necessary. Internally, all parts of the development are connected to the rest. The applicant has also provided two stub streets that would connect to adjoining properties for future development. The development uses short blocks between 400-800 linear feet to create walkable areas that help slow traffic speeds. Staff recommends that streets fronting amenities, commercial or residential uses have sidewalks.

Open Space

The master development plan also shows a significant amount of open space and amenity lots. The center piece to the development is a 5.4 acres “central park.” This includes a swimming pool, clubhouse, large open lawn, and mail kiosk. The master plan also shows approximately 5.59 acres of small pocket parks that could be used for dog parks, playgrounds, fire pits, or a splash pad. Mail kiosks would also likely be placed in these areas. The applicant also proposes to use the 18.07 acres between the powerline easement and railroad for open play or athletic fields. The applicant notes that all of these areas could be used for stormwater as well. The proposed plan shows multiple other sites that are set aside for streams, wetlands, or storm water detention. Overall, there appears to be well over 30 acres set aside for open space, amenities, and detention. This is over 15% of the site.

Buffering

The applicant also notes and shows a 25 foot landscape buffer along all sides of the development. The one exception to this is at the intersection adjacent to the commercial areas. These areas should include a 15 foot gateway corridor bufferyard that does not obscure the commercial, but provides softening of the features. The applicant has also noted a buffer on the few lots that would have double frontage between two roads, not including alleyways. The masterplan also shows 25 foot buffers along all streams. The townhouse, apartment and commercial areas should meet the City’s landscaping requirements. Staff recommends that the single-family lots have one tree per detached residential home either located within the right-of-way with approval or in the front yard.

Discussion:

The applicant is proposing a large master plan community with a variety of residential types and uses. The applicant has embraced the concepts like connectivity, useable open space, and increased design. The density at this location is higher than the surrounding properties. It also proposes a mix of smaller lots and units than are currently nearby. The development is located in a growing area of the city. Additionally, the development proposes to use traditional neighborhood or form based standards that are recommended in the City of Opelika’s Master Plan. While the plan could potentially be better in line with the current surrounding properties if the density were lowered and some larger lots were added, the proposed plan does appear to be alignment with the PUD Criteria in Section 8.18. E.

Staff recommendation:

Staff recommends a positive recommendation be sent to City Council to approve the amendments to the Wyndham Master Plan subject to the following:

1. The development shall follow the standards and densities found within the written report.
2. Sidewalks shall be required on both sides of the street where they adjoin residential, commercial or amenity uses.
3. All utilities shall be underground.
4. Uses shall follow those listed in the written report
5. Townhouse, apartment and commercial uses shall follow the landscape standards of the zoning ordinance.
6. A 15 foot buffer meeting the planting requirements of Section 10.6.D.2.b shall apply to the perimeter of the commercial adjacent to Andrews Road and Anderson Road.
7. Single-family lots shall have one tree per detached residential home either located within the right-of-way with approval or in the front yard
8. Perimeter setbacks along Andrews Road and Anderson Road for the multifamily and commercial shall be at least 20 feet.
9. Gateway cladding standards and buffers shall apply to all non-single family uses.

Engineering Department Report

Any needed adjustments to the roadway, adjacent intersections or added turn lanes will be analyzed with a traffic impact study after the Preliminary Plat is submitted and approved.

The Engineering Department has no other comments or concerns with this proposed re-zoning application

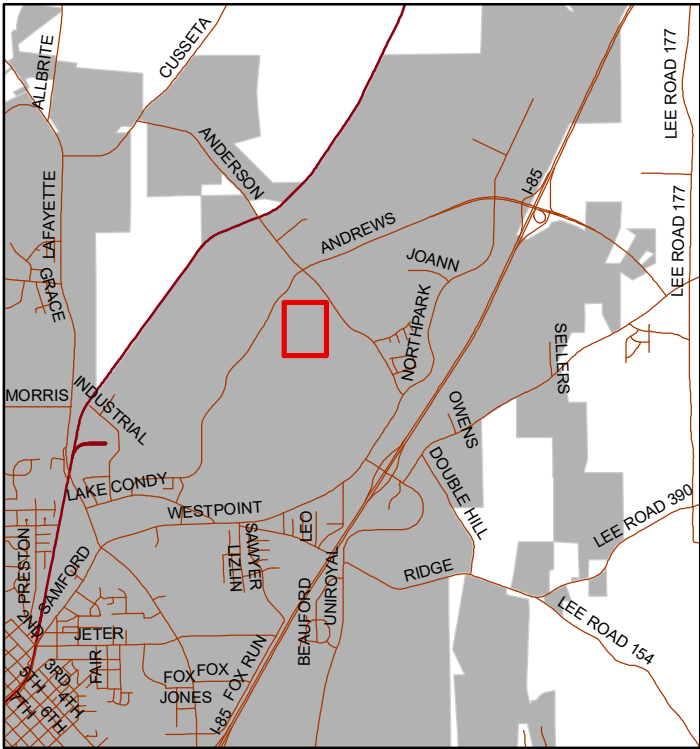
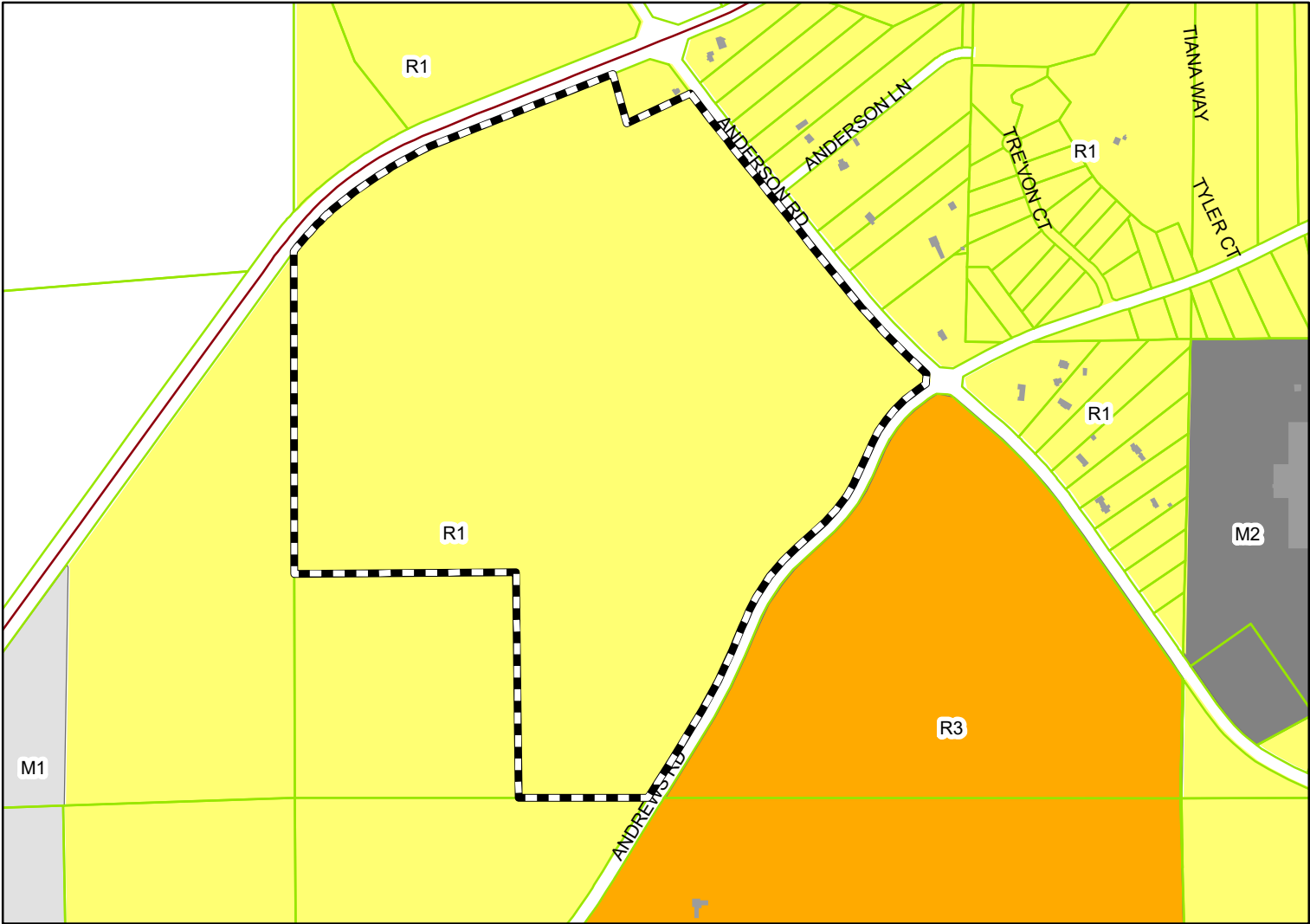
Opelika Utilities Board Report

Water is available on Anderson Road and at intersection of Anderson Road and Andrews Road. Water is not available along Andrews Road and would require extension of 12-inch Ductile Iron Main to point of service if development along Andrews Road if development is begun on southern end as described.

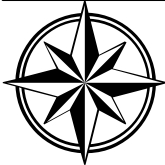
Opelika Power Services Report

This subdivision is outside the Opelika Power Service territory.

HOPSON FARMS REZONING
3500 ANDERSON ROAD
R-1 TO PUD, E-9a, b

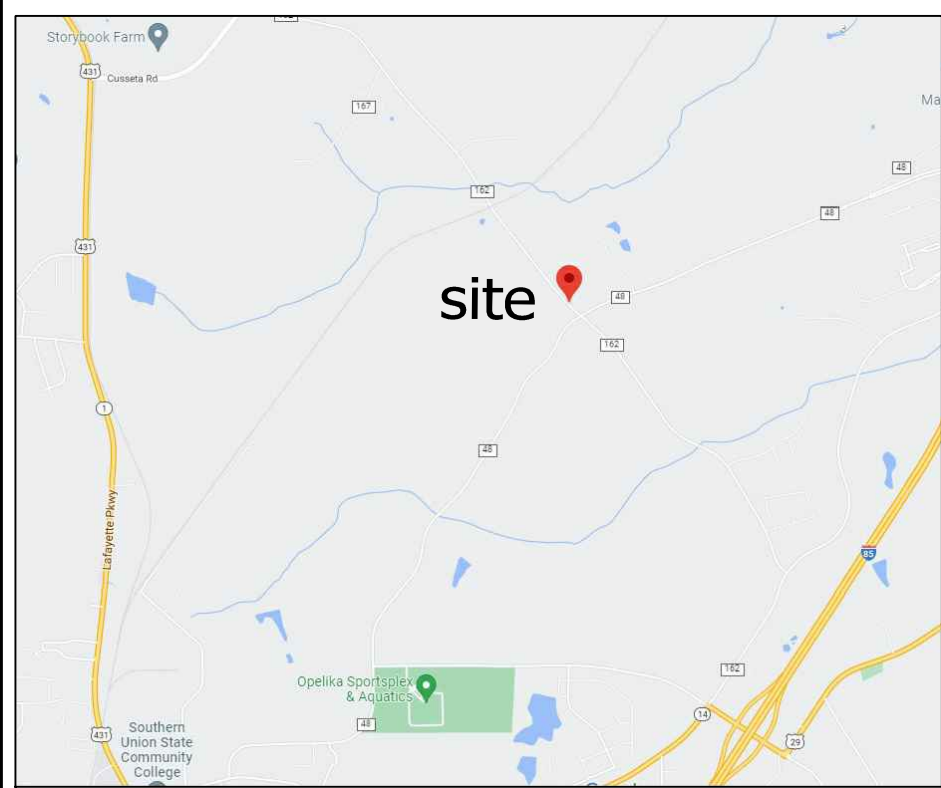


The applicant is requesting to rezone 229.2 acres for a commercial and residential development. Single family homes, apartments (250 units), and a 50,000 sf commercial property at the corner of Anderson and Andrews Road is proposed. This item was tabled at the Sept 25th PC meeting.



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 information.



site

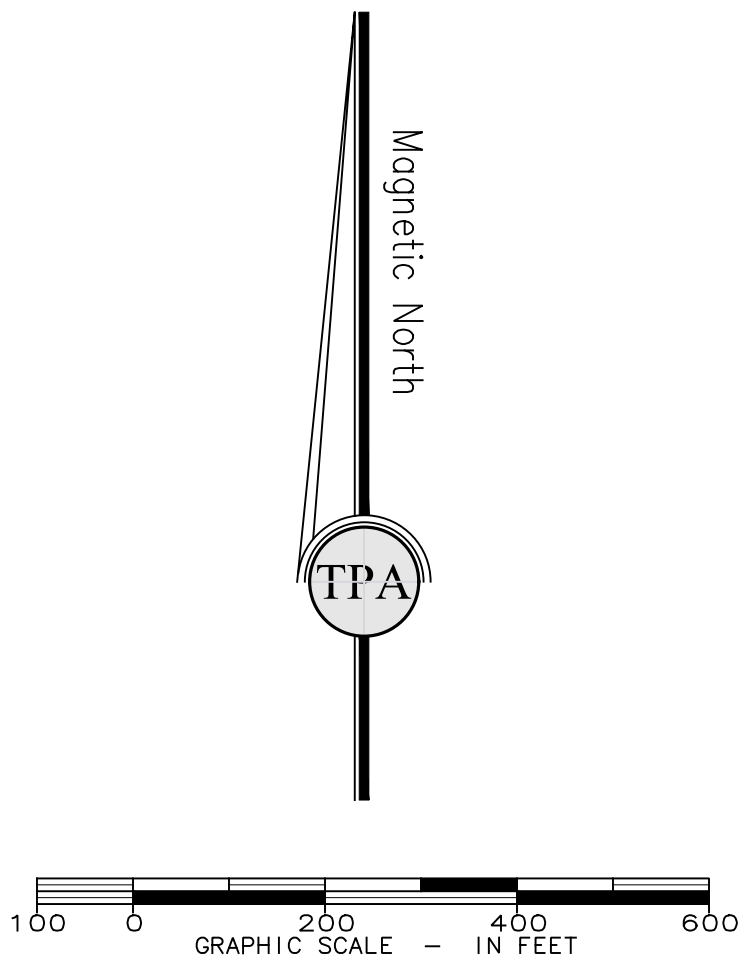
VICINITY MAP
not to scale

SITE NOTES

1. Site area - 229.2 acres
2. Existing Zoning - R-1
3. Proposed Zoning - PUD
4. Density:
 - Maximum Density for Single Family Tracts 1-4 including the Amenity Area is 5 units per acre.
 - Multi-family Tract Maximum unit density is 275 units.
 - Commercial Tract Maximum density is 10,000 sf/acre 57,000 sf.

ALLOWABLE LAND USE TABLE

	AREA	PROPOSED USE	ALLOWABLE DENSITY	
TRACT 1	33.7 AC	SINGLE FAMILY TYPE B, C, D, & E	8 UNITS PER ACRE	272 TOTAL: 216 TOWNHOMES, 56 LOTS
TRACT 2	36.7 AC	SINGLE FAMILY TYPE A & B	6 UNITS PER ACRE	150 TOTAL: 28-REAR ENTRY SF, 122-50' FRONT ENTRY SF
TRACT 3	85.9 AC	SINGLE FAMILY TYPE A (LARGE LOTS), TYPE A & TYPE B	5 UNITS PER ACRE	274 TOTAL: 29-REAR ENTRY SF, 158-50' FRONT ENTRY SF, 87-60' FRONT ENTRY SF
TRACT 4	45.3 AC	SINGLE FAMILY TYPE A (LARGE LOTS), TYPE A & TYPE B	4 UNITS PER ACRE	166 TOTAL: 28-REAR ENTRY SF, 122-60' FRONT ENTRY SF
MULTI-FAMILY TRACT	14.1 AC	APARTMENTS	275 UNITS	275 UNITS
COMMERCIAL TRACT	5.7 AC	COMMERCIAL & RETAIL	57,000 SF	
AMENITY TRACT	7.8 AC	ACTIVE AMENITY AREA		
TOTAL SITE AREA	229.2 AC			



ZONING PLAN

Hopson Farms

SECTION 28, T-20-N, R-27-E

CITY OF OPELIKA

LEE COUNTY, ALABAMA

DATE: 10/31/2022
SCALE: 1" = 200'
CN220276CP11
LSV:
JN:
FN:

For The Firm
Travis Pruitt
&
Associates, Inc.

SURVEY NOTES:

NOTE: Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his/her employees, his/her consultants and his/her contractors shall hereby distinctly understand that the engineer / surveyor is not responsible for the correctness or sufficiency of this information.

REFERENCE DOCUMENTS:

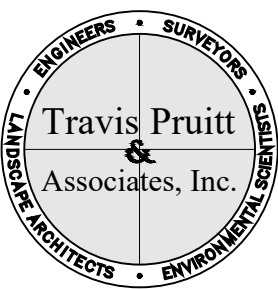
Note:
This plan is based on the boundary survey for the Electra Hopson Estate by Sprayberry & Associates Land Surveying on 11-26-13. Topo information taken from county GIS.

OWNER/DEVELOPER

TPG HOMES, LLC

Warren Jolly

Tele: (770) 527-4544



4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com

now or formerly
Lanier, Jane D &
Stephenson, Martha
Zoned: R1

now or formerly
Hall, Robert L. Jr.
Zoned: R1

now or formerly
Clark, Henry Lee &
Johnnie M.E.
Zoned: R1

now or formerly
Lanier, Jane D &
Stephenson, Martha
Zoned: R1



- SITE NOTES**
- 1. Site area - 229.2 acres
 - 2. Existing Zoning - R-1
 - 3. Proposed Zoning - PUD
 - 4. Density:
 - Maximum Density for Single Family Tracts 1-4 including the Amenity Area is 5 units per acre.
 - Multi-family Tract Maximum unit density is 275 units.
 - Commercial Tract Maximum density is 10,000 sf/acre 57,000 sf.

ALLOWABLE LAND USE TABLE				
	AREA	PROPOSED USE	ALLOWABLE DENSITY	
TRACT 1	33.7 AC	SINGLE FAMILY TYPE B, C, D, & E	8 UNITS PER ACRE	272 TOTAL: 216 TOWNHOMES, 56 LOTS
TRACT 2	36.7 AC	SINGLE FAMILY TYPE A & B	6 UNITS PER ACRE	150 TOTAL: 28-REAR ENTRY SF, 122-50' FRONT ENTRY SF
TRACT 3	85.9 AC	SINGLE FAMILY TYPE A (LARGE LOTS), TYPE A & TYPE B	5 UNITS PER ACRE	274 TOTAL: 29-REAR ENTRY SF, 158-50' FRONT ENTRY SF, 87-60' FRONT ENTRY SF
TRACT 4	45.3 AC	SINGLE FAMILY TYPE A (LARGE LOTS), TYPE A & TYPE B	4 UNITS PER ACRE	166 TOTAL: 28-REAR ENTRY SF, 122-60' FRONT ENTRY SF
MULTI-FAMILY TRACT	14.1 AC	APARTMENTS	275 UNITS	275 UNITS
COMMERCIAL TRACT	5.7 AC	COMMERCIAL & RETAIL	57,000 SF	
AMENITY TRACT	7.8 AC	ACTIVE AMENITY AREA		
TOTAL SITE AREA	229.2 AC			

SURVEY NOTES:

NOTE: Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his/her employees, his/her consultants and his/her contractors shall hereby distinctly understand that the engineer / surveyor is not responsible for the correctness or sufficiency of this information.

REFERENCE DOCUMENTS:

Note:
This plan is based on the boundary survey for the Electra Hopson Estate by Sprayberry & Associates Land Surveying on 11-26-13. Topo information taken from county GIS.

OWNER/DEVELOPER

TPG HOMES, LLC

Warren Jolly

Tele: (770) 527-4544

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com

Travis Pruitt & Associates, Inc.

Magnetic North

TPA

GRAPHIC SCALE - IN FEET

100 0 200 400 600

ZONING PLAN

Hopson Farms

SECTION 28, T-20-N, R-27-E

CITY OF OPELIKA

LEE COUNTY, ALABAMA

DATE: 10/31/2022
SCALE: 1" = 200'
CN20226CP11
LSV:
JN:
FN:

For The Firm
Travis Pruitt & Associates, Inc.

1 of 1



Traditional Alley Entry Single Family Homes



Traditional Alley Entry Single Family Homes



Farm House Alley Entry Single Family Homes









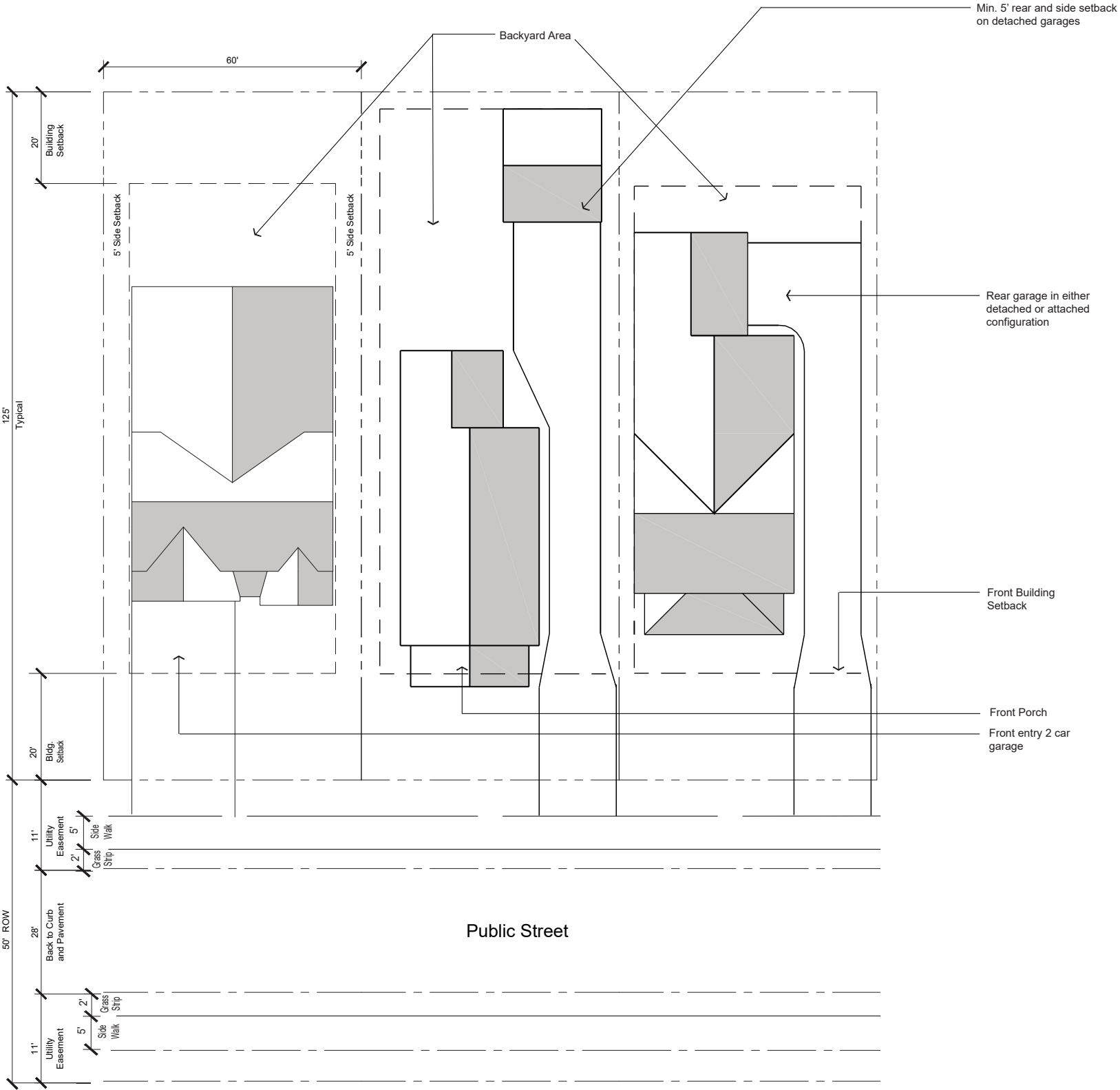




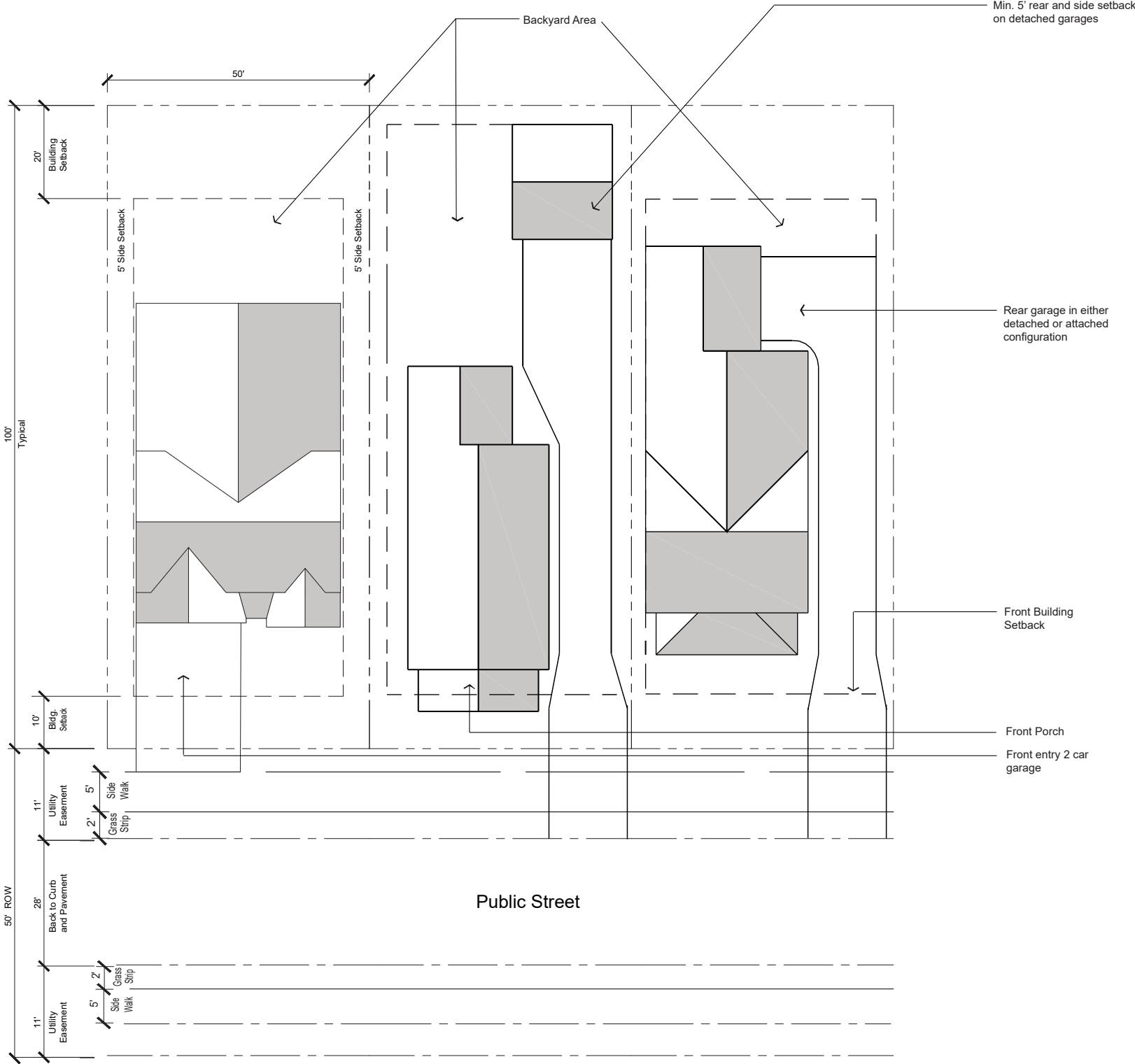
HOPSON FARMS

Residential Pattern Book

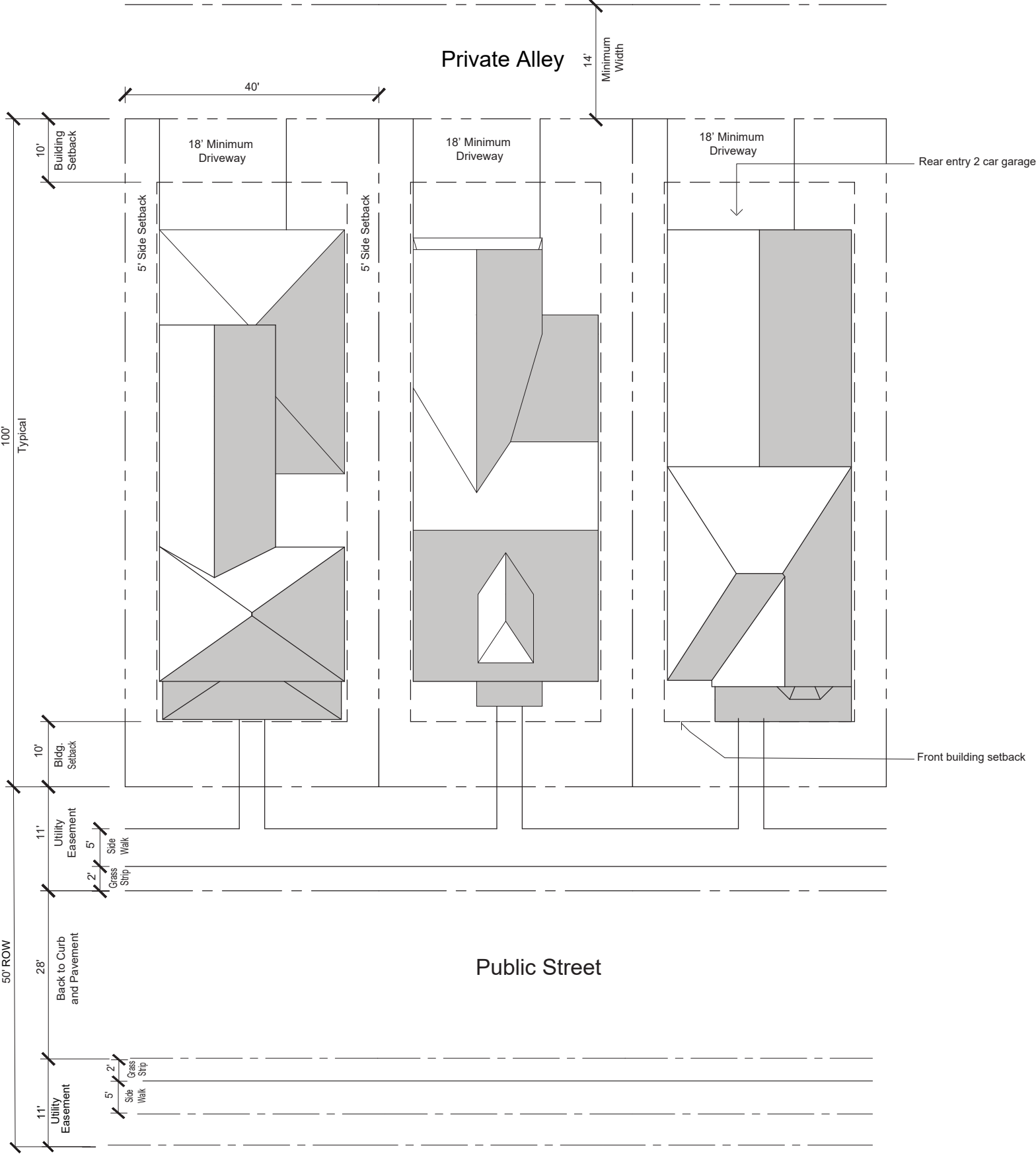
Type A - Large Lot 60' Wide Front Entry Detached Lots Performance Standards	
Permitted Uses	Single Family, Detached Homes
Minimum Lot Size	7500 SF
Minimum Lot Width	60'
Building Set Backs	
Front	20'
Rear	20' (exluding 5' detached garages)
Side	5' (exluding 5' detached garages)
Side from the Street	10'
Minimum Building Separation	10' (exluding 5' detached garages)
Maximum Height	35'
Maximum Building Coverage	80% per lot
Parking and Loading Requirments	2 Car Garage



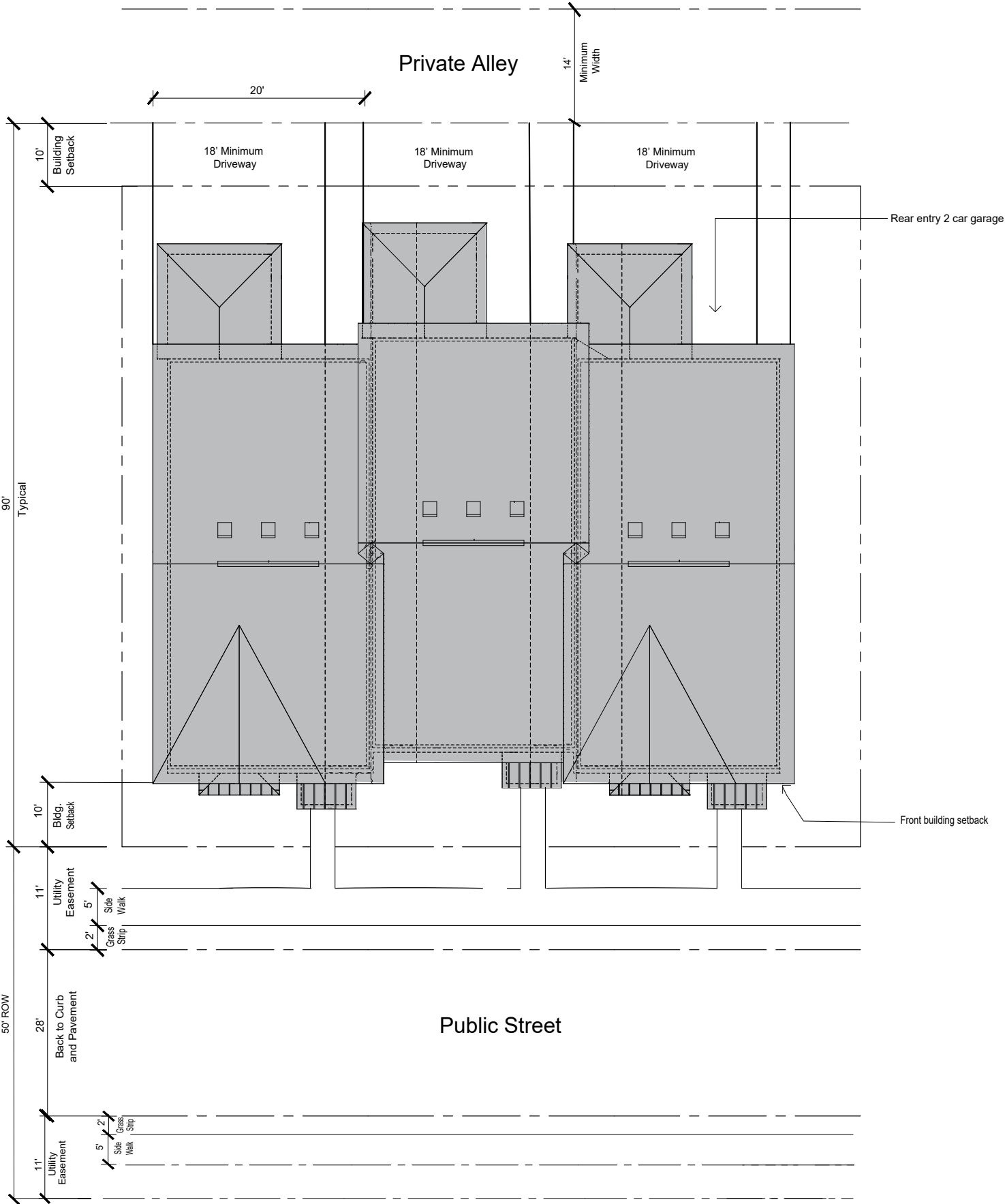
Type A 50' Wide Front Entry Detached Lots Performance Standards	
Permitted Uses	Single Family, Detached Homes
Minimum Lot Size	5000 SF
Minimum Lot Width	50'
Building Set Backs	
Front	10'
Rear	20' (exluding 5' detached garages)
Side	5' (exluding 5' detached garages)
Side from the Street	10'
Minimum Building Separation	10' (exluding 5' detached garages)
Maximum Height	35'
Maximum Building Coverage	80% per lot
Parking and Loading Requirments	2 Car Garage



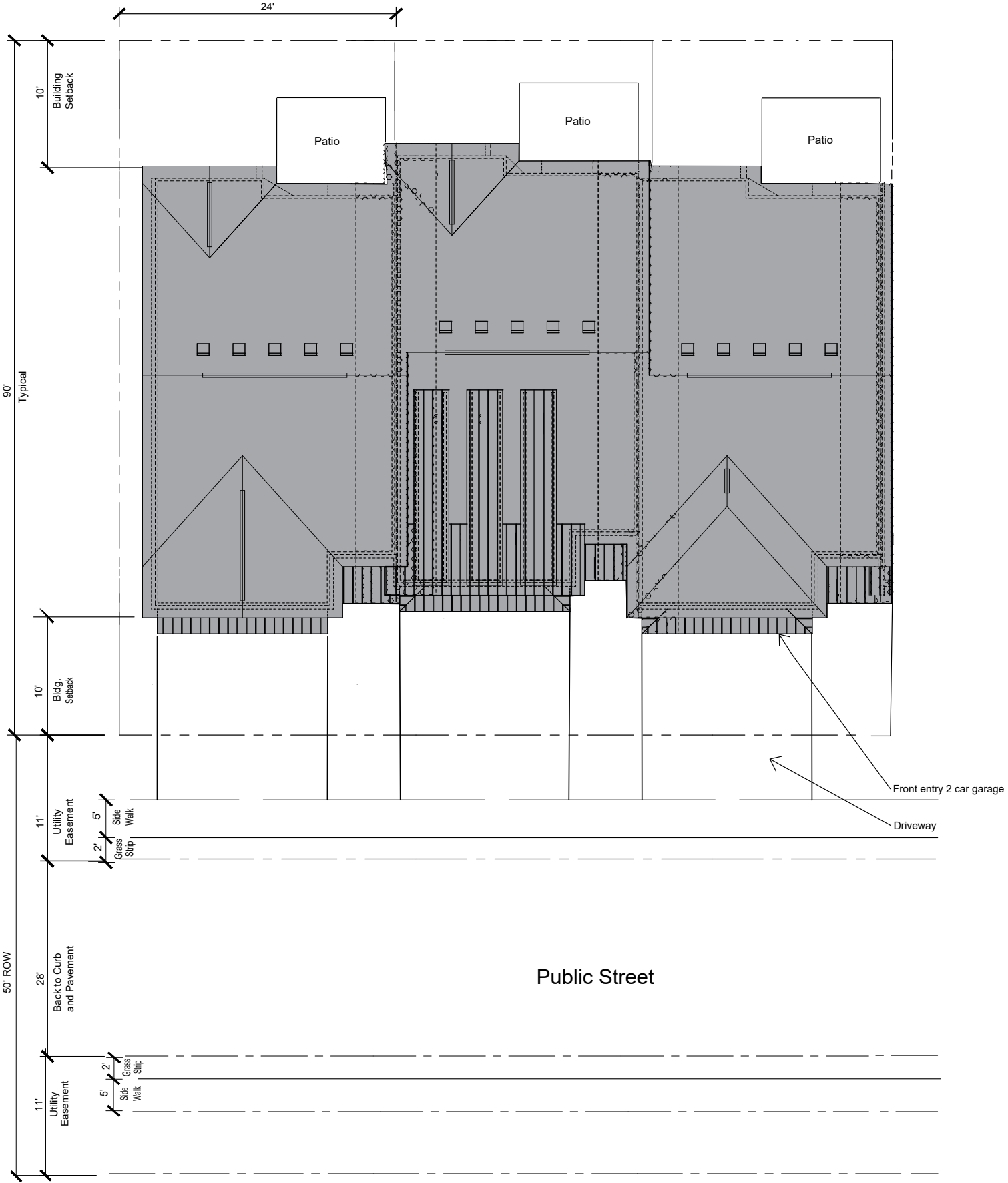
Type B 40' Wide Rear Entry Detached Lots Performance Standards	
Permitted Uses	Single Family, Detached Homes
Minimum Lot Size	4000 SF
Minimum Lot Width	40'
Building Set Backs	
Front	10'
Rear	10'
Side	5'
Side from the Street	10'
Minimum Building Separation	10'
Maximum Height	35'
Maximum Building Coverage	80% per lot
Parking and Loading Requirments	2 Car Parking



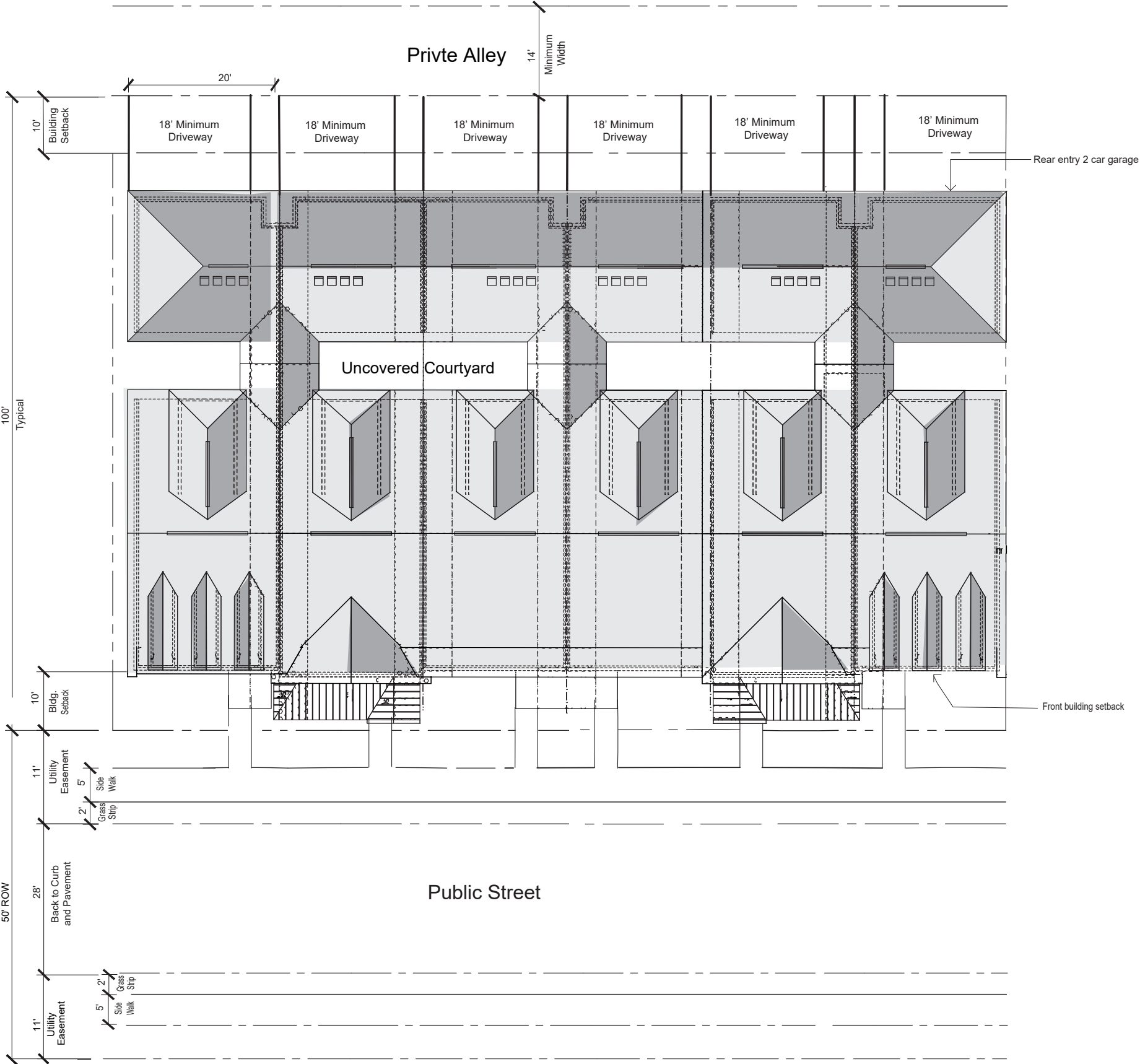
Type C 20' Wide Alley Entry Townhome Lots Performance Standards	
Permitted Uses	Single Family, Attached Homes
Minimum Lot Size	1500 SF
Minimum Lot Width	20'
Building Set Backs	
Front	10'
Rear	10'
Side	20' Between Buildings
Maximum Height	35'
Maximum Building Coverage	N/A
Parking and Loading Requirments	2 Car Rear Entry Garage



Type D 24' Wide Front Entry Townhome Lots Performance Standards	
Permitted Uses	Single Family, Attached Homes
Minimum Lot Size	2000 SF
Minimum Lot Width	24'
Building Set Backs	
Front	10'
Rear	10'
Side	20' Between Buildings
Side from the Street	10'
Maximum Height	35'
Maximum Building Coverage	N/A
Parking and Loading Requirments	2 Car Front Entry Garage



Type E 20' Wide Alley Entry Townhome Lots Performance Standards	
Permitted Uses	Single Family, Attached Homes
Minimum Lot Size	N/A
Minimum Lot Width	20'
Building Set Backs	
Front	10'
Rear	10'
Side	20' Between Buildings
Side from the Street	10'
Maximum Height	35'
Maximum Building Coverage	N/A
Parking and Loading Requirments	2 Car Parking
Yards Requirements	The interior courtyard will be the require yard for the 50% requirement for the first floor area



Master Plan for Hopson Farms Planned Unit Development

Opelika, AL September 2022 **(Revised October 2022)**

Hopson Farms Mixed-Use Development

Proposed PUD Rezoning

Foresite Group, LLC, the authorized agent for the applicant, respectfully requests that the Opelika Planning Commission rezone Hopson Farms to a PUD (Planned Unit Development). The subject property is currently zoned R-1. The applicant is proposing to create a mixed-use development with residential and commercial, governed by a single PUD zoning designation. The proposed rezoning will allow for a mixture of single-family residential, park, townhomes, multi-family, and commercial development.

Location

The Proposed Development is +/- 229.2 Acres located within the City of Opelika and is adjacent to Anderson Road and Andrews Road.

Concept

The Applicant is proposing a planned mixed-use development with residential, multi-family, and commercial uses within the development. All infrastructure will meet City of Opelika standards and at completion of construction, all infrastructure and public utilities will be turned over to the proper authorities for continued maintenance, following acceptance and conclusion of warranty periods.

Site Details

See Zoning Plan and Pattern book that shows the uses, allowable densities, and product types for the proposed uses for the Development. The commercial and multi-family uses shall comply with the Gateway Corridor requirements for exterior building materials.

The development will be developed in multiple phases over a ten-to-fifteen-year period. Based upon existing site constraints with topography and limited access to gravity sanitary sewer, it is anticipated that the site will develop from south to north due to the location of the future sanitary sewer pump station being located in the south quadrant of the development near the creek.

Based upon market conditions, the commercial and multi-family components of the development are anticipated to be built towards the middle to end of the project build-out.

Setbacks and Buffers

Pattern books for the different residential uses are provided with specific performance standards in regard to minimum lot size, minimum lot width, building setbacks, maximum building height, maximum lot coverage and parking requirement. In addition, the commercial and multi-family parcels will meet the C-1 commercial setback requirements.

All covered front porches may extend up to 50% of the front yard setback.

A 25 FT buffer will be provided along the existing road frontages of Anderson Road and Andrews Road except in front of the Commercial Tract. Utility easements, driveways, street

connections, and entry signage and landscape features are allowed to be within the buffer. The buffer has the option of being undisturbed or if disturbed it will need to be planted back to City of Opelika Residential buffer standards.

A 25 FT undisturbed stream buffer will be provided adjacent to the existing stream on the southside of the site.

A 25 FT planted buffer will be provided adjacent to roads where the rear facing side of the building front a public street. This condition exists where front loaded residential lots have road frontage on both sides of the lot. This would not be needed on any Alley loaded lots.

Housing Types

The Proposed Development plan is showing different housing types (see Residential Pattern Book for Performance Standards):

Type A –

1.) Large Lot Front Entry Detached Single-Family

2.) 50 FT wide Front Entry Detached Single-Family

Type B - 40 FT wide Rear Entry Detached Single-Family

Type C – 20 FT wide Alley Entry Townhomes

Type D – 24 FT wide Front Entry Townhomes

Type E – 20 FT wide Alley Entry Townhomes

Multi-family Apartments – The buildings along the Anderson Road frontage would be limited to 2-story with the buildings located off the internal road on the southwest side of the multi-family tract would be 3-story.

Amenity and Open Space

The Proposed Development will provide a central Amenity Tract in the middle of the development that will include a pool, clubhouse, parking lot, kids play yard, and other active outdoor amenities. This area will be credited towards the overall open space. The development will have a minimum of 10% open space provided for the residential areas of the development. Due to the existing topographic conditions of the site, these proposed open space areas will be more passive open space areas that will be used to best protect the sites natural resources and provide the best natural features to break up various areas of development and buffer against the existing railroad tracts and power easements adjacent to the site. Anticipated uses in the improved open space areas are centralized mail kiosks, dog parks, play fields, fire pits, walking trails, detention ponds, and/or splash pad.

Stormwater Detention

Storm water detention will be dry detention ponds and assigned to open space areas throughout the site. The location of the detention pond and how many detention ponds will be determined after further analyzing the property. The pond/ponds will be in an area that is best suited for the overall development and may be incorporated into open space areas. The Homeowner's association will manage all open spaces within the residential portion of the development including the areas that contain storm water detention.

Utilities

The Proposed Development will be served by City of Opelika sewer and water services. Water is located along Anderson Road and a new sanitary sewer lift station and force main will be required to pump sewer to the sewer crossing on Anderson Road east of the Andrews Road intersection. Power will be provided by Opelika Power and communications will be provided by ATT. Natural gas, if used, will be provided by Spire.

Commercial Uses

The following commercial uses are proposed for the development:

- Assisted Living/Independent Living/Nursing Home/Memory Care
- Office
- Bank with Drive Thru
- ATM
- Convenience Store with no fuel
- Fast Food Restaurant
- Mobile Vendor Food Court
- Retail Nurseries/Garden Supply
- Veterinary office with kennels
- Barbershop/beauty shop
- Book/Hobby/Music/Sporting Goods Stores
- Brewpub
- Clothing Stores
- Copy shop
- Dry cleaners
- Electronics Repair
- Florists
- Funeral Homes
- General Merchandise Stores
- Grocery Store
- Hardware store
- Health & Person Care Stores
- Office Supplies/Stationary/Gift Shop
- Pet/Pet Supply Store
- Precious Metal Purchase/Sales
- Professional Studio
- Restaurant
- Specialty Food Stores

Net Impact of Proposal

The proposed rezoning from the current R-1 designation to PUD increases the multiple uses of the land. The Hopson Farms development will provide single-family detached, single-family attached, a central park amenity with pool, townhomes, multi-family, and commercial uses that are beneficiary for this area.

The proposed rezoning request does not adversely impact the City of Opelika or its infrastructure in any way. Rather, the rezoning proposed represents a net benefit to the City by providing more housing opportunities and choices, recreational benefits, and local economy growth.

Accompanying Exhibits

Attached are several exhibits supporting the application for a PUD for Hopson Farms Mixed-Use Development. The supporting exhibits include the following:

- Zoning Plan
- Residential Uses Pattern Book
- Adjoining Property Owners Listing
- Application for PUD Zoning with Authorization to Act as Applicant
- Deed to Subject Property
- Existing Survey



APPLICATION FOR SUBDIVISION APPROVAL PLANNING DEPARTMENT

3092

700 FOX TRAIL
OPELIKA, AL 36801

10/4/22

10/25/22

PC DEADLINE: SEPT. 6 PC MEETING: SEPT 27

SITE ADDRESS: 3000 H. PACK DRIVE
 PROPERTY OWNER: SP OPELIKA VENTURES, LLC
 APPLICANT/AUTHORIZED REPRESENTATIVE: BRIAN LEE
 MAILING ADDRESS: 6053 STAGE ROAD AUBURN, AL 36832
 PHONE NUMBER: 334-521-5320 FAX NUMBER: _____
 EMAIL ADDRESS: brian@acaiconstruction.com

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☐ PRELIMINARY ☒ FINAL

Does the subdivision require any other official action by the City? NO

☐ Annexation ☐ Rezoning ☐ Other _____

PARCEL INFORMATION

Subdivision Name: VILLAGES OF OPELIKANumber of Lots: 50 x \$3.00 = \$ 150.00Current Land Use: VACANTNumber of APO: 16 x \$6.74 = \$ 107.84
(Adjacent Property Owners)Current Zoning: PLNDProposed use of the Subdivision: RESIDENTIAL

Fee: \$75.00

TOTAL = \$ 332.84

☒ Residential ☐ Commercial
☐ Manufacturing/Industrial ☐ Office/Institutional

PAID _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) VILLAGES OF OPELIKA Subdivision. I understand that I must provide certain information as noted in Section 4.2, Section 4.3, and/or Section 4.4 of the Opelika Subdivision Regulations in order for the Planning Commission to review my plans. The City may require additional information or requirements, or waive certain requirements, at any time during the process. Failure to provide accurate and complete information may result in disapproval by the Planning Department and/or Planning Commission. This application, plat, 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 authorized to make said application and submit said documents on this request. The undersigned authorizes the City to inspect the subject property as necessary in reviewing the above referenced request.

OWNERS/AUTHORIZED
REPRESENTATIVE SIGNATURE:

(PRINT NAME) BRIAN LEE

DATE

City of Opelika
Planning Commission
Planning Department Report

Meeting Date:	November 29, 2022 (previously tabled)
Subdivision:	The Villages of Opelika
Agenda Item #:	F-10
Action Requested:	Final Approval
Location of Property:	3001 Hi-Pack Drive
Property Owner(s):	SP Opelika Ventures, LLC. Brian Lee, Authorized representative
Current Land Use:	Undeveloped
Current Zoning:	PUD

Proposal

The applicant is requesting final plat approval for a 50 lot subdivision. The subject property is approximately 21.92 acres located with a PUD zoning designation. The preliminary plat approval and master plan show 131 lots in this area. The proposed subdivision contains 36 single-family lots, 14 townhome lots, and a private street. The remainder is expected to be platted at a later date.

The 36 single-family lots exceed the minimum size of 2,800 square feet and 35 ft width. Most of the lots are 42 feet in width and between 3,300 square feet and 4,400 square feet. The townhome lots meet the minimum standards for this product type and are 20 foot in width and meet the minimum lot size of 1,100 square feet. The townhomes would face towards the private street shown between the two main roads.

The applicant is showing external connections to Hi Pack Drive and Hammonds Drive. These will need to be constructed during development. The original PUD also included requirements for sidewalks on both sides of the street along residential or amenity locations.

The PUD also required large buffers against the north, south and west property lines. The north and south buffers were required to meet the residential buffer requirements of the zoning ordinance. These buffers should be shown on the plat if the lot is included in this phase. Additionally, the

development is required to have one (1) canopy tree per residential lot. This should either be in the front yard or in the right-of-way with city approval.

Overall, the density and general street layout are consistent to approved and proposed PUD. The lot sizes are consistent with the preliminary plat and master plan. There are some minor corrections that need to occur to the plat.

Staff recommends approval of the final plat subject to the following conditions:

- 1. Only show the 50 lots that will be getting final plat. The remainder should be shown as a future lot or greyed out. This should also apply to the Lot Number table.**
- 2. Change the title. This is not "Preliminary Plat".**
- 3. There appear to be a few storm sewer easements from the construction plans that are not shown. This includes Lots 39, 99, 105, 115, 121, and 129.**
- 4. Work with Engineering to get the final approved street names on the plat.**
- 5. Show the exterior buffer lines**
- 6. Change note 2 to include the alleys and callout the lots in the note.**
- 7. There are two lot 129s.**
- 8. Take "Not in Use" off Hammonds Drive, since it will connect.**
- 9. Provide sidewalks on both sides of each street adjoining an amenity or residence.**
- 10. All utilities shall be underground.**
- 11. Connections to Hi-Pack Drive and Hammonds Drive shall be coordinated with the City Engineer.**
- 12. Residential buffers found in Section 10.6.D1 of the zoning ordinance shall be required on the northern and southern property lines.**
- 13. Buffers need to be labelled on the plat.**
- 14. One large/canopy tree shall be installed for each house frontage either in the right-of-way between the sidewalk and the street curb with permission from the City of Opelika or in the front yard adjacent to the public right-of-way. This should be noted on the plat.**
- 15. No sideyard on street setbacks along public right-of-way shall be less than six (6) feet.**

Engineering Department Report

All of the Opelika Surveyors comments regarding the plat have been addressed.

The Engineering Department has been inspecting the construction and testing of the infrastructure in this subdivision.

A Certification of Completion will be completed and signed by the Engineering and Public Works Directors prior to the signing of the final plat. There are no other comments or concerns from the Engineering Departments regarding this final plat.

Opelika Utilities Board Report

Final water system inspection is required before signing the final plat.

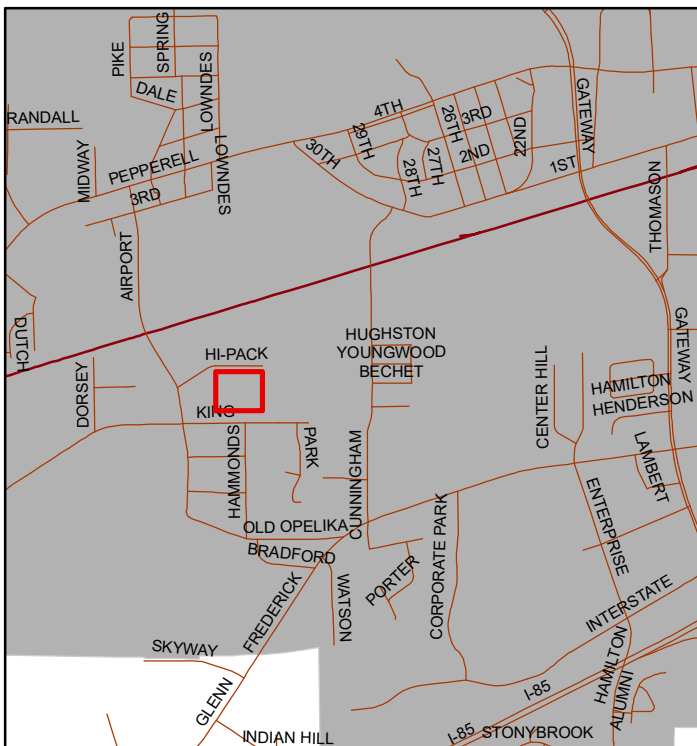
Opelika Power Services Report

This subdivision is inside the Opelika Power and Alabama Power Service territory.

VILLAGES AT OPELIKA SUBDIVISION

3001 HI-PACK DRIVE

FINAL APPROVAL, F-10



The applicant is requesting final plat approval for 50 single family home lots. The property is located in a PUD zoning district that includes twin homes and townhomes. This item was tabled at the Oct 25th PC meeting.



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 information.

GENERAL NOTES:

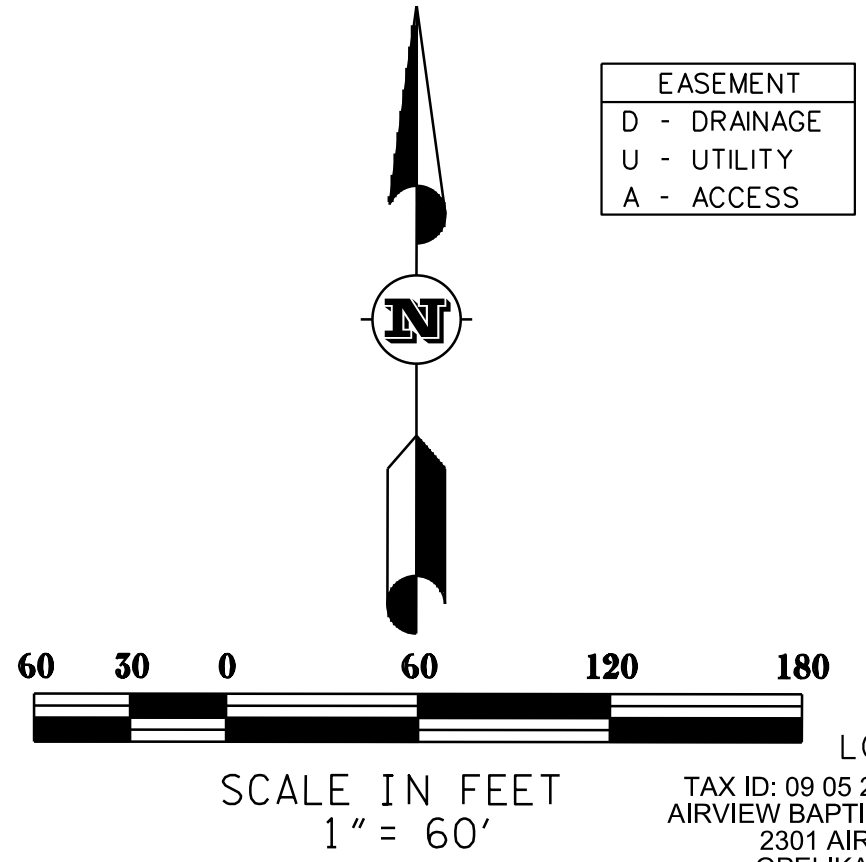
- 1.SOURCE OF INFORMATION USED: DEED BOOK 2571 AT PAGE 361, RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE IN LEE COUNTY, ALABAMA.
- 2.NORTH DERIVED FROM RTK GPS SESSION, NAD83 AL EAST ZONE.
- 3.NO PORTION OF THIS PARCEL LIES WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA FIRM MAP NUMBERS 01081C0068G AND 01081C0206G, DATED NOVEMBER 2, 2011.
- 4.AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA AND ANY UTILITY COMPANY SERVING THE CITY OF OPELIKA FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING POLES, LINES, GUY WIRES, AND OTHER FACILITIES. TOTAL EASEMENT WIDTH IS TEN (10) FEET WIDE WITH FIVE (5) FEET ON EACH SIDE OF THE FRONT AND SIDE LOT LINES.
5. OWNER/DEVELOPER: SP Opeliko Ventures, LLC
709 Avenue A
Opelika AL 36801

CENTERLINE CURVE TABLE							
CURVE	DELTA	LENGTH	RADIUS	CHORD	DISTANCE		
CL1	98°59'27"	95.02	55.00	S 41°00'01" E	83.84		
CL2	81°03'02"	77.80	55.00	N 49°01'14" E	71.48		
CL3	22°22'51"	68.36	175.00	S 10°44'10" W	67.92		
CL4	25°49'08"	78.86	175.00	S 09°01'02" W	78.19		

PLAT NOTES:

1. 1 LARGE CANOPY TREE SHALL BE INSTALLED FOR EACH HOUSE FRONTAGE
2. AMENITY AND OPEN SPACE AREAS OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.

LOT CURVE TABLE							
CURVE	DELTA	LENGTH	RADIUS	CHORD	DISTANCE		
C1	12°04'23"	2.11	50.00	N 06°29'27" W	2.10		
C2	52°14'51"	9.12	10.00	N 38°39'04" W	8.81		
C3	202°27'57"	176.68	50.00	N 36°27'29" E	98.08		
C4	48°12'37"	8.41	10.00	N 66°24'49" W	8.17		
C5	89°50'45"	13.33	10.00	S 44°28'07" W	12.00		
C6	73°53'20"	12.90	10.00	N 45°27'15" W	12.02		
C7	73°53'20"	12.90	10.00	S 44°32'45" W	12.02		
C8	90°00'00"	15.71	10.00	S 44°28'52" W	14.14		
C9	90°01'28"	15.71	10.00	N 45°31'52" W	14.15		
C10	20°44'52"	18.11	50.00	N 89°41'13" W	18.01		
C11	33°26'37"	29.18	50.00	N 62°35'29" W	28.77		
C12	38°52'09"	33.92	50.00	N 26°28'06" W	33.27		
C13	24°23'14"	21.28	50.00	N 05°11'35" E	21.12		
C14	98°56'58"	43.17	25.00	N 40°58'46" W	38.01		
C15	81°03'02"	35.36	25.00	N 49°01'14" W	32.49		
C16	05°14'09"	4.57	50.00	N 19°07'59" W	4.57		
C17	37°46'07"	32.86	50.00	N 02°22'09" E	32.37		
C18	38°46'41"	33.84	50.00	N 40°38'32" E	33.20		
C19	31°34'21"	27.55	50.00	N 75°49'03" E	27.20		
C20	28°11'18"	24.60	50.00	S 74°18'08" W	24.35		
C21	22°22'51"	80.08	205.00	S 10°44'10" W	79.57		
C22	02°46'01"	7.00	145.00	N 00°55'48" E	7.00		
C23	16°33'52"	41.92	145.00	N 10°35'42" E	41.77		
C24	03°02'57"	7.72	145.00	N 20°24'07" E	7.72		
C25	25°49'08"	65.34	145.00	S 09°01'02" W	64.79		
C26	25°49'08"	92.38	205.00	N 09°01'02" E	91.60		

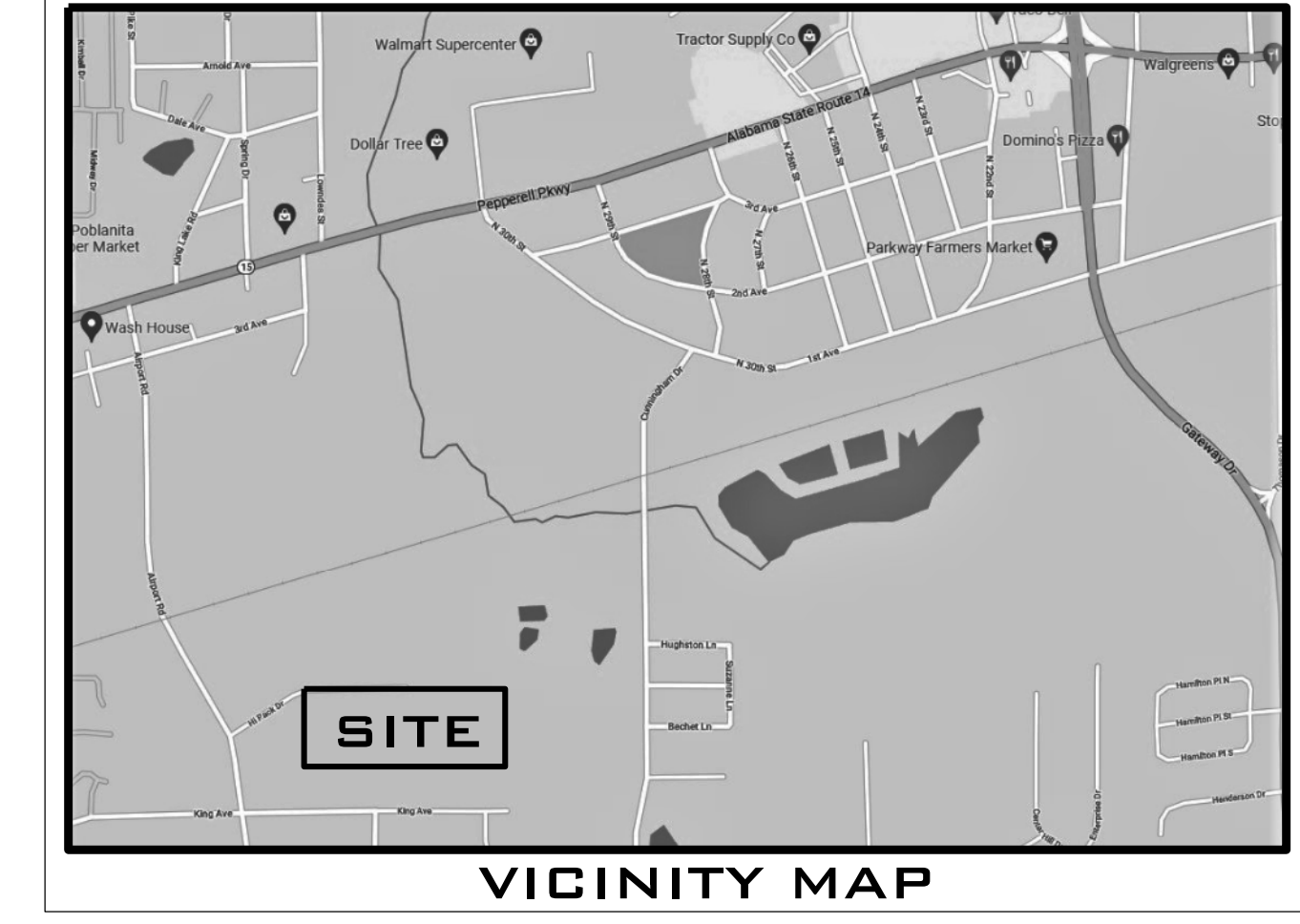


SURVEYOR

SAIN ASSOCIATES

Joshua Howard, PLS
Alabama Reg. No. 33949
Phone: (205) 940-6420
E-mail: jhoward@sain.com
SAIN ASSOCIATES, INC.
Two Perimeter Park South
Suite 500 East
Birmingham, Alabama 35243

Subdivision design and lot layout provided by:
Adams Construction & Associates, Inc.
(334) 521-5320
6053 Stage Road
Auburn, AL 36832



LOT NUMBER SQUARE FOOTAGE									
LOT NUMBER	LOT AREA	LOT NUMBER	LOT AREA	LOT NUMBER	LOT AREA	LOT NUMBER	LOT AREA	LOT NUMBER	LOT AREA
1	4718	27	8111	53	4107	79	3371	104	1634
2	4469	28	4911	54	4107	80	3350	105	2333
3	4469	29	4342	55	4107	81	3360	106	23160
4	4469	30	4346	56	4107	82	3358	107	2366
5	4469	31	4346	57	4107	83	3358	108	1628
6	4469	32	4346	58	4107	84	3352	109	1628
7	4469	33	5805	59	4107	85	3349	110	1924
8	4469	34	11193	60	4107	86	3345	111	1924
9	4469	35	11577	61	4107	87	3342	112	1628
10	4469	36	4105	62	4920	88	3339	113	2368
11	4469	37	4551	63	4920	89	3335	114	9105
12	4469	38	4551	64	4920	90	3440	115	2368
13	4469	39	4551	65	4920	91	2325	116	1628
14	4469	40	4551	66	4920	92	1628	117	1628
15	4469	41	4551	67	491	93	1628	118	1924
16	4469	42	4551	68	4247	94	1924	119	1924
17	4469	43	4551	69	3475	95	1924	120	1628
18	4469	44	4551	70	3475	96	1628	121	2381
19	4469	45	4646	71	3370	97	1924	122	3568
20	4469	46	4092	72	3370	98	9065	123	2186
21	4469	47	4107	73	3370	99	2368	124	2034
22	4469	48	4107	74	3370	100	1628	125	2033
23	4469	49	4107	75	3370	101	1628	126	1957
24	4469	50	4107	76	3370	102	1924	127	1881
25	3820	51	4107	77	3369	103	1918	128	2831
26	6927	52	4107	78	3369				

SURVEYOR'S CERTIFICATE

I, JOSHUA L. HOWARD, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

NOVEMBER 8, 2021

JOSHUA L. HOWARD (PLS NO. 33949)
(NOT VALID WITHOUT SURVEYOR'S SEAL AND SIGNATURE)

DEDICATION

I, _____, AS OWNER OF THE REAL PROPERTY SHOWN ON THIS PLAT, HEREBY JOIN IN THE STATEMENT OF JOSHUA L. HOWARD, AND CERTIFY THAT IT WAS AND IS MY PURPOSE TO DIVIDE THE LAND SO PLATTED INTO LOTS AS SHOWN.

OWNER NAME _____ DATE _____

ACKNOWLEDGEMENT

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT _____ WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE THAT BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

NOTARY PUBLIC _____ DATE _____
MY COMMISSION EXPIRES: _____

REVIEWED ON BEHALF OF OPELIKA POWER SERVICES,
OPELIKA, LEE COUNTY, ALABAMA.

OPELIKA POWER SERVICES _____ DATE _____

REVIEWED ON BEHALF OF THE UTILITIES BOARD OF
THE CITY OF OPELIKA, LEE COUNTY, ALABAMA.

UTILITIES BOARD, CITY OF OPELIKA _____ DATE _____

APPROVED BY THE PUBLIC WORKS DEPARTMENT OF
THE CITY OF OPELIKA, LEE COUNTY, ALABAMA.

PUBLIC WORKS DIRECTOR _____ DATE _____

APPROVED BY THE OPELIKA CITY PLANNER:

PLANNER _____ DATE _____

APPROVED BY THE OPELIKA CITY ENGINEER:

ENGINEER _____ DATE _____

APPROVED BY THE OPELIKA PLANNING COMMISSION:

CHAIRMAN _____ DATE _____

PRELIMINARY PLAT
THE VILLAGES OF OPELIKA

situated in
Northeast corner
of the Northeast quarter
of Section 22,
Township 19 North,
Range 26 East
Lee Co., Opelika, Alabama

Prepared by
Sain Associates
Two Perimeter Park South
Suite 500 East
Birmingham, Alabama 35243
Phone: (205) 940-6420
Website: www.sain.com
Date: September 16, 2022.

TAX ID: 09 05 22 1 000 005.000
CLAYTON C. BISHOP, JR.
2306 KINGSWAY DR
OPELIKA, AL 36801

TAX ID: 09 05 22 1 000 005.000
GLENN ROBERT GAY, JR.
AUBURN, AL 36800

GENERAL NOTES:

- 1.SOURCE OF INFORMATION USED: DEED BOOK 2571 AT PAGE 361, RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE IN LEE COUNTY, ALABAMA.
- 2.NORTH DERIVED FROM RTK GPS SESSION, NAD83 AL EAST ZONE.
- 3.NO PORTION OF THIS PARCEL LIES WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA FIRM MAP NUMBERS 01081C0068G AND 01081C0206G, DATED NOVEMBER 2, 2011.
- 4.AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA AND ANY UTILITY COMPANY SERVING THE CITY OF OPELIKA FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING POLES, LINES, GUY WIRES, AND OTHER FACILITIES. TOTAL EASEMENT WIDTH IS TEN (10) FEET WITH FIVE (5) FEET ON EACH SIDE OF THE FRONT AND SIDE LOT LINES.
5. OWNER/DEVELOPER: SP Opelika Ventures, LLC
709 Avenue A
Opelika AL 36801

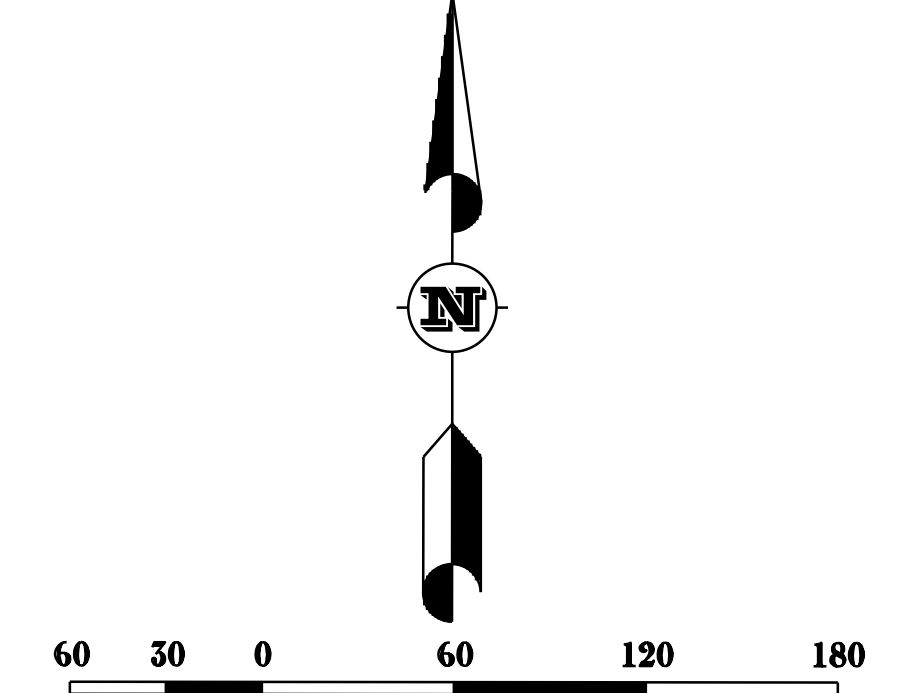
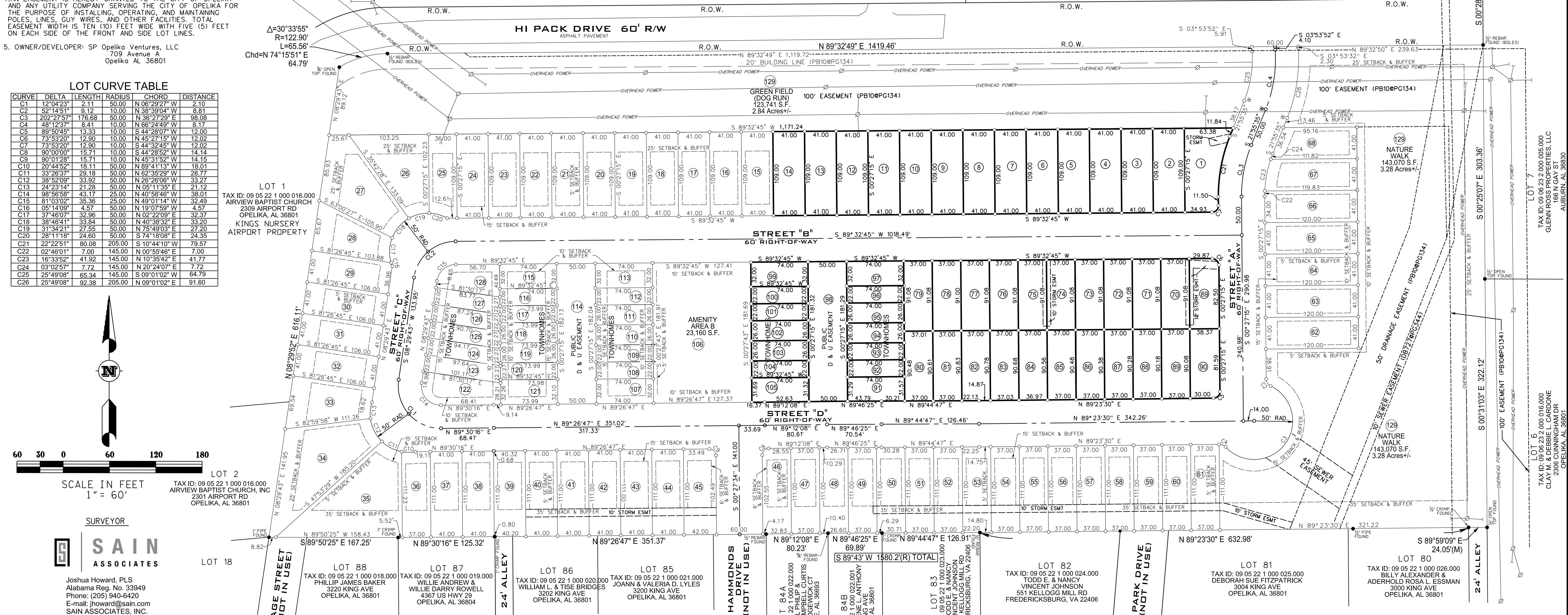
LOT CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	DISTANCE
C1	12°04'23"	2.11	50.00	N 06°29'27" W	2.10
C2	52°14'51"	9.12	10.00	N 38°39'04" W	8.81
C3	202°27'57"	176.68	50.00	N 36°27'29" E	98.08
C4	48°12'37"	8.41	10.00	N 66°24'49" W	8.17
C5	89°50'45"	13.33	10.00	S 44°28'07" W	12.00
C6	73°53'20"	12.90	10.00	N 45°27'15" W	12.02
C7	73°53'20"	12.90	10.00	S 44°32'45" W	12.02
C8	90°00'00"	15.71	10.00	S 44°28'52" W	14.14
C9	90°01'28"	15.71	10.00	N 45°31'52" W	14.15
C10	20°44'52"	18.11	50.00	N 89°41'13" W	18.01
C11	33°26'37"	29.18	50.00	N 62°35'29" W	28.77
C12	38°52'09"	33.92	50.00	N 26°26'06" W	33.27
C13	24°23'14"	21.28	50.00	N 05°11'35" E	21.12
C14	98°56'58"	43.17	25.00	N 40°58'46" W	38.01
C15	81°03'02"	35.36	25.00	N 48°01'14" W	32.49
C16	05°14'09"	4.57	50.00	N 19°07'59" W	4.57
C17	37°46'07"	32.96	50.00	N 02°22'09" E	32.37
C18	38°46'41"	33.84	50.00	N 40°38'32" E	33.20
C19	31°34'21"	27.55	50.00	N 75°49'03" E	27.20
C20	28°11'18"	24.60	50.00	S 74°18'08" E	24.35
C21	22°22'51"	80.08	205.00	S 10°44'10" W	79.57
C22	02°46'01"	7.00	145.00	N 00°55'46" E	7.00
C23	16°33'52"	41.92	145.00	N 10°33'42" E	41.77
C24	03°02'57"	7.72	145.00	N 20°24'07" E	7.72
C25	25°49'08"	65.34	145.00	S 09°01'02" W	64.79
C26	25°49'08"	92.38	205.00	N 09°01'02" E	91.60

CENTERLINE CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	DISTANCE
CL1	98°59'27"	95.02	55.00	S 41°00'11" E	83.64
CL2	81°03'02"	77.80	55.00	N 49°01'14" E	71.48
CL3	22°22'51"	68.36	175.00	S 10°44'10" W	67.92
CL4	25°49'08"	78.86	175.00	S 09°01'02" W	78.19

PARCEL A
TAX ID: 09 05 22 1 000 001.000
PACKAGING CORPORATION OF AMERICA
303 EAST EACKER DRIVE, SUITE 1040
CHICAGO, IL 60601

PARCEL C
TAX ID: 09 05 22 1 000 001.002
HI PACK QOZB I, LLC
923 ENDICOTT ST
CHATTANOOGA, TN 37405

NORTH EAST CORNER
OF THE NORTH EAST QUARTER
OF SECTION 22,
TOWNSHIP 19 NORTH,
RANGE 26 EAST
LEE CO., OPELIKA, ALABAMA



LOT 1
TAX ID: 09 05 22 1 000 016.000
AIRVIEW BAPTIST CHURCH, INC
2309 AIRPORT RD
OPELIKA, AL 36801

LOT 2
TAX ID: 09 05 22 1 000 016.000
AIRVIEW BAPTIST CHURCH, INC
2301 AIRPORT RD
OPELIKA, AL 36801

LOT 18
TAX ID: 09 05 22 1 000 018.000
PHILLIP JAMES BAKER
3220 KING AVE
OPELIKA, AL 36801

LOT 88
TAX ID: 09 05 22 1 000 018.000
PHILLIP JAMES BAKER
3220 KING AVE
OPELIKA, AL 36801

LOT 87
TAX ID: 09 05 22 1 000 019.000
WILLIE ANDREW W
WILLIE DARRY ROWELL
4367 US HWY 29
OPELIKA, AL 36804

LOT 86
TAX ID: 09 05 22 1 000 020.000
WILLIAM L. & TISE BRIDGES
3202 KING AVE
OPELIKA, AL 36801

LOT 85
TAX ID: 09 05 22 1 000 021.000
JOANN & VALERIA D. LYLES
3200 KING AVE
OPELIKA, AL 36801

LOT 84A
TAX ID: 09 05 22 1 000 022.000
MELISSA CAMPBELL CURTIS
4012 SEDGWICK CT
MOBILE, AL 36693

LOT 84B
TAX ID: 09 05 22 1 000 022.001
JESSIE L. ANTHONY
3104 KING AVE
OPELIKA, AL 36801

LOT 83
TAX ID: 09 05 22 1 000 023.000
TODD E. & NANCY
VINCENT JOHNSON
551 KELLOGG MILL RD
FREDERICKSBURG, VA 22406

LOT 82
TAX ID: 09 05 22 1 000 024.000
TODD E. & NANCY
VINCENT JOHNSON
551 KELLOGG MILL RD
FREDERICKSBURG, VA 22406

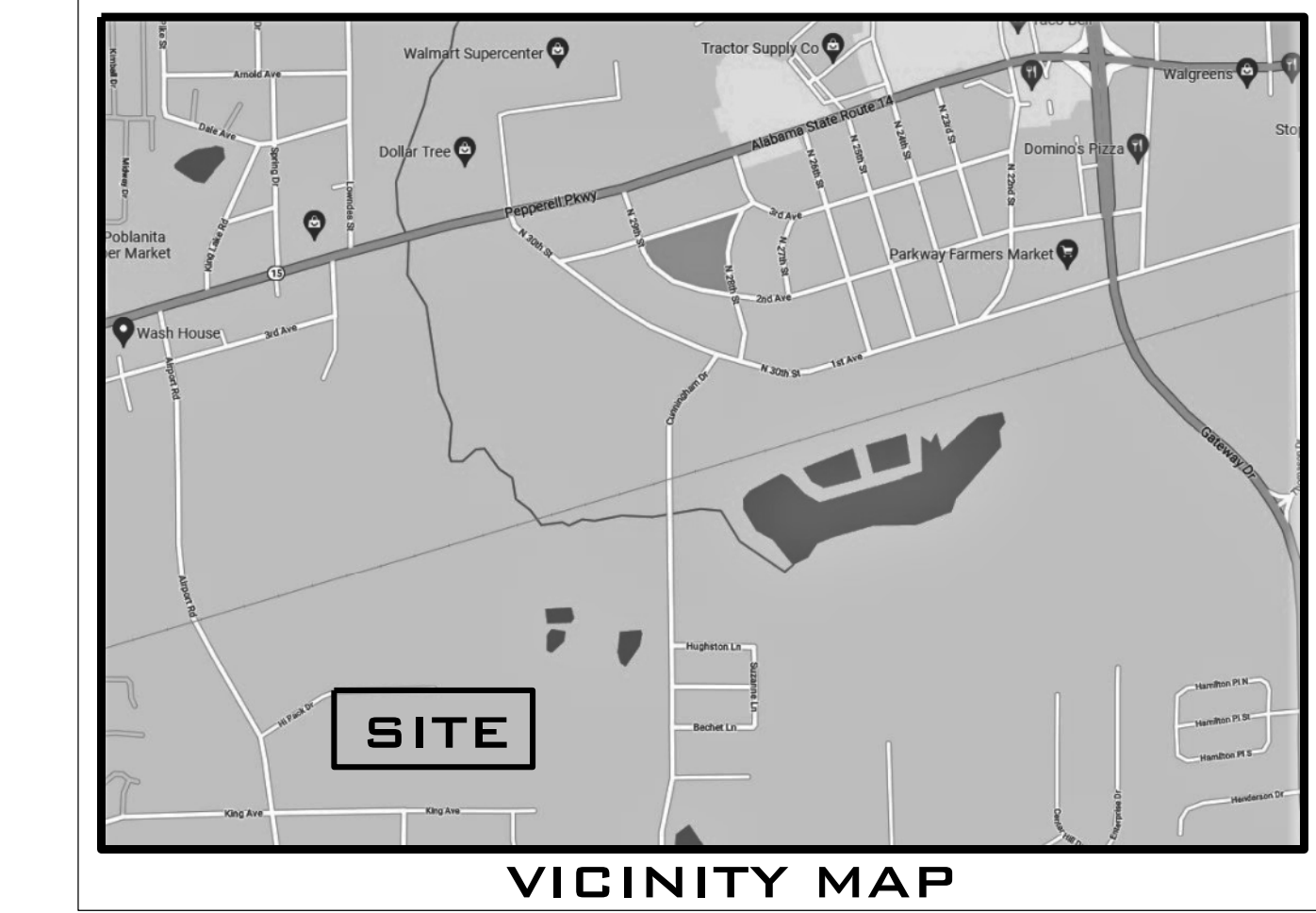
LOT 81
TAX ID: 09 05 22 1 000 025.000
DEBORAH SUE FITZPATRICK
3004 KING AVE
OPELIKA, AL 36801

LOT 80
TAX ID: 09 05 22 1 000 026.000
BILLY ALEXANDER &
ADERHOLD ROSA L. ESSMAN
3000 KING AVE
OPELIKA, AL 36801

LOT 79
TAX ID: 09 06 23 2 000 005.000
GLENN ROSS PROPERTIES, LLC
166 N GAY ST
AUBURN, AL 36801

LOT 78
TAX ID: 09 06 23 2 000 016.000
CLAY M. & DEBBIE L. CARDONE
2306 CUNNINGHAM DR
OPELIKA, AL 36801

Subdivision design and lot layout provided by:
Adams Construction & Associates, Inc.
(334) 521-5320
6053 Stage Road
Auburn, AL 36832



LOT NUMBER SQUARE FOOTAGE									
LOT NUMBER	LOT AREA	LOT NUMBER	LOT AREA	LOT NUMBER	LOT AREA	LOT NUMBER	LOT AREA	LOT NUMBER	LOT AREA
1	4718	27	8111	53	4107	79	3371	104	1634
2	4469	28	4911	54	4107	80	3350	105	2333
3	4469	29	4342	55	4107	81	3360	106	23160
4	4469	30	4346	56	4107	82	3358	107	2366
5	4469	31	4346	57	4107	83	3358	108	1628
6	4469	32	4346	58	4107	84	3352	109	1628
7	4469	33	5805	59	4107	85	3349	110	1924
8	4469	34	11193	60	4107	86	3345	111	1924
9	4469	35	11577	61	4107	87	3342	112	1628
10	4469	36	4105	62	4920	88	3339	113	2368
11	4469	37	4551	63	4920	89	3335	114	9105
12	4469	38	4551	64	4920	90	3440	115	2368
13	4469	39	4551	65	4920	91	2325	116	1628
14	4469	40	4551	66	4920	92	1628	117	1628
15	4469	41	4551	67	491	93	1628	118	1924
16	4469	42	4551	68	4247	94	1924	119	1924
17	4469	43	4551	69	3475	95	1924	120	1628
18	4469	44	4551	70	3475	96	1628	121	2381
19	4469	45	4646	71	3370	97	1924	122	3568
20	4469	46	4092	72	3370	98	9065	123	2186
21	4469	47	4107	73	3370	99	2368	124	2034
22	4469	48	4107	74	3370	100	1628	125	2033
23	4469	49	4107	75	3370	101	1628	126	1957
24	4469	50	4107	76	3370	102	1924	127	1881
25	3820	51	4107	77	3369	103	1918	128	2831
26	6927	52	4107	78	3369				

SURVEYOR'S CERTIFICATE

I, JOSHUA L. HOWARD, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

AUGUST 5., 2022

JOSHUA L. HOWARD (PLS NO. 33949)
(NOT VALID WITHOUT SURVEYOR'S SEAL AND SIGNATURE)

DEDICATION

I, _____, AS OWNER OF THE REAL PROPERTY SHOWN ON THIS PLAT, HEREBY JOIN IN THE STATEMENT OF JOSHUA L. HOWARD, AND CERTIFY THAT IT WAS AND IS MY PURPOSE TO DIVIDE THE LAND SO PLATTED INTO LOTS AS SHOWN.

OWNER NAME _____ DATE _____

ACKNOWLEDGEMENT

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE THAT BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

NOTARY PUBLIC _____ DATE _____
MY COMMISSION EXPIRES: _____

REVIEWED ON BEHALF OF OPELIKA POWER SERVICES,
OPELIKA, LEE COUNTY, ALABAMA.

OPELIKA POWER SERVICES _____ DATE _____

REVIEWED ON BEHALF OF THE UTILITIES BOARD OF
THE CITY OF OPELIKA, LEE COUNTY, ALABAMA.

UTILITIES BOARD, CITY OF OPELIKA _____ DATE _____

APPROVED BY THE PUBLIC WORKS DEPARTMENT OF
THE CITY OF OPELIKA, LEE COUNTY, ALABAMA.

PUBLIC WORKS DIRECTOR _____ DATE _____

APPROVED BY THE OPELIKA CITY PLANNER: _____

PLANNER _____ DATE _____

APPROVED BY THE OPELIKA CITY ENGINEER: _____

ENGINEER _____ DATE _____

APPROVED BY THE OPELIKA PLANNING COMMISSION: _____

CHAIRMAN _____ DATE _____

THE VILLAGES OF OPELIKA PHASE 1

situated in
Northeast corner
of the Northeast quarter
of Section 22,
Township 19 North,
Range 26 East
Lee Co., Opelika, Alabama

Prepared by
Sain Associates
Two Perimeter Park South
Suite 500 East
Birmingham, Alabama 35243
Phone: (205) 940-6420
Website: www.sain.com
Date: August 5, 2022.

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: November 29, 2022

Agenda Item #: G-11

Action Requested: Opelika/Lee Co. Inter-local Agreement for Planning Jurisdiction

Staff Comments: Governor Ivey signed Act 2021-297 effective January 1, 2023, which reduce the overall Planning Jurisdiction for municipalities from 3 miles to 1.5 miles. The act also provides that by an agreement between the county and a municipal jurisdiction, a joint agreement to accommodate subdivision development is acceptable. If the agreement is not approved by all parties, the municipality loses the ability to regulate subdivisions within the revised planning jurisdiction.

The City of Auburn, Lee County, and City of Opelika have drafted an inter-local agreement to accomplish this task.

The agreement does not substantially amend the previous agreement that was approved in 2012 under an act approved by then Governor Bentley.

This verbal agreement allowed within the planning jurisdiction of the City of Opelika, that whatever public right of way (streets) standards between the City of Opelika and Lee County are more restrictive, those standards would apply to subdivision development within the one and one half (1.5) mile planning jurisdiction of the City of Opelika.

This agreement must be approved by the Planning Commission and City Council, and signed by the Chair of the Planning Commission and Mayor for the City of Opelika.

STAFF RECOMMENDATION: Approve the DRAFT Inter-Local Agreement for the Planning Jurisdiction between the City of Opelika and Lee County.

Engineer, OPELIKA UTILITIES, and Opelika Power Services – No Report

**AGREEMENT
TO CLARIFY THE SUBDIVISION REVIEW AND APPROVAL PROCESS
IN THE MUNICIPAL PLANNING JURISDICTION OF
THE CITY OF _____, ALABAMA**

The CITY OF _____, ALABAMA, hereinafter referred to as the "CITY" and LEE COUNTY, ALABAMA, BY AND THROUGH THE LEE COUNTY COMMISSION, hereinafter referred to as the "COUNTY," enter into this Agreement on this the ____ day of _____, 2022.

WITNESSETH:

WHEREAS, Act #2021-297 was signed into law by Governor Kay Ivey with an effective date of July 26, 2021, and

WHEREAS, Act #2021-297 amends the Code of Alabama, § 11-52-30, by providing that if a county commission has adopted subdivision regulations, those subdivision regulations shall apply to the development of subdivisions within the planning jurisdiction of a municipal planning commission outside the corporate limits of a municipality and shall be regulated and enforced by the county in the same manner and to the same extent as other subdivision development governed by the county's subdivision regulations, and

WHEREAS, the Code of Alabama, § 11-52-30, also provides that a county commission and a municipal planning commission may enter into a written agreement providing that the municipal planning commission shall be responsible for the regulation and enforcement of the development of subdivisions within the planning jurisdiction of the municipal planning commission, and

WHEREAS, the COUNTY adopted its subdivision regulations on April 14, 2008, and

WHEREAS, since April 14, 2008, the CITY has been the primary entity responsible for subdivision development review and approval in its planning jurisdiction, and

WHEREAS, since April 14, 2008, the COUNTY has provided subdivision development review assistance such that the CITY and COUNTY are able to always apply the more stringent standard of each entity's subdivision regulations, and

WHEREAS, this established subdivision review and approval process has worked to the mutual benefit of the CITY, the COUNTY, and their citizens;

NOW, THEREFORE, in order to comply with Act #2021-297 and to have an efficient and effective subdivision review, approval, regulation, and enforcement process, the CITY and COUNTY agree as follows:

1. In consideration of the foregoing and subject to the following provisions and the publication of this Agreement as required by law, the COUNTY does hereby give its consent and specifically agrees to have the CITY exercise jurisdiction over the subdivision of land and to exercise jurisdictional authority over proposed subdivisions and over proposed additions to subdivisions of land lying outside the municipal corporate limits of the CITY, but within the planning jurisdiction of the CITY, unless otherwise excepted below.

2. In recognition of the continuing growth of the CITY and the importance of coordinated efforts by both the CITY and COUNTY with regard to the regulation of subdivisions, an "Area of Review" is hereby created. The "Area of Review" shall be all land outside the municipal corporate limits but within the planning jurisdiction of the CITY now or as may be expanded in the future. CITY agrees that all proposals for subdivisions located in this area shall be submitted to the CITY, and the CITY shall forward the proposal to the COUNTY for a concurrent review and comment period.
3. All comments of the COUNTY shall be submitted to the CITY'S Planning Department within thirty (30) days of the delivery of a copy of the proposal for subdivision to the Lee County Engineer. If the COUNTY does not submit its comments to the CITY within thirty (30) days as required herein, it shall be conclusively presumed by the CITY that the COUNTY does not have any comments relative to same. Comments of the COUNTY, if more restrictive and which are directly related to a provision in the adopted Subdivision and Land Development Regulations of the COUNTY and any policies referenced therein, including the Lee County Access Management Policy, now, or as may be amended from time to time, shall be incorporated into the CITY'S approval of said subdivision, as well as into the engineering plans governing the development.
4. The CITY shall at all times hereafter employ or contract with a licensed professional engineer who shall conduct inspections of the construction of the subdivision and shall certify to the COUNTY, in writing, the compliance with the approved engineering plans regulating the development.
5. The CITY and the COUNTY understand and agree that if a licensed professional engineer, employed or contracted by the CITY, does not: 1) conduct inspections of the construction of the subdivision and; 2) certify to the COUNTY, in writing, that such construction is in compliance with the engineering plans governing the development; the COUNTY is prohibited by law from accepting any roads or bridges within the subdivision for COUNTY maintenance at any point thereafter.
6. The CITY shall require a performance and maintenance bond from the developer, payable to the CITY, consistent with the requirements for bonds in the CITY'S subdivision regulations. No later than four (4) months prior to the expiration of the bond, both entities (CITY and COUNTY) shall jointly inspect the development for deficiencies. All deficiencies noted by the COUNTY shall be submitted to the CITY'S Planning Department within thirty (30) days of the inspection. Deficiencies noted by the COUNTY shall be incorporated into the CITY'S comments and forwarded by the CITY to the developer. If the COUNTY does not submit its comments to the CITY within thirty (30) days as required herein, it shall be conclusively presumed by the CITY that the COUNTY does not have any comments relative to same. Bonds may be extended if the developer gets approval from the CITY per the requirements outlined in the CITY's Subdivision Regulations.
7. The CITY shall have the authority and responsibility to execute on the bond to correct any deficiencies noted by the joint inspection that have not been corrected by the developer prior to the expiration of the bond.

8. The CITY may hereafter withdraw their exercise of jurisdiction over future subdivisions located outside the corporate limits of the municipality after not less than six months' notice to the COUNTY. After withdrawal, the CITY may not reinstate the authority granted in Code of Alabama, §11-52-30, for 24 months after the effective date of its withdrawal.
9. The COUNTY may terminate this Agreement with the CITY after not less than six months' notice to the CITY. Upon termination, this Agreement is to be considered null and void and the COUNTY'S subdivision regulations shall apply to the development of subdivisions within the planning jurisdiction of a municipal planning commission outside the corporate limits of a municipality and shall be regulated and enforced by the COUNTY in the same manner and to the same extent as other subdivision development governed by the COUNTY'S subdivision regulations.
10. That this Agreement does not and shall not affect or otherwise govern the acceptance of roads or streets for maintenance by the CITY or otherwise obligate or create a duty upon the CITY other than the exercise of jurisdiction over proposed subdivisions and over proposed additions to subdivisions of land lying outside the municipal corporate limits but within the planning jurisdiction of the CITY, unless otherwise excepted herein. In addition, the exercise of jurisdiction by the CITY over the subdivision of land outside the municipal corporate limits of the CITY shall not be deemed to require the CITY to accept any road or street for maintenance nor create any responsibility or duty on behalf of the CITY with regard to roads or streets outside the municipal corporate limits of the CITY other than is already provided by law. It is specifically understood, without limitation, that this Agreement does not alter the rights and duties of the CITY and COUNTY set forth in the Code of Alabama, § 11-49-80, with regard to the future annexation of unincorporated territory into the municipal corporate limits of the CITY.
11. Nothing contained in this Agreement shall be deemed to otherwise relieve either the CITY or the COUNTY and their officers or employees of any duty or responsibility for approval of subdivision plans required at any time under Alabama law.
12. Any written notice, comments, deficiencies, or any other requirements of any notice to CITY or COUNTY shall be sent by certified mail, return receipt requested, or by hand delivery to the following addresses: Lee County, Alabama c/o Lee County Engineer, P.O. Box 1007, Opelika, Alabama 36803-1007 and City of _____, Alabama c/o The City of _____ Planning Department, _____, _____ Alabama _____ and the City of _____ Engineer, _____, _____, Alabama _____.

IN WITNESS WHEREOF, the parties have duly executed this Agreement this the ____ day of _____, 2022.

CITY OF _____ CITY COUNCIL, CITY OF _____ PLANNING COMMISSION, LEE COUNTY, ALABAMA, BY AND THROUGH THE LEE COUNTY COMMISSION.

By: _____, as Mayor
City of _____

By: Bill English, Chairman
Lee County Commission

By: _____, Chair
City of _____ Planning Commission

WITNESSED BY:

FOR THE CITY

FOR THE COUNTY