



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.
January 24, 2023
TIME: 3:00 PM**

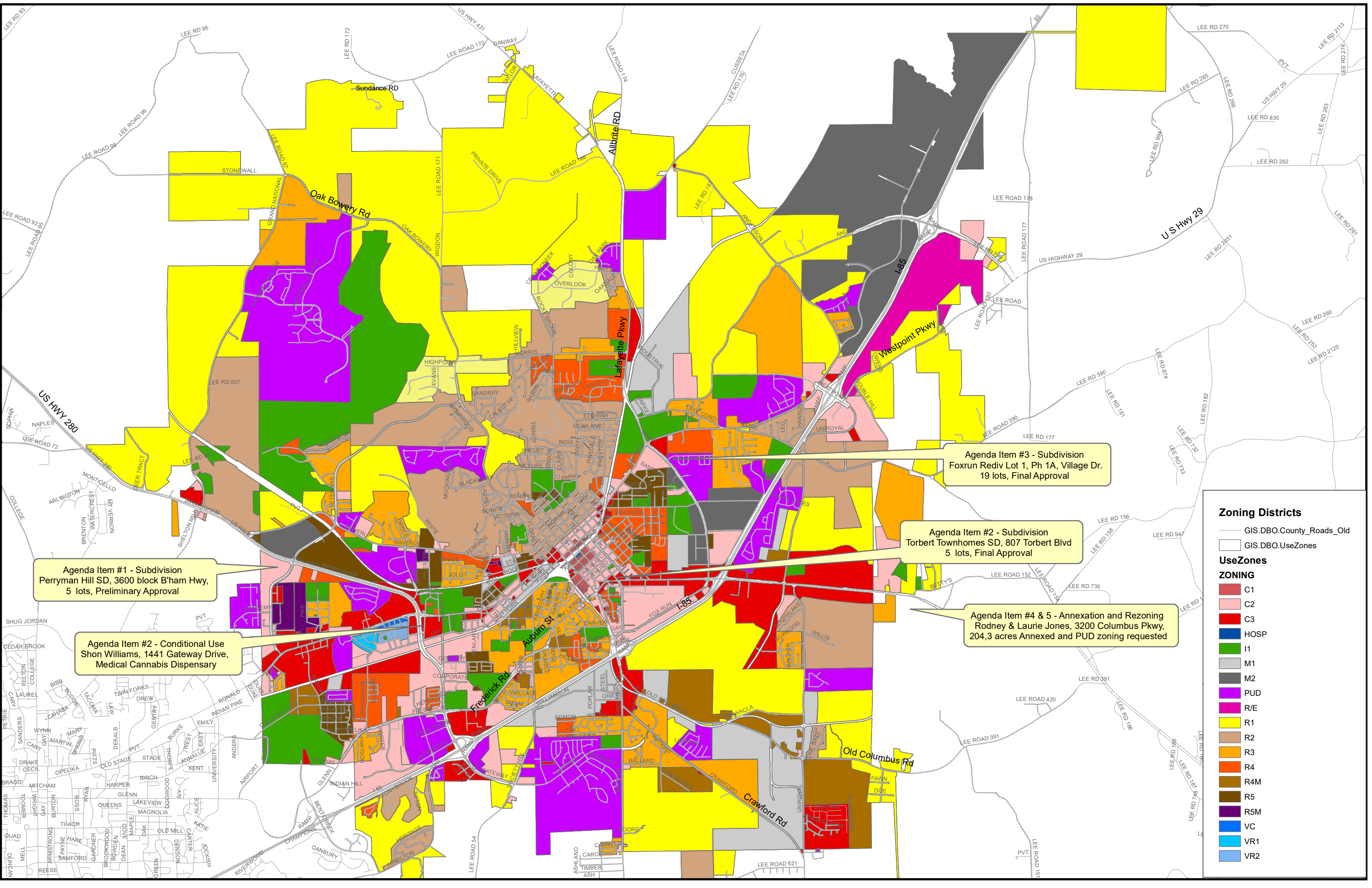
- I. WORKSESSION: 2:00 PM - SMALL LOT INFORMATION
- II. WELCOME - Some items at this meeting will have a designated public hearing (noted below). Individuals are limited to one 5-minute comment period per public hearing.
- III. ELECT OFFICERS TO PLANNING COMMISSION (Chairman, Vice Chairman)
- IV. APPROVAL OF MINUTES
- V. UPDATE ON PREVIOUS PC CASES
- VI. NEW BUSINESS
 - A. **PLAT (Preliminary Only) - Public Hearing**
 - 1. Perryman Hill Plaza Plat No 1 SD, 5 lots, 3600 block Birmingham Hwy, Jerry South, authorized representative for Perryman Hill, LLC, Preliminary Approval
 - B. **PLAT (Preliminary and Final) - Public Hearing**
 - 2. Torbert Townhomes SD, 6 lots, 807 Torbert Blvd, Blake Rice, Barrett-Simpson, Inc., authorized representative for BC Stone Homes, LLC, Preliminary and Final Approval
 - C. **CONDITIONAL USE - Public Hearing**
 - 3. Shon Williams, CEO of AlaBloom Medicinal, authorized representative for Thomas M. Hayley, managing member of Auburn East, LLC, property owners, 1441 Gateway Drive, C-2, GC-P, Medical cannabis dispensary
 - D. **ANNEXATION AND REZONING - Public Hearing**
 - 4. Annexation, Rodney C. and Laurie S. Jones, accessed from 3200 block Columbus Parkway (Hwy 280), annex 204.3 acres, a PUD zoning district is requested
 - 5. Rezoning request, Michael T. Johnson, Holland Homes, Inc., authorized representative for Rodney C. and Laurie S. Jones, property owners, accessed at 3200 block Columbus Parkway, PUD rezoning request subject to City Council approval

VII. OLD BUSINESS PLAT

E. Final Plat

6. Foxrun SD, Phase 2B, 74 lots, accessed from east end of Village Drive, Daniel Holland, Holland Homes LLC, Final Approval (*This item tabled at the December 20, 2022 meeting at the applicant's request.*)

“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.

December 20, 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 December 20, 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: Mayor Gary Fuller, Mr. Ira Silberman, Councilman George Allen, Dr. Arturo Menefee, Mrs. Leigh Whatley, Ms. Lucinda Cannon, Mr. Michael Hilyer, and Mr. John Sweatman.

MEMBERS ABSENT: Chairman Lewis Cherry

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

CALL TO ORDER: Vice Chair Lucinda Cannon called the meeting to order at 3:00 p.m.

Approval of Planning Commission Minutes November 29, 2022

RESULT:	Passed
MOVER:	Director Mike Hilyer
SECONDER:	Councilman Ward 1 Willie Allen
AYES:	Cannon, Whatley, Silberman, Director Hilyer, Menefee, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	Mayor Gary Fuller

III. UPDATE ON PREVIOUS PC CASES

Mr. Mosley stated that the Firefly rezoning and annexation that were previously heard by the Planning Commission had been withdrawn by the applicant from the City Council agenda prior to a public hearing. He noted that a revised application would likely come before the Planning Commission again in the coming months.

IV. NEW BUSINESS

A. PLAT (Preliminary Only) - Public Hearing

1. Springhill Heights SD, Redivision of Lots 53-58, 3 lots, accessed at the corner of Arnold Avenue and Spring Drive, Nick Howell, 2H Properties, LLC, Preliminary Approval

Mr. Mosley presented the staff report to the Planning Commission for Springhill Heights Subdivision, Redivision of Lots 53-58. He noted that this was a three-lot subdivision and was zoned R-5M. He further explained that the division would need a short length of public sewer extended to the site prior to final plat approval. Mr. Mosley stated that staff was recommending preliminary plat approval subject to the following:

1. That each lot meeting the minimum 60 foot lot width requirement.

Mr. Scott Parker provided the reports for Engineering, Opelika Utilities Board, and Opelika Power Services.

Vice Chair Cannon opened the public hearing.

No comments.

Vice Chair Cannon closed the public hearing.

Motion to grant preliminary plat approval with staff recommendations

RESULT:	Passed
MOVER:	Arturo Menefee
SECONDER:	Mayor Gary Fuller
AYES:	Cannon, Whatley, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	None

B. PLAT (Preliminary and Final) - Public Hearing

2. Morris Avenue Townhomes SD, 23 lots, accessed from Morris Avenue, Blake Rice, Barrett-Simpson, authorized representative for BC Stone Homes, LLC, Preliminary and Final Approval

Mr. Mosley presented the staff report and noted that the request was for preliminary and final plat approval of a 23-lot subdivision. He explained that the subject property was zoned R-3 and R-4 and located off Morris Avenue. He noted that conditional use was approved in June 2020 and the development did not include any public infrastructure. Mr. Mosley stated that staff recommended preliminary and final plat approval subject to the following:

1. Add the required residential buffers to the west and south property lines.
2. Refuse service should be coordinated with the City of Opelika Environmental Services. If a dumpster is proposed for townhome units an enclosure on all sides required.
3. Provide access easement through the common area for ingress and egress of all lots.
4. Add a note that no direct access to Morris Avenue shall be prohibited for Lots 1-4.
5. Provide the rear 5-foot access easement for each building group.
6. Correct note 11 concerning the area of Lot 23.
7. All utilities shall be underground.
8. If the required sidewalk extends into any individual lot provide an appropriate easement.

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

Vice Chair Cannon opened the public hearing.

No comments.

Vice Chair Cannon closed the public hearing.

Motion to grant preliminary and final plat approval with staff recommendations.

RESULT: Passed

MOVER: John Sweatman

SECONDER: Arturo Menefee

DISCUSSION: Mayor Fuller asked if there would be public sewer on site.

Director Hilyer stated that it would be served by public sewer but the internal development would be off of private lines.

Mr. Blake Rice, Barrett-Simpson, Inc., confirmed that an existing sewer line traversed the property, but individual connections would be private.

AYES: Cannon, Whatley, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman

NAYS: None

ABSTAIN: None

3. Foxrun SD, Redivision of Lot 1, Phase 1A, 19 lots, accessed from Village Drive, Daniel Holland, Holland Homes, LLC, Preliminary and Final Approval

Mr. Mosley presented the staff report to the Planning Commission. He explained that this was a 19-lot subdivision for 18 two-story townhome units. He noted that the site was part of the Fox Run Village PUD and originally developed as condominium units. He stated that the applicant desired to convey the lots in a fee-simple manner. Mr. Mosley stated that two of the buildings had already been constructed. He stated that staff recommended preliminary and final plat approval subject to the following.

1. Install sidewalks on at least one side of all streets.
2. Install landscaping, grass, and ground cover on all yard areas.
3. All utilities shall be underground.
4. Any fencing by developer/property owners should be consistent on all lots.
5. Add a note with the setbacks for the townhome lots as 20 feet for the front and rear yards and 5 feet for each side yard.
6. Correct the numbering between Lots 5 and 7.

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

Vice Chair Cannon opened the public hearing.

Mr. TJ Johnson, Holland Homes, stated that the water has already been installed on this property and he would follow up with the utility department. He also stated that the use was in line with the master plan and would simply allow the units to be sold as a fee-simple lot instead of as a condo.

Vice Chair Cannon closed the public hearing.

Motion to grant preliminary and final plat approval with staff recommendations.

RESULT: Passed
MOVER: Mayor Gary Fuller
SECONDER: John Sweatman
AYES: Cannon, Whatley, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen
NAYS: None
ABSTAIN: None

C. FINAL PLAT

4. Foxrun SD, Phase 2B, 74 lots accessed from the east end of Village Drive, Daniel Holland, Holland Homes, LLC, Final Approval

Mr. Mosley stated that the applicant has requested this item to be tabled as they were unable to complete construction of the streets due to the weather. He requested the Planning Commission make a motion to do so.

Motion to table the application for final plat approval with the applicant's consent.

RESULT: Passed
MOVER: Director Mike Hilyer
SECONDER: Arturo Menefee
AYES: Cannon, Whatley, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS: None
ABSTAIN: None

5. Silver Oak SD, Phase 2, 30 lots, accessed from Lee Rd 2232, Blake Rice, Barrett-Simpson, authorized representative for Steven W. Corbett, Final Approval

Mr. Mosley presented the staff report to the Planning Commission. He noted that the development was located just outside the City of Opelika on Lee Road 266. He noted the applicant was requesting final plat approval for a 30-lot subdivision. Mr. Mosley stated that staff recommended final plat approval.

Mr. Scott Parker provided the reports for Engineering, Opelika Utilities Board, and Opelika Power Services.

Motion to grant final plat approval with staff recommendations.

RESULT: Passed
MOVER: Arturo Menefee
SECONDER: Ira Silberman
AYES: Cannon, Whatley, Silberman, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS: None
ABSTAIN: None

D. CONDITIONAL USE - Public Hearing

6. Paul H. Sanders, authorized representative for A&P Holdings, LLC, at 104 North 3rd Street, C-3. GC-S, For a two-unit townhome.

Mr. Mosley presented the staff report for the conditional use request. The applicant is requesting to divide a single-family home into two townhome units that would be split down

the middle. He noted the property was located on 3rd Street in the C-3,GC-S zoning district. He noted that the same applicants had renovated multiple buildings in the area and showed some conceptual elevations of the redeveloped unit. Mr. Mosley stated that staff recommended conditional use approval.

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

Vice Chair Cannon opened the public hearing.

No comments.

Vice Chair Cannon closed the public hearing.

Motion to grant conditional use approval with staff recommendations.

RESULT:

MOVER: Director Mike Hilyer

SECONDER: Commissioner Whatley

DISCUSSION: Councilman Allen asked what the smallest unit size was. He asked if there was a minimum size.

Mr. Mosley stated that the smallest was 520 square feet. He noted that the smallest size for single-family residential is 800 square feet. There is no minimum size for townhomes or apartment units.

Commissioner Silberman asked if a firewall was required by our ordinance.

Mr. Mosley stated that it is required as part of our approved building code.

Vice Chair Cannon agreed with Councilman Allen that the units were too small.

Commissioner Hilyer withdrew his motion for approval.

Mayor Fuller stated that he would make a motion. He felt that while he might not live in the unit, it would make a good home for someone who didn't want a lot of space.

Mr. Silberman asked what was around the use and wondered if this would be the smallest unit in the area.

AYES: None

NAYS: None

ABSTAIN: None

RESULT:

MOVER: Mayor Fuller

SECONDER: Commissioner Whatley

AYES: Whatley, Hilyer, Menefee,

NAYS: None

ABSTAIN: None

7. Kendra Mayton, authorized representative for Charlie Core, 404 2nd Avenue, C-2, GC-S, Child daycare center.

Mr. Mosley presented the staff report for the conditional use request for a daycare use at 404 2nd Avenue. He noted that the property was zoned C-2, but was also located within the Northside Historic District. He stated after review staff recommended conditional use approval subject to the following:

1. 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.
2. If dumpster is installed location and screening must be approved by Planning to meet the Gateway Corridor standards in Zoning Ordinance Section 7.6.

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

Vice Chair Cannon opened the public hearing.

No comments.

Vice Chair Cannon closed the public hearing.

Motion to grant conditional use approval with staff recommendations.

RESULT:	Passed
MOVER:	Commissioner Sweatman
SECONDER:	Mayor Gary Fuller
DISCUSSION:	Commissioner Silberman asked if staff had looked at traffic issues related to the use.
	Mr. Mosley stated that was originally a concern, but looked at similar uses on 2nd Avenue.
	Mr. Parker stated that in reviewing the use, he felt that delays would not be seen on 2nd Avenue. He thought it might be more of an issue for parents leaving the daycare.
AYES:	Cannon, Whatley, Silberman, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	None

8. Patrick Harrity, Jemmstone Alabama, LLC, authorized representative for Sat Kaival, LLC, 3021 Capps Way, C-3, GC-P, Medical cannabis dispensary.

Mr. Mosley presented the staff report for the proposed conditional use request of a medical cannabis dispensary at 3021 Capps Way. He noted that the use was located on a vacant site. He also stated that the state was heavily regulating the use as well. Mr. Mosley stated that

staff recommended conditional use approval subject to the following:

1. Provide updated landscape plan with calculated points, parking lot landscaping and parking lot buffer between street and parking.
2. Show floodplain and stream buffers.
3. The building shall meet the gateway corridor cladding requirements.
4. All signage shall be approved through a separate signage application.
5. The site shall meet the Gateway Corridor requirements including screening of dumpsters and mechanical equipment.
6. The site shall meet the lighting requirements unless enhanced lighting is required by the State of Alabama.
7. The use approval for this site shall not include non-medical cannabis. Should State or Federal law allow the sale of non-medical cannabis, the site shall be required to meet all associated zoning requirements and may be required to get a new or amended conditional use approval

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

Vice Chair Cannon opened the public hearing.

No comments.

Vice Chair Cannon closed the public hearing.

Motion to grant conditional use approval with staff recommendations.

RESULT:	Passed
MOVER:	Mayor Gary Fuller
SECONDER:	Director Mike Hilyer
DISCUSSION:	Commissioner Silberman asked if the regulations for security are from the state. Mr. Mosley deferred the question to the applicant. Mr. Brett Terry, Jemmstone Alabama, said there would be live monitored cameras 24/7 and live security on the site while the store was open.
AYES:	Cannon, Whatley, Silberman, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	None

E. REZONING - Public Hearing

9. (a) Amendment to the Future Land Use Map, accessed from 2900 block of Anderson Road, 8.1 acres, from a low density residential land use category to a mixed use development.

(b) Rezoning request, McIntyre Home Builder, LLC, 8.1 acres, accessed from 2900 block of Anderson Road, from R-3 to PUD.

Mr. Mosley noted that upon further review the land use amendment was not necessary. He presented the rezoning request to rezone the property from R-3 to a PUD. He noted the property was located off Anderson Road. Mr. Mosley stated the applicant was requesting the rezoning to allow more variation in the approved lots for the purposes of front setback. He

explained while this is not the typical application of a PUD, it would provide some slight benefits to the adjoining neighbors.

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

Vice Chair Cannon opened the public hearing.

Bill Caskey, 2512 Rocky Point, stated he was nervous about a zoning change and worried that it would open the door to other uses. He stated his disappointment with the developer removing the trees and wanted to express his opposition.

Bill Perry, Key Real Estate, stated that he thought this would allow larger back yards and make it possible to have single story homes.

Kathleen Gall, 2705 Carriage House Lane, stated that she was unsure of the purpose of the meeting, but was in favor of the request.

Vice Chair Cannon closed the public hearing.

Motion to send a positive recommendation to City Council with staff recommendations.

RESULT:	Passed
MOVER:	Arturo Menefee
SECONDER:	John Sweatman
DISCUSSION:	Commissioner Cannon asked whether the applicant could change the use or standards in the PUD if approved. Mr. Mosley stated that the applicant would be limited to the request they currently have unless they came back to petition the Planning Commission and City Council at a later time. He noted that this would be like starting the process over again.
AYES:	Cannon, Whatley, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	Ira Silberman

V. OLD BUSINESS

F. FINAL PLAT

10. 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 (*This item was tabled at the November 29, 2022 meeting at the applicant's request*)

Mr. Mosley stated that this item had previously been tabled and the applicant had now finished the development. He stated that staff recommended final plat approval subject to the following:

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.

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

Motion to grant final plat approval with staff recommendations.

RESULT:	Passed
MOVER:	John Sweatman
SECONDER:	Director Mike Hilyer
AYES:	Cannon, Whatley, Silberman, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	None

VI. ADJOURN

Motion to adjourn at 3:59 p.m.

RESULT:	Passed
MOVER:	Councilman Ward 1 Willie Allen
SECONDER:	Director Mike Hilyer
AYES:	Cannon, Whatley, Silberman, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	None



0004-2023

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

AGENDA ITEM # _____



DEADLINE: Jan 3, 2023 MEETING: Jan 24, 2023

SITE ADDRESS: SW Corner Veterans Pkwy and US Hwy 280
PROPERTY OWNER: Perryman Hill, LLC
APPLICANT/AUTHORIZED REPRESENTATIVE: Jerry South
MAILING ADDRESS: 1550 Woods of Riverchase Dr, Suite 200, Hoover, AL 35244
PHONE NUMBER: 205-942-2486 **FAX NUMBER:** N/A
EMAIL ADDRESS: jsouth@gonzalez-strength.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: Perryman Hill Plaza Plat No 1

Current Land Use: Undeveloped

Current Zoning: C - 2

Proposed use of the Subdivision: _____

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

Number of Lots: 5 x \$3.00 = \$15.00

Number of APO: 4 x \$7.00 = \$28.00
(Adjacent Property Owners)

Fee: \$75.00

TOTAL = 118.00

PAID 118.00 *ack# 2097*

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Perryman Hill Plaza Plat 1 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) Jerry South

12/29/22

DATE

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: January 24, 2023

Subdivision: Perryman Hill Plaza Plat No 1

Agenda Item #: A-1

Action Requested: Preliminary Approval

Location of Property: 3600 block Birmingham Hwy

Property Owner(s): Perryman Hill, LLC
Jerry South, authorized representative

Current Land Use: Undeveloped

Current Zoning: C-2, GC-P

Flood Zone: FEMA – November 2, 2011 – MAP#01073C0586G – all in
“Zone X” Zone X area is outside the 0.2% annual chance
floodplains

Staff Comments:

The applicant is requesting preliminary approval for a 5 lot subdivision located at the southwest corner of Birmingham Hwy and Veterans Parkway. The subdivision involves street construction so only preliminary approval is requested at this time. A new street on 60’ right of way is proposed from Birmingham Hwy to Veterans Parkway as shown on plat.

The subdivision is in a C-2, GC-P zoning district; minimum lot size is 20,000 sf and lot width is 100 sf. The lot widths of the 5 lots range from 113 feet to 513 feet. Each lot meets the minimum requirements: Lot 1 (12.6 acres), Lot 2 (12,698 sf), Lot 3 (89,408 sf) and Lot 4 (2.48 acres). Lot 5 (33.73 acres) is reserved for future development. Each lot will have access to the new street.

Lot 4 (2.48 acres) is shown as right-of-way; a single lane roundabout will be constructed on Lot 4 that intersects with the new street; a decision was made to construct a roundabout instead of an intersection with stop signs or traffic light. The label “Lot 4” will be removed on the final plat.

Staff Recommendation

Planning staff recommends preliminary approval subject to the following:

- 1. Add adjacent property owners and address for property to the south and west.**

2. For final approval submit approved street names.

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.

ALDOT will determine where the access points and the need for turn lanes accessing the development from Birmingham Highway.

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

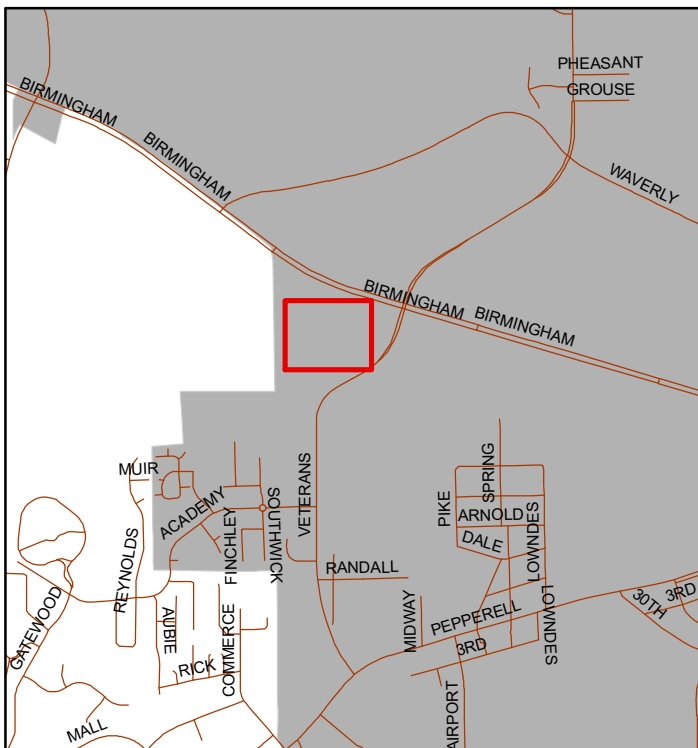
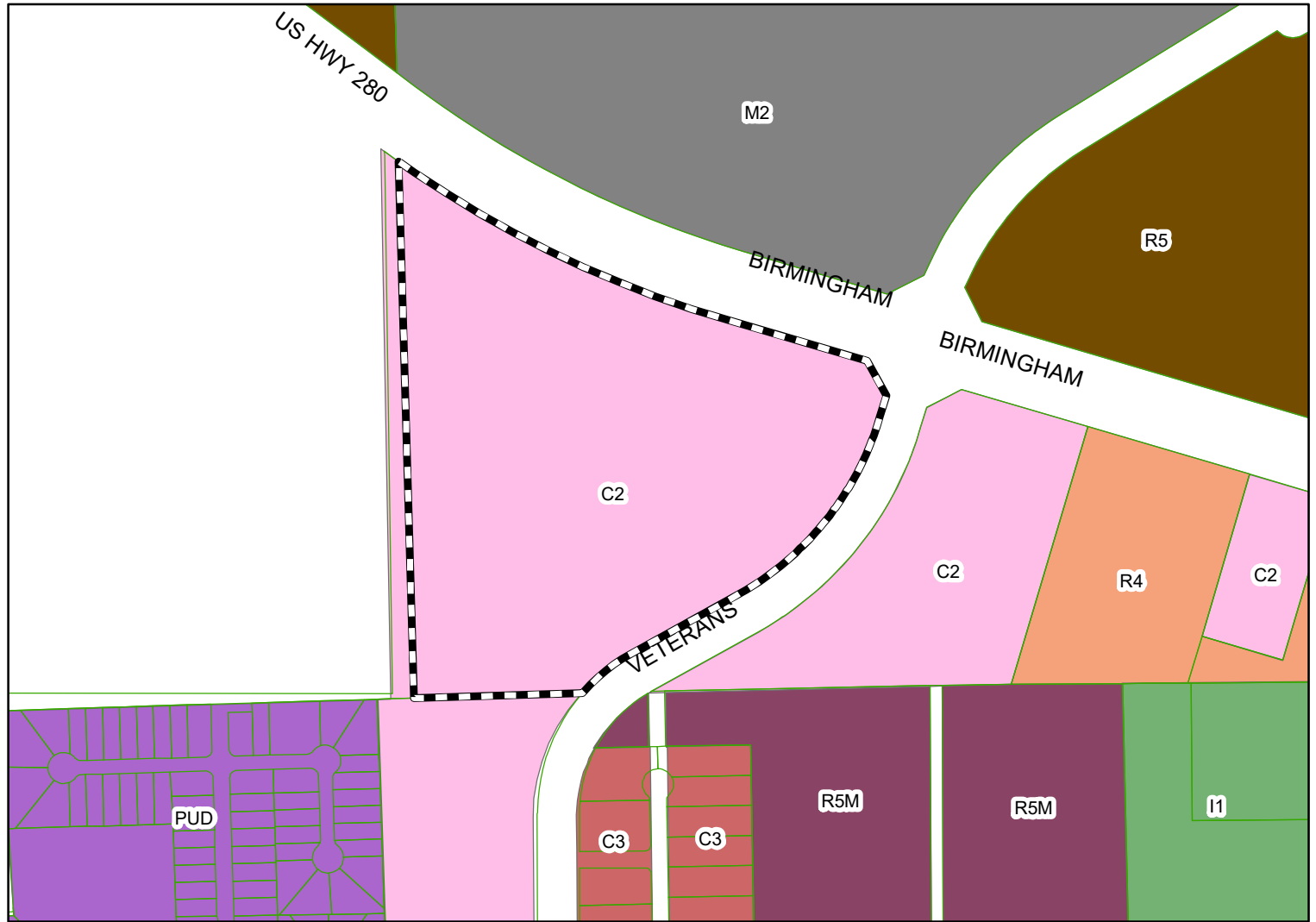
Opelika Utilities Board Report

No report at this time.

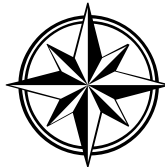
Opelika Power Services Report

This is inside the Opelika Power Service territory.

**PERRYMAN HILL PLAZA NO 1 SUBDIVISION
3600 BLOCK BIRMINGHAM HIGHWAY
PRELIMINARY APPROVAL**

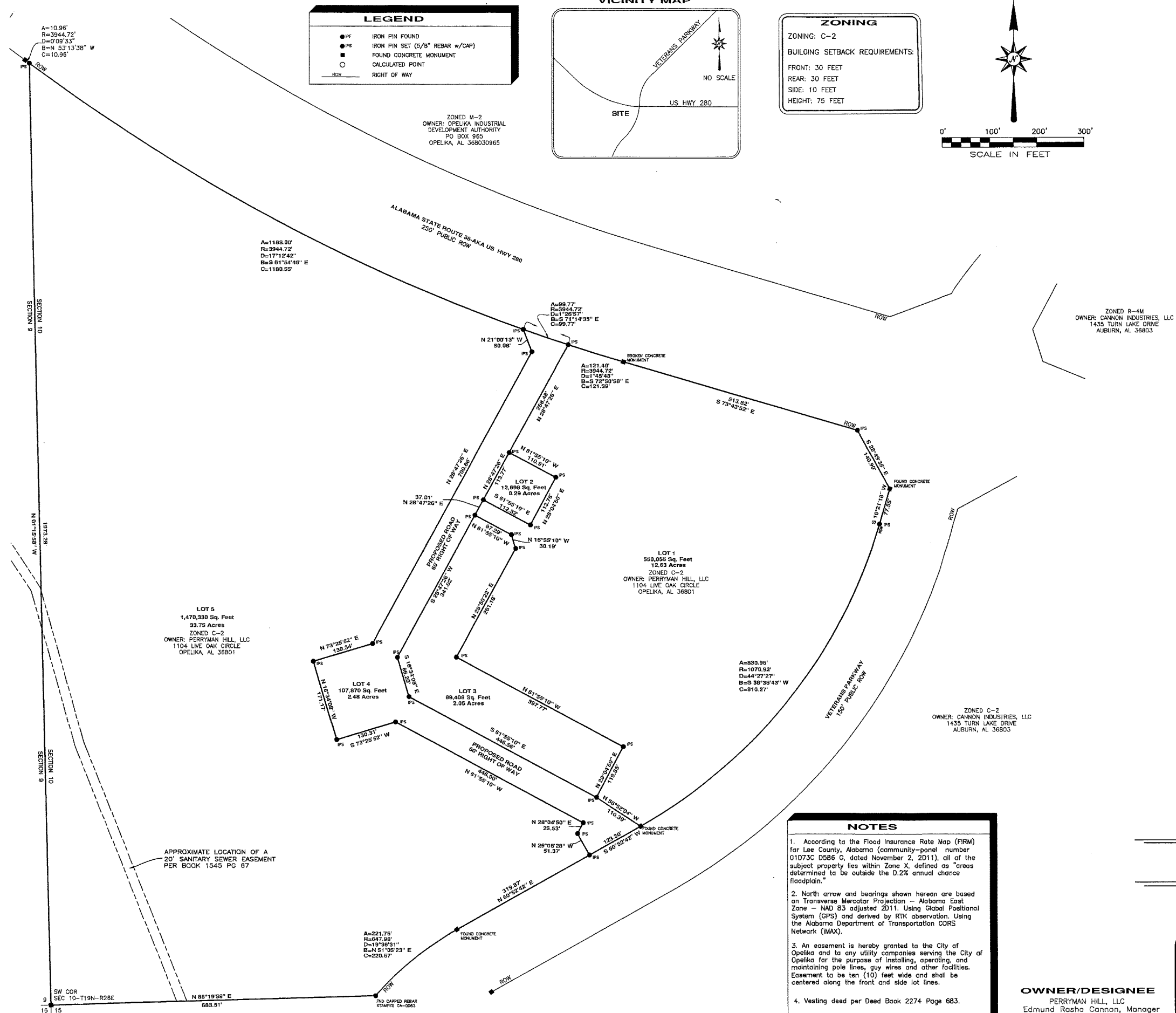


The applicant is requesting preliminary approval for a five lot subdivision. The property is located in the C-2, GC-P zoning district.



Subject Property

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



I, Derek S. Meadows, a registered land surveyor in the State of Alabama, certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the standards of practice for land surveying in the State of Alabama, to the best of my knowledge, information and belief. I have calculated for closure by Latitudes and Departures, and the survey and drawing are found to be accurate within one foot in 10,000 feet.

Given under my hand and seal this the _____ day of _____, 2023.

Derek S. Meadows, PLS
Alabama Registration No. 29996

STATE OF ALABAMA,
LEE COUNTY

Perryman Hill, LLC, owner of the real property shown on this plat, hereby joins in the statement of Derek S. Meadows and certify that it was and is our purpose to subdivide the lands so platted as shown.

In witness whereof, Perryman Hill, a Limited Liability Company, has caused its name to be signed hereunto by Edmund Rasha Cannon, its Manager.

Edmund Rasha Cannon, Manager
Perryman Hill, LLC

DATED: _____, 2023.

STATE OF ALABAMA
SHELBY COUNTY

I, undersigned authority, a notary public in and for said County, in said State, hereby certify that Oerek S. Meadows, whose name is signed to the foregoing instrument as Surveyor, and is known to me, acknowledged before me on this date that, being informed that the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the _____ day of _____, 2023.

Notary Public My commission expires:

STATE OF ALABAMA,
_____ COUNTY

I, undersigned authority, a notary public in and for said County, in said State, hereby certify that _____, whose name is signed to the foregoing instrument as Designated Officer, Parvany Hill LLC, and is known to me, acknowledged before me on this date that, being informed that the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the _____ day of _____, 2023.

Notary Public _____ My commission expires: _____

Approval by the Opelika City Planning Commission, Opelika, AL

Date: _____

Approval by the Opelika City Planner, Opelika, AL
Planner: _____ Date: _____

Approval by the Opelika Utility Board, Opelika, AL
Chairman: _____ Date: _____

Chairman: _____ Date: _____

Approval by the Opelika Public Works Director

Chairman: _____ Date: _____

Approval by the City Engineer, Opelika, Alabama

Engineer: _____ Date: _____

PRELIMINARY PLAT

PERRYMAN HILL PLAZA PLAT NO. 1

Being a parcel of land situated in the Southwest one quarter of Section 10,
Township 19 North, Range 26 East Lee County, Alabama

Prepared by:

GONZALEZ - STRENGTH & ASSOCIATES, INC.
CIVIL ENGINEERING, LAND SURVEYING, PLANNING, TRAFFIC & TRANSPORTATION
2176 PARKWAY LAKE DRIVE
HOOVER, ALABAMA 35244
PHONE: (205) 942-2486
FAX: (205) 942-3033
www.Gonzalez-Strength.com

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0003-2023

AGENDA ITEM # _____



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

DEADLINE: 1/3/23 MEETING: 1/24/23SITE ADDRESS: 807 Torbert BoulevardPROPERTY OWNER: BC Stone Homes, LLCAPPLICANT/AUTHORIZED REPRESENTATIVE: Blake Rice, Barrett-Simpson, Inc.MAILING ADDRESS: 223 S. 9th St. Opelika, AL 36801PHONE NUMBER: 334-745-7026 FAX NUMBER: 334-745-4367EMAIL 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? No
☐ Annexation ☐ Rezoning ☐ Other _____
PARCEL INFORMATIONSubdivision Name: Torbert TownhomesCurrent Land Use: VacantCurrent Zoning: C3Proposed use of the Subdivision: Townhomes
☒ Residential ☐ Commercial
☐ Manufacturing/Industrial ☐ Office/Institutional
Number of Lots: 6 x \$3.00 = \$ N/ANumber of APO: 5 x \$7.00 = \$ N/A
(Adjacent Property Owners)Fee: \$75.00**TOTAL** = \$75.00**PAID** OK# 26254

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Torbert Townhomes 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: Blake Rice(PRINT NAME) Blake Rice, Barrett-Simpson, Inc.1/3/23

DATE

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: January 24, 2023

Subdivision: Torbert Townhomes Subdivision

Agenda Item #: B-2

Action Requested: Preliminary and Final Approval

Location of Property: Torbert Blvd.

Property Owner(s): BC Stone Homes, LLC
Blake Rice, Barrett-Simpson, Inc., authorized representatives

Current Land Use: Townhomes on common area

Current Zoning: C-3, GC-S

Proposal

The applicant requests preliminary and final plat approval for 7 lot subdivision for 5 two-story townhomes. The townhome units are attached, sharing a common side wall. The buildings have already begun construction. The townhomes will be sold as individual lots, including front and rear yard areas. The townhomes lots do meet the minimum yard size requirement of 1,800 square feet (sf); in the revised plat. The lot widths are at least 24 feet wide. Each unit will have two parking spaces according to the conditional use site plan approved in June 2022. Therefore, the five (5) townhome lots meet 20-foot lot width required and minimum lot size of 1,800 square feet for townhouse development.

Underground utilities are installed, and sidewalks exist along each street. A landscape plan has been submitted and approved by Planning and Historic Preservation Commission. Add a note as to who will own and maintain the common areas.

Staff recommends preliminary and final approval subject to the following:

- 1. Add a note to state who will own and maintain the common areas.**

Engineering Department Report

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

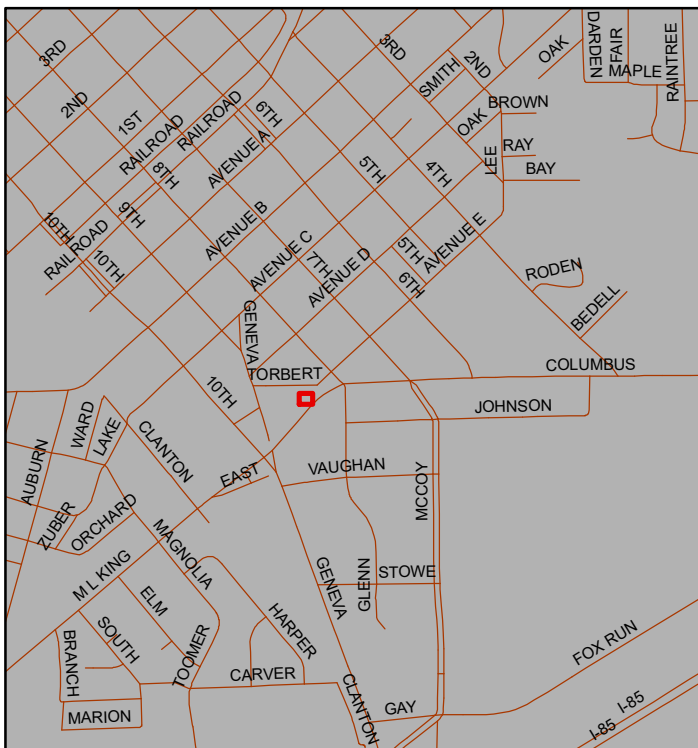
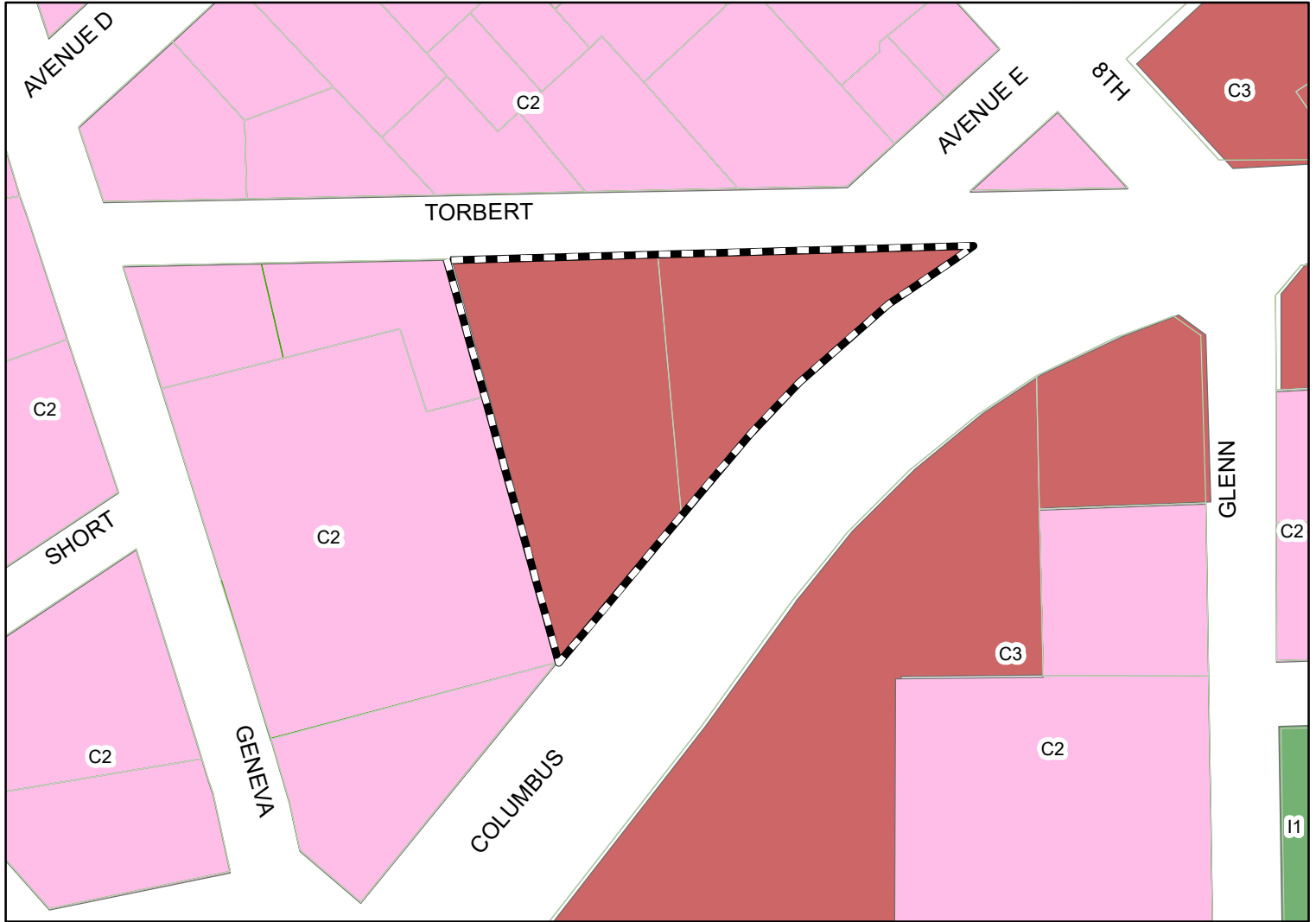
Opelika Utilities Board Report

No report at this time.

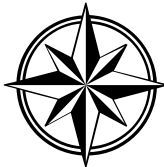
Opelika Power Services Report

This is inside the Opelika Power Service territory.

**TORBERT TOWNHOMES SUBDIVISION
807 TORBERT BOULEVARD
PRELIMINARY AND FINAL APPROVAL B-2**



The applicant is requesting approval for 6 lots. Townhomes will be constructed on 5 lots. The sixth lot is 7,680 sf lot for parking lot and common space. The property is located in the C-3, GC-S zoning district.

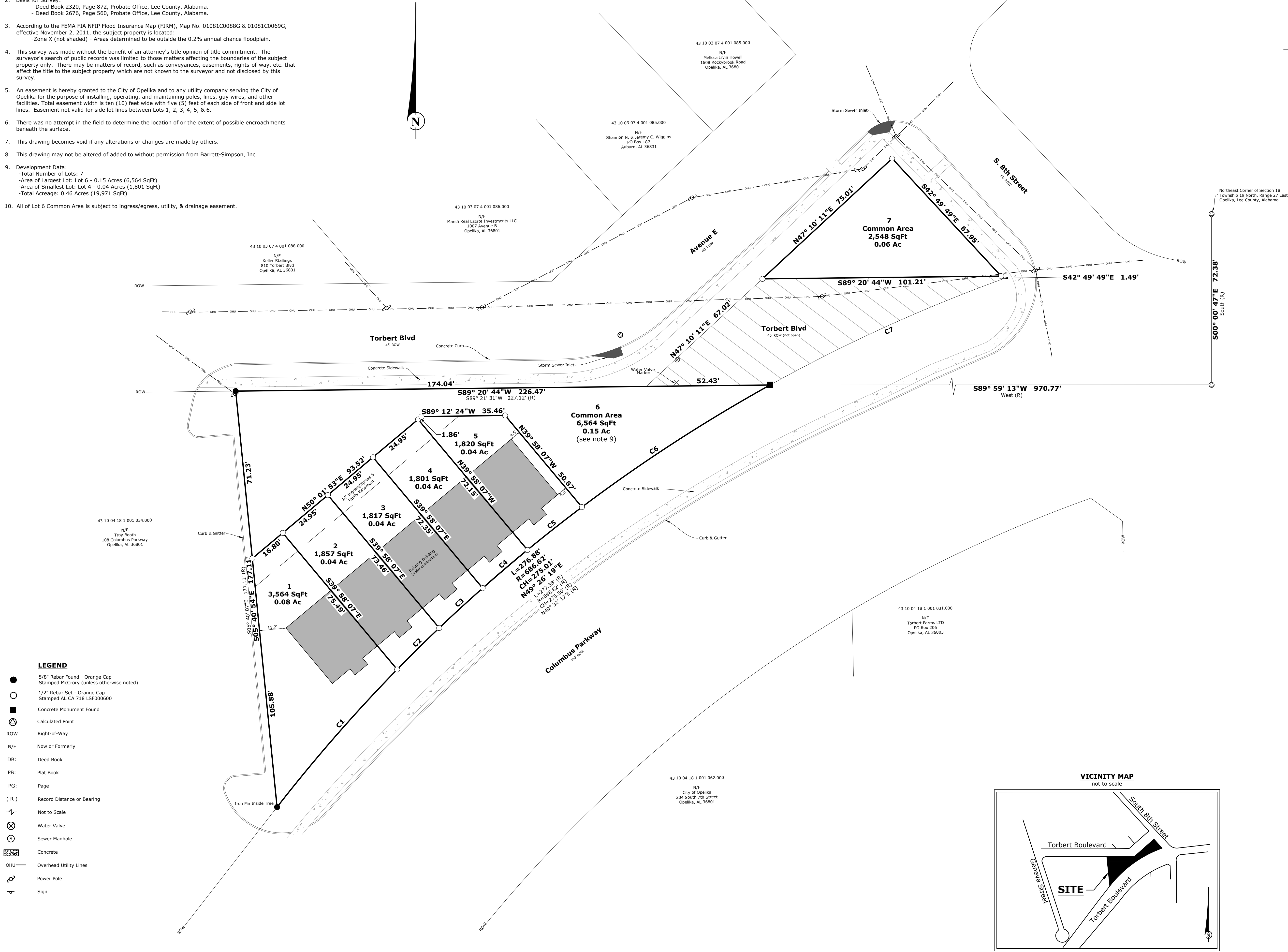


Subject Property

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

NOTES:

- Survey North is Grid North based upon NAD83 State Plane Coordinates, Alabama East Zone, US FOOT, RTK GPS using the ALDOT Cors as reference.
- Basis for Survey:
 - Deed Book 2320, Page 872, Probate Office, Lee County, Alabama.
 - Deed Book 2676, Page 560, Probate Office, Lee County, Alabama.
- According to the FEMA FIA NFIP Flood Insurance Map (FIRM), Map No. 01081C0088G & 01081C0069G, effective November 2, 2011, the subject property is located:
 - Zone X (not shaded) - Areas determined to be outside the 0.2% annual chance floodplain.
- 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 ten (10) feet wide with five (5) feet of each side of front and side lot lines. Easement not valid for side lot lines between Lots 1, 2, 3, 4, 5, & 6.
- 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: 7
 - Area of Largest Lot: Lot 6 - 0.15 Acres (6,564 SqFt)
 - Area of Smallest Lot: Lot 4 - 0.04 Acres (1,801 SqFt)
 - Total Acreage: 0.46 Acres (19,971 SqFt)
- All of Lot 6 Common Area is subject to ingress/egress, utility, & drainage easement.



- LEGEND**
- 5/8" Rebar Found - Orange Cap
 - Stamped McCrory (Unless otherwise noted)
 - 1/2" Rebar Set - Orange Cap
 - Stamped AL CA 718 LSF000600
 - Concrete Monument Found
 - Calculated Point
 - Right-of-Way
 - Now or Formerly
 - Deed Book
 - Plat Book
 - Page
 - Record Distance or Bearing
 - Not to Scale
 - Water Valve
 - Sewer Manhole
 - Concrete
 - Overhead Utility Lines
 - Power Pole
 - Sign

FINAL PLAT OF
TORBERT TOWNHOMES

BEING A PART OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 27 EAST,
OPELIKA, LEE COUNTY, ALABAMA

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: _____

Preliminary
For Review Only

Date: 01/19/23

I, Jonathan A. Ham, hereby certify that this survey has 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.

Jonathan A. Ham, PLS
Alabama License No. 34761

DEDICATION

We, BC Stone Homes LLC, an Alabama limited liability company, and the owners of said lands surveyed by Barrett-Simpson Inc., do hereby certify that title was and is vested in said owners 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.

Bryan C. Stone
Managing Member

ACKNOWLEDGEMENT

STATE OF ALABAMA)
COUNTY OF LEE)

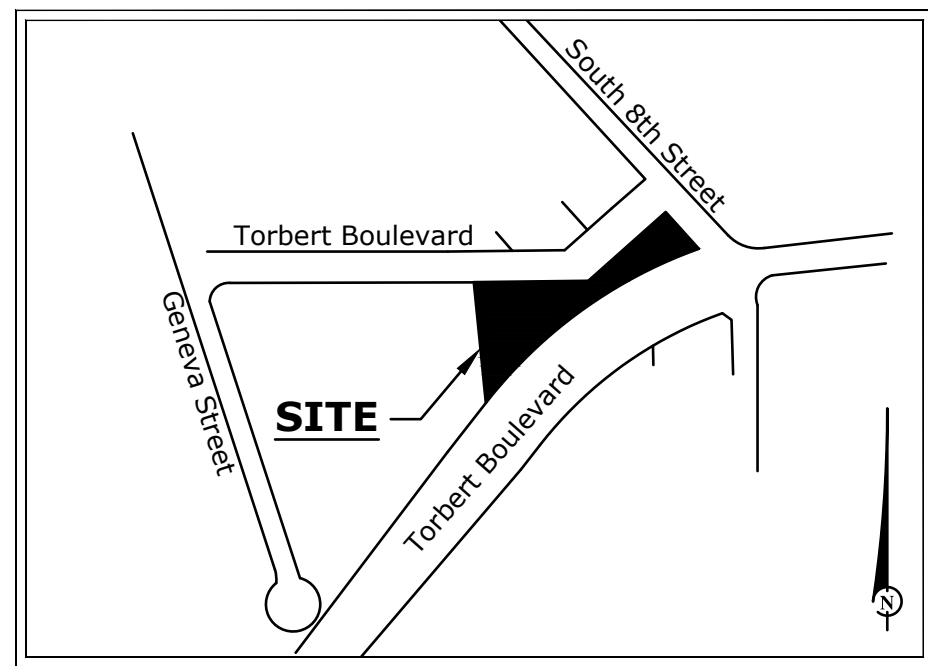
I, _____, a Notary Public in and for said County in said State, hereby certify that Bryan C. Stone, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the date of this notary acknowledgement.

Given under my hand this _____ day of _____, 2023.

Notary Public

My Commission Expires _____

VICINITY MAP
not to scale



Curve #	Curve Table			
	Arc Length	Radius	Chord Bearing	Chord Distance
C1	77.42'	686.62'	S41° 07' 00"W	77.38'
C2	25.04'	686.62'	S45° 23' 30"W	25.04'
C3	24.98'	686.62'	S47° 28' 42"W	24.97'
C4	24.95'	686.62'	S49° 33' 41"W	24.95'
C5	29.37'	686.62'	S51° 49' 40"W	29.36'
C6	95.12'	686.62'	S57° 01' 19"W	95.05'
C7	108.82'	686.62'	S65° 31' 52"W	108.71'



BARRETT-SIMPSON, INC.
Engineers & Land Surveyors

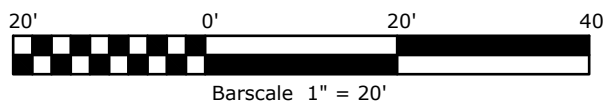
706 12th STREET, PHOENIX CITY, AL 36868 (PH 334-297-2423, FAX 334-297-2449)
121 W. BROAD STREET, EUPALUA, AL 36807 (PH 334-687-4257, FAX 334-687-8820)
223 SOUTH 9th STREET, OPELIKA, AL 36801 (PH 334-745-7026, FAX 334-745-4367)

LAND SURVEYOR

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

DEVELOPER

BC Stone Homes LLC
1360 Lafayette Parkway
Lagrange, GA 30241



PROJECT NO: 20-0321

FIELD BY: CAJ
DRAWN BY: CEF

FIELD DATE: 01/19/2023
DRAW DATE: 01/19/2023

AGENDA ITEM # _____



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

PC DEADLINE: 1/3/23 PC MEETING: 1/24/23SITE ADDRESS: 1441 Gateway Dr., Opelika, Alabama 36801PROPERTY OWNER: Auburn East, L.L.C.APPLICANT/ AUTHORIZED REPRESENTATIVE: AlaBloom Medicinal, LLCMAILING ADDRESS: PO Box 3184, Auburn, Alabama 36831PHONE NUMBER: (703) 328-6058

FAX NUMBER: _____

EMAIL ADDRESS: shon@alabloom.com**PARCEL INFORMATION**

Project name: _____ Address/Location: _____

Current Land Use: _____ Current Zoning: C3Adjacent Zoning Districts: North: I1 South: C2 East: I1 West: VR2Description of Proposed Use: Medical Cannabis Dispensing Site**AUTHORIZATION TO ACT AS APPLICANT** (if applicable)

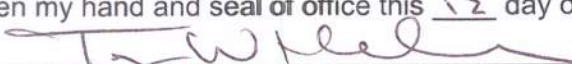
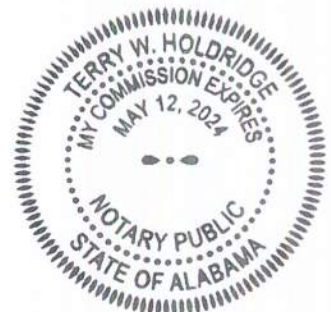
I, Thomas M. Hayley, Manager, being owner of the property which is the subject of this conditional use application hereby authorize Shon Williams, CEO, to act as my representative before the City of Opelika's Planning Commission, and if necessary, represent me before the Board of Zoning Adjustments and City Council.

Property Owner's Signature: _____

Date: 12-12-22

**STATE OF ALABAMA,
COUNTY OF LEE**

I, Terry Holdridge, a Notary Public in and for said County and State, hereby certify that Thomas M. Hayley, 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 12 day of December, 2022,

Notary Public
My Commission Expires: 5/12/2024

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: January 24, 2023

Agenda Item #: C-3

Action Requested: Conditional Use – Medical Cannabis Dispensary

Location of Property: 1441 Gateway Drive

Property Owner(s): Thomas Hayley, Auburn East, LLC.,
Shon Williams, AlaBloom Medicinal, LLC., representative

Current Land Use: Vacant strip commercial building

Current Zoning: C-3, GC-P

**Surrounding Zoning Districts
And Land Uses:**

North	C-3, GC-P	Alabama Ag Credit Union
South	C-3, GC-P	various commercial uses
East	C-3, GC-P	Best Western Motel
West	C-3, GC-P	Gils Auto/vacant

Proposal

The applicant is requesting conditional use approval for a medical cannabis dispensary on the subject property. The subject property is approximately 0.61 acres. The site has a single multi-tenant building that fronts along Gateway Drive and has access to N. 21st Street along the rear. There is a finance company in one suite currently.

The State of Alabama has strict requirements regarding the location and operation of medical cannabis dispensaries. This includes prohibiting the use within 1,000 feet of a public or private school or daycare. Additionally, the state restricts who is allowed in the building and requires strict recordkeeping on products and sales. The state also requires security equipment in the building and parking areas. The City of Opelika has added additional zoning layers to restrict where the use can go. This includes requiring the use to be at least 500 feet from any residentially zoned property or single-family detached residential home. The City has also tried to prevent the grouping of these uses by placing a 2,500 foot spacing requirement between dispensaries. The City also requires the site not have external security bars, cages, or other features that would give it a fortified look. The applicant meets the City requirements for separation from residential properties and zones.

The site plan shows the applicant occupying approximately 4,500 square feet of the existing building. The development is providing 25 off-street parking spaces with 2 handicap parking spaces. The parking spaces requirement is based primarily on the retail square foot area.

The site is subject to the Gateway Corridor setbacks and standards. The building meets the standards for the Gateway Corridor or complies as legal non-conforming lot for purposes of buffer width and setback. The building is all brick on four sides.



Landscaping is shown on the plan, but the required calculations are not shown. The existing landscaping appears to be healthy and compliant. If they choose to alter the landscaping, they would need to submit a new plan showing how it meets the current landscaping requirements. Based on the size of the property, 80 general or base points would be required on the site. Additionally, the parking area would require 25 parking area points. A dumpster location exists, but does not appear to be in use. The dumpster must be enclosed with an opaque fence on all sides and an opaque gate. Additionally, all mechanical screened from the public right-of-way.

Recommendation

Staff recommends conditional use approval subject to the following:

-
- 1. Provide updated landscape plan with calculated points, parking lot landscaping and parking lot buffer between street and parking.**
 - 2. All signage shall be approved through a separate signage application.**
 - 3. The site shall meet the Gateway Corridor requirements including screening of dumpsters and mechanical equipment.**
 - 4. The use approval for this site shall not include non-medical cannabis. Should State or Federal law allow the sale of non-medical cannabis, the site shall be required to meet all**

associated zoning requirements and may be required to get a new or amended conditional use approval.

Engineering Department Report

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

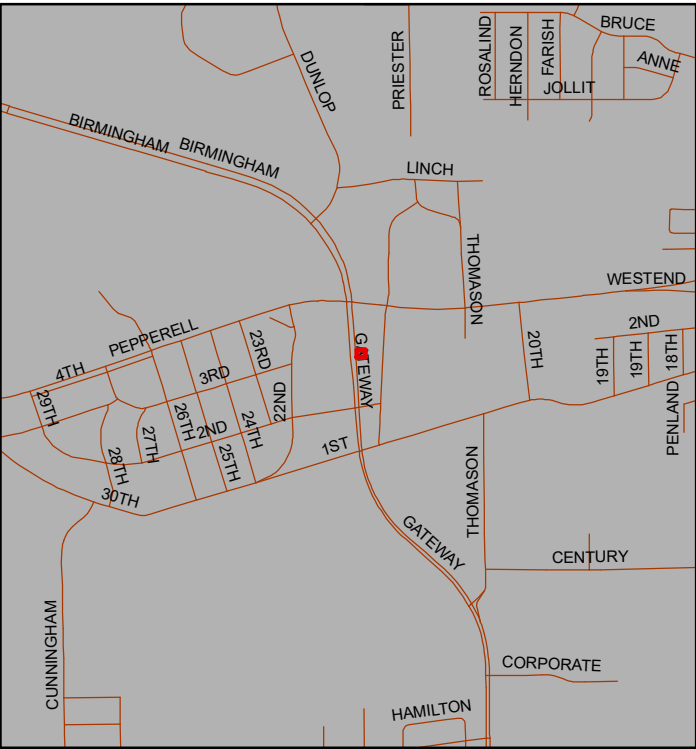
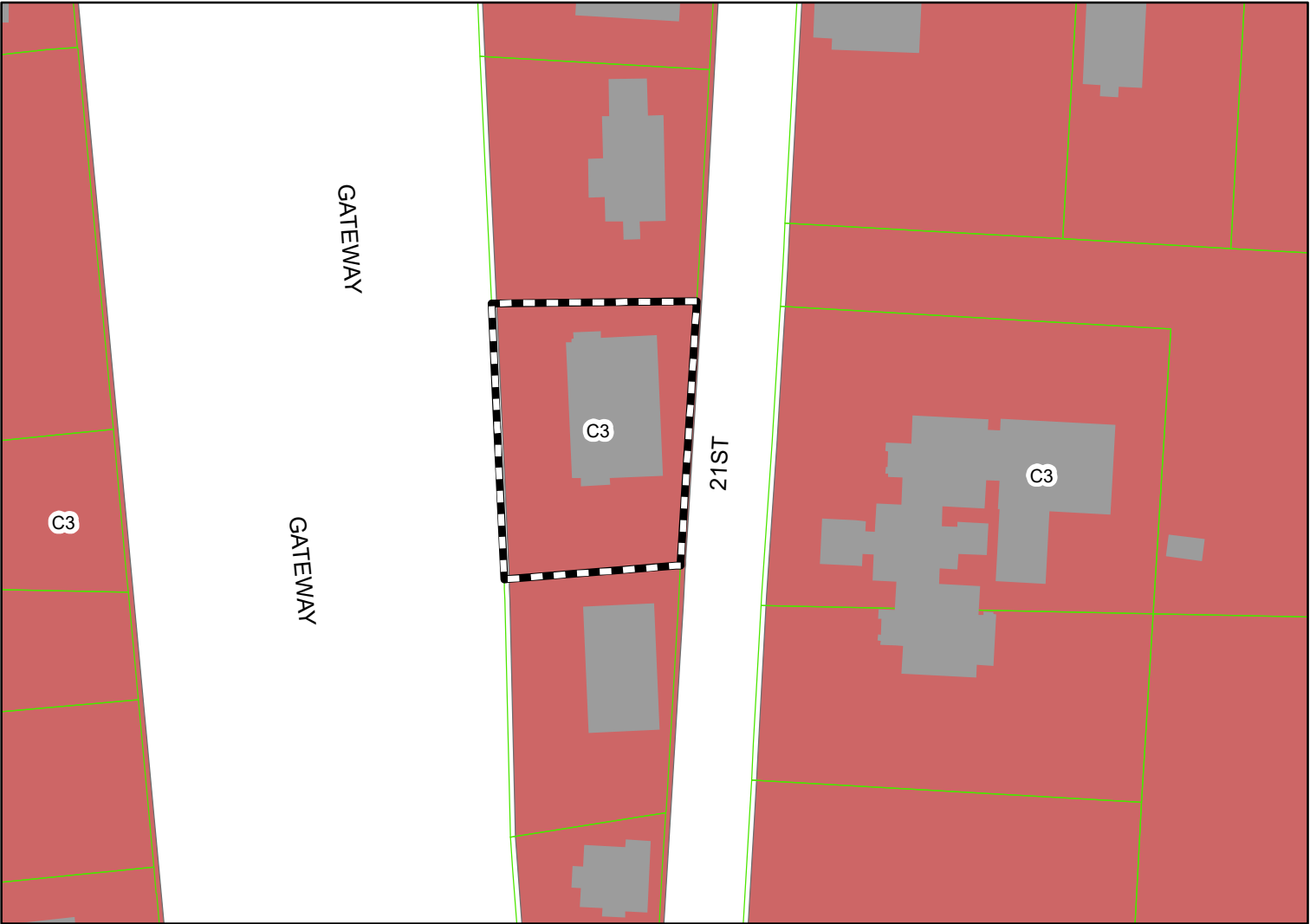
Opelika Utilities Board Report

No report at this time.

Opelika Power Services Report

This use is inside the Opelika Power Service territory.

MEDICAL CANNABIS DISPENSARY
1441 GATEWAY DRIVE
CONDITIONAL USE APPROVAL, C-3

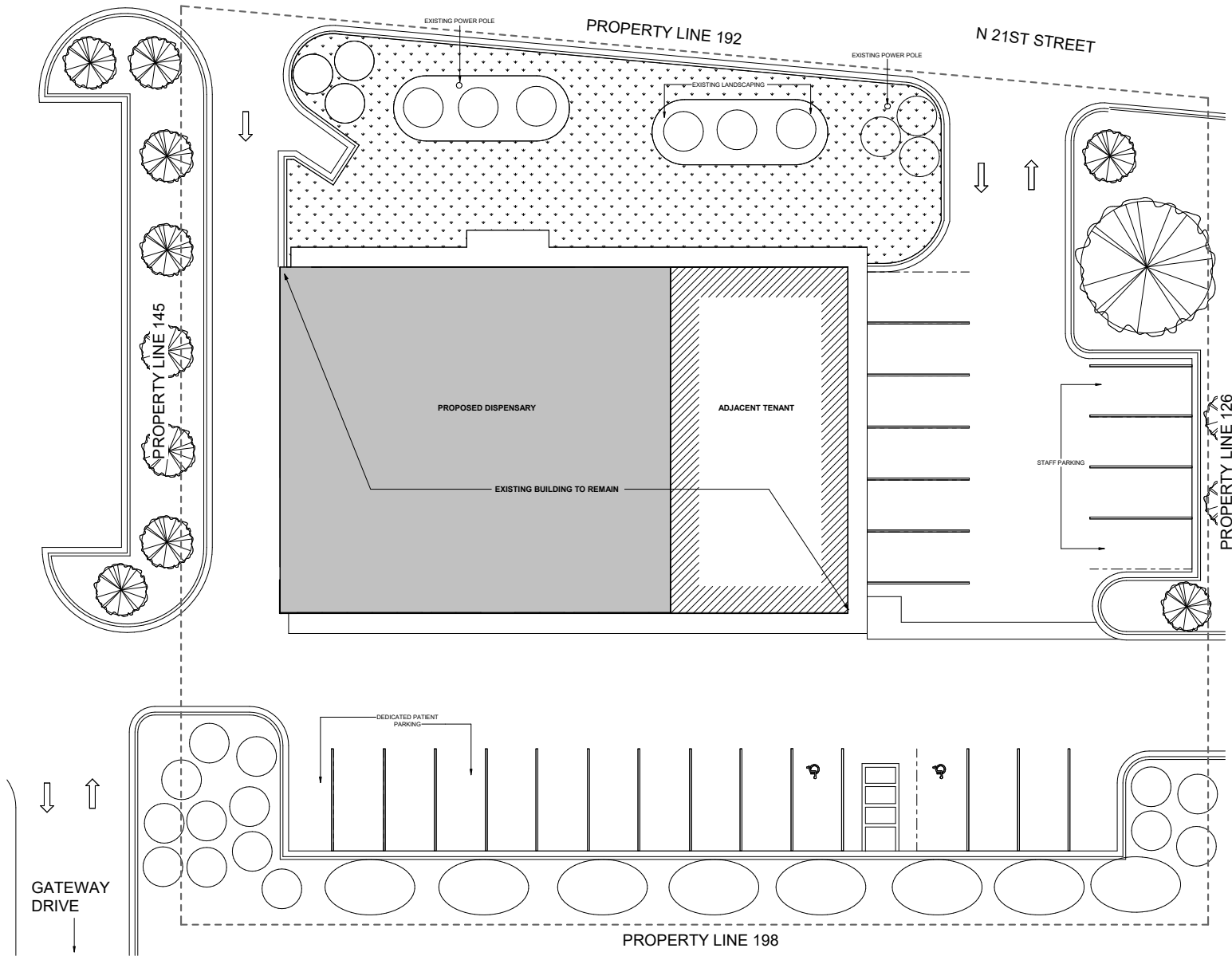


The applicant is requesting approval for a medical cannabis dispensary. The property is located in a C-3, GC-P zoning district.



Subject Property

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SITE PLAN

DISPENSARY SITE | ALABLOOM



SCALE: 1/8" = 1'-0"

ALABLOOM, 1441 GATEWAY DR, STE 1 OPELIKA, AL 36801 | 12/05/22



PETITION FOR ANNEXATION

PLANNING DEPARTMENT

700 FOX TRAIL

OPELIKA, AL 36801

P:(334) 705-5156 F:(334) 705-5159

PC DEADLINE: 1/3/2023 PC MEETING: 1/24/2023

AGENDA ITEM # _____



SITE ADDRESS: 0 US HWY 280 EAST

PROPERTY OWNER: RODNEY C & LAURIE S JONES

APPLICANT: Thomas Johnson, Holland Homes LLC

MAILING ADDRESS: 421 Opelika Road, Auburn AL 36830

PHONE NUMBER: 256-393-1617

FAX NUMBER: _____

EMAIL ADDRESS: Thomas.J@HollandHomesLLC.com

PARCEL INFORMATION

Tax Parcel Number: 10-06-14-0-000-010.000

Street Address: 0 US HWY 280 EAST

Current Land Use: Residential

Proposed Zoning: Mixed Use

Adjacent Zoning Districts (if applicable): North: R1 / I1 South: None East: None West: R3

Description of proposed use: Mixed Use Development, Majority Single Family Residential with Commercial Uses along the 280 HWY frontage

Ownership Configuration: ☒ single parcel/single ownership ☐ multiple parcels/single ownership
☐ single parcel/multiple ownership ☐ multiple parcels/multiple ownership

1. Is this property(s) contiguous with Opelika City limits? Yes
2. What is the population of proposed annexed area? Current Population 2
3. What is the population by race? 2 White, Black, Hispanic, Asian, Other
4. How many registered voters reside in proposed annexed area? 2
5. Are there any businesses in proposed annexed area? None

List type of business and location: _____

Proposed Zoning: PUD

Fee: \$250.00 per dwelling or
\$250.00 per business

TOTAL = 250

PAID _____

OWNERS SIGNATURE: _____

(PRINT NAME) Rodney C Jones

DATE: 8/28/2022

Laurie S Jones

CITY OF OPELIKA
Planning Commission
Planning Department Report

Meeting Date: January 24, 2023

Agenda Item: D-4

Action Requested: Annexation

Location of Property: 3200 block Columbus Parkway (East)

Property Owner: Rodney C. and Laurie S. Jones
Michael T. Johnston, authorized representative

Current Zoning: PJ (Planning Jurisdiction)

Existing Land Use: Vacant/Undeveloped

**Adjacent Zoning/
Land Use:**

North	PJ & R-1	Planning Jurisdiction
South	PJ	Planning Jurisdiction
East	PJ	Planning Jurisdiction
West	PJ & R-3	Undeveloped

Staff Comments

The applicant is requesting annexation of 209.7 acres into the City of Opelika. The subject property has about 485 feet of frontage on Columbus Parkway and located 1.5 miles east of the intersection of South Uniroyal Road & Columbus Parkway. One single family home occupied by the petitioner is on the 209.7 acre property. The property is adjacent to the Opelika city limits along the north and west property lines. The property is undeveloped, but the applicant is requesting to construct single family homes, twin homes, and townhomes. *(The next agenda item #5 is the rezoning request that explains the residential uses.)* Public sewer is accessible to the property. The Zoning Ordinance provides that annexed properties are automatically zoned R-1, but in this agenda item, the applicant is requesting a PUD zoning district. If City Council approves the annexation, then a Council public hearing will be held for the rezoning property from R-1 to PUD.

Recommendation

Planning staff recommends a positive recommendation be sent to City Council to annex the 209.7 acres into the City.

Engineering Department Report

The Engineering Department has no comments or concerns with this proposed annexation application.

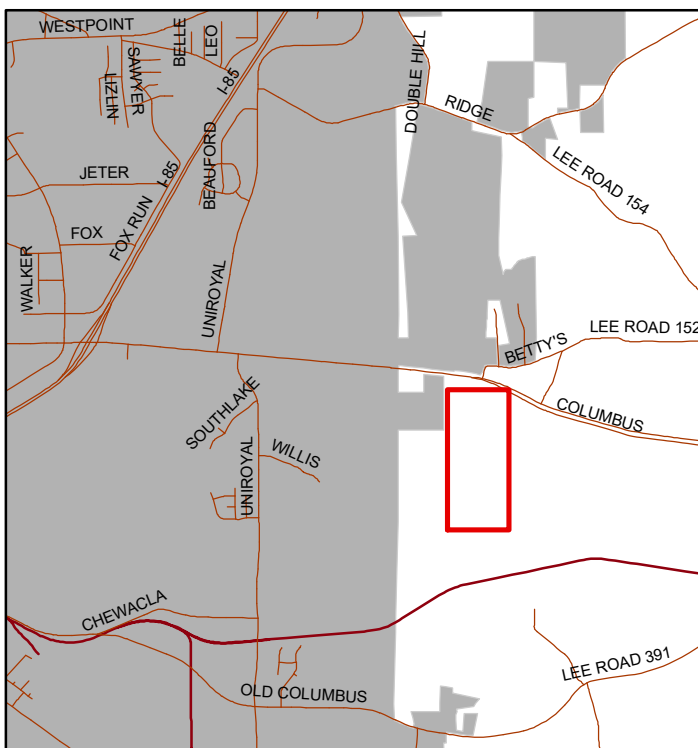
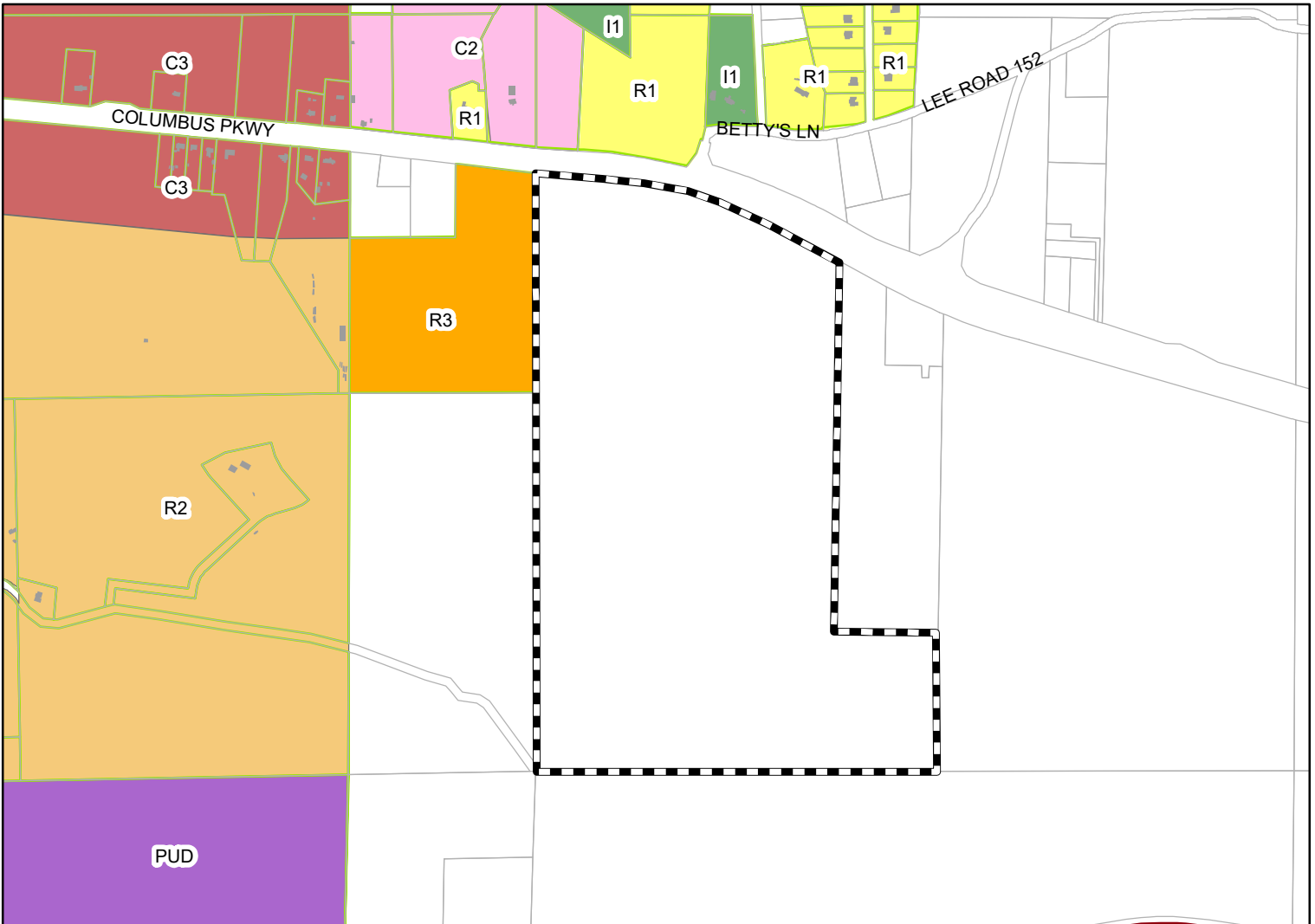
Opelika Utilities Report

No report at this time.

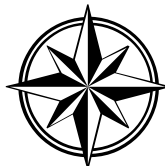
Opelika Power Services Report

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

HOLLAND HOMES ANNEXATION AND REZONING 3200 BLOCK COLUMBUS PARKWAY REQUESTING PUD ZONING DISTRICT, D-4, 5



The applicant is requesting to annex and zone 204.3 acres to a PUD zoning district. The master plan was revised to single family homes (423), twin home lots (142) and townhome lots (34). Open space and amenity areas is 101.9 acres.



Subject Property

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**REZONING APPLICATION**

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801



PC DEADLINE: 1/3/2023 PC MEETING: 1/24/2023

PROPERTY OWNERS/
AUTHORIZED REPRESENTATIVE: Thomas Johnson (Holland Homes, LLC)
MAILING ADDRESS: 421 Opelika Rd, Auburn, AL 36830
PHONE NUMBER: 256-393-1617 Email: ThomasJ@HollandHomesLLC.com

PARCEL INFORMATION

Site Address: 0 US HWY 280 EAST
Description of proposed use: Mixed use development

Tax Parcel Number: 10-06-14-0-000-010.000
Adjacent Zoning Districts: North: R1/I1 South: None East: None West: R3

Current Land Use: Residential

Current Zoning: None

Proposed Zoning: PUD

Number of APO: 9 x \$7.00 = \$ 63
(Adjacent Property Owners)

Fee: \$125.00

TOTAL = \$188.00

PAID: _____

I hereby request my property located at (street address) 0 US HWY 280 EAST,
Tax Map parcel number 10-06-14-0-000-010.000 be rezoned from
Unzoned 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: 	DATE
(PRINT NAME) Thomas Johnson	

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: January 24, 2023

Agenda Item #: D-5

Action Requested: Rezoning 209.7 acres from R-1 to PUD

Location of Property: 3200 block Columbus Parkway

Property Owner(s): Rodney C. and Laurie S. Jones
Michael T. Johnston, authorized representative

Current Zoning: R-1 (subject to annexation)

Proposed Zoning: PUD

Existing Land Use: Undeveloped

**Surrounding Zoning Districts
And Land Uses:**

North	R-1 & PJ	(Planning Jurisdiction) Undeveloped
South	PJ	Undeveloped
East	PJ	Undeveloped
West	R-3 & PJ	Undeveloped

Staff Comments

The following pages is a summary of the previous September and October 2022 Planning Commission meetings concerning the 209.7 acre Firefly rezoning request to PUD on Columbus Parkway. At the September 2022 meeting the rezoning was tabled. At the October 2022 meeting the rezoning was denied. For the January 2023 Planning Commission meeting, the applicant is applying again to rezone the property that includes revisions to the October 2022 master plan. The applicant has revised the October 2022 master plan.

<u>Lot Sizes</u>	<u>Sept 27th</u>	<u>Oct 25th</u>	<u>Jan 24th</u>
Single Family Lots (70x100 = 7,000 sf)	0	24	24
Single Family Lots (40x125 = 5,000 sf)	436	414	298
Single Family Lots (50x125 = 6,250 sf)	0	0	101
Twin home Lots (25' x 125' = 3,125 sf)	198	142	142
Townhome Lots (20' x 90' = 1,800 sf)	40	34	34
Total Lots	674	614	600
Dwellings per acre	3.2	2.9	2.86
Open Space	92.5	104.9	101.9

The initial request in September included 674 lots were single family home lots (436) with a minimum 5,000 square foot lot size and a 40 foot lot width (40x125). The 198 twin home lots were 3,125 sf (425 lot width) and the 40 townhome lots at 1,800 sf; (30' lot width). There were concerns about the small lots proposed in a rural area. A comparison of lot size and lot width was made with the adjacent 38 acre property that was recently rezoned from R-1 to R-3. The R-3 zone allows a minimum 10,000 sf lot size and 70 foot lot width. A R-3 zone is more compatible with the predominate R-1 rural area with a one acre (43,560 sf) minimum lot size. Also, an adjacent 38 acre rezoning and other nearby subdivisions off South Uniroyal Road that total about 460 residential lots have a minimum 10,000 sf lots except for 20 lots at 9,000 sf.

The item was tabled at the September meeting to allow the applicant to address concerns staff had concerning the large number of small lots (40 ft wide) in a more rural area. The smaller lot size and narrow lot widths for 674 lots was an intensive increase of lots and not a transitional lot size change with the rural area.

At the October 2022 Planning Commission meeting, revisions to the master plan were provided to address concerns of small lots in a rural area. There was a 60 lot decrease in total residential lots from 674 lots to 614 as shown on table below; 'total lots' include single family homes, twin home lots, and townhome lots.

A larger 7,000 sf single family home lot was added to the master plan near the south entrance to the development; 24 lots at 70' x 100' added. The proposed street for the 24 lots will connect to the adjacent street on the adjacent 38 acre property (Fenwick); the 38 acre property was rezoned R-3 for about 105 lots with a minimum 10,000 sf lot size and 70' lot width. The 24 lot addition of 7,000 sf lots decreased the 5,000 sf single family lots from 436 to 414 lots; a 22 lot decrease. The 7,000 sf lot addition also contributed to the decrease in townhome lots from 40 to 34.

Other revisions to the master plan include a 56 lot decrease to the 3,125 sf twin home lots from 198 to 142 lots. The lot decrease resulted from improving access to the 25 foot twin home lots by adding alley access along the rear lot lines and removing front yard access to the 25 foot lots on three 1,000 foot public streets. Also, the 56 twin home lot decrease resulted from larger size amenity lots adjacent to the twin homes.

At the October meeting, the Planning Commission recommended denial of the rezoning request because of the small 40' wide lots in a rural area. A total of 414 lots are at 5,000 square feet (sf) - 40'x125. Revisions to the master plan were to address concerns of small lot sizes in a rural area. The smallest rural lot adjacent to the rezoning property is 3.5 acres. Also, in past years several rezonings

were approved (South Lake & Creekstone (175 lots), Drakes Landing (180 lots), and Fenwick (105 lots). Two of the residential developments are located off South Uniroyal Road one to two miles from the proposed Firefly PUD. The Fenwick R-3 zoned property is adjacent to the proposed PUD. The 38 acre property will have 105 lots at a minimum 10,000 sf and 70' lot width. These three developments total about 460 single family home lots; 440 lots are 10,000 sf or larger; about 20 lots in Creekstone are 9,000 sf.

For today's January 24th meeting, the applicant's new January Master Plan adds a larger 6,250 sf single family home lot (50' x 125'); 101 lots added. See table below.

<u>Lot Sizes</u>	<u>Sept 27th</u>	<u>Oct 25th</u>	<u>Jan 24th</u>
Single Family Lots (70x100 = 7,000 sf)	0	24	24
Single Family Lots (40x125 = 5,000 sf)	436	414	298
Single Family Lots (50x125 = 6,250 sf)	0	0	101
Twin home Lots (25' x 125' = 3,125 sf)	198	142	142
Townhome Lots (20' x 90' = 1,800 sf)	40	34	34
Total Lots	674	614	600
Dwellings per acre	3.2	2.9	2.86
Open Space	92.5	104.9	101.9

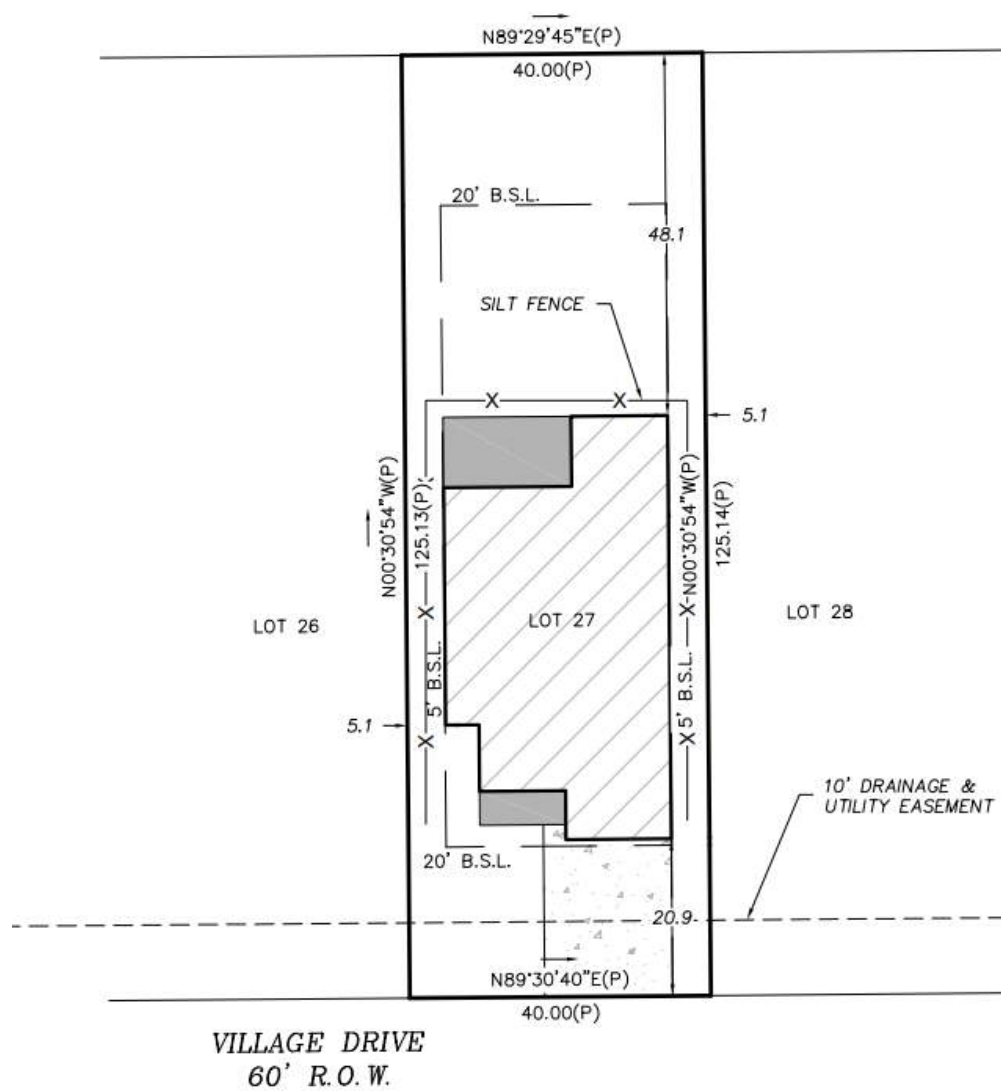
The 101 lots at 50 feet wide are along the two streets that accesses the development from Columbus Parkway. About 34 of the 101 lots are located near the south entrance adjacent to the 24 largest lots (7,000 sf). The 101 single family home lots at 6,250 sf replaces about 116 single family home lots at 5,000 sf lots (40x125). The total number of 5,000 sf lots decrease from 414 lots to 298 lots; a 116 lot decrease. The January master plan shows a small decrease in the total number of residential lots from 614 to 600 lots – a 14 lot decrease. There are no changes to the twin home lot (142) and townhome lot (34) twin home lots (142) from the October master plan to the January master plan.

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 48.6% 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.



Example of similar lot in Fox Run Village

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). The additional trees improve curb appeal, property values, and creates a more desirable street.

The current proposed plan maintains the 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 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: Open Space Quad, Lawn for recreation, Putting Green, Bocce Ball Court, and 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. In the written report, the applicant notes that sidewalks would be on both sides of the street where lots abut the right-of-way. Staff would recommend sidewalks be located on both sides adjacent to residential development.

Staff recommendation January Master Plan

Staff believes the January 24th master plan is a minor improvement from the October 2022 master plan. A larger 50 foot wide single family home lot was added (101 lots). The minimum lot size for the 50 foot lot is 6,250 sf (50x125). The 6,250 sf lot replaces about 116 lots at 5,000 sf lot. This represents a net loss of 15 units. The smaller front-entry lots proposed in a rural environment is still a concern. After the proposed changes, the dominant unit type is still the 40-ft wide lot (50% 40ft lots, 79% 40 ft or smaller) that was the basis for Planning Commission's recommendation of denial at the October 2022 meeting.

As stated at the October meeting, the dwelling unit type, small lots, and intensity of development could only be recommended at this location in a clustered or conservation type development. Staff previously gave a positive recommendation to a similar plan, which this plan improves upon. As

such, staff recommends a positive recommendation, but notes that the plan has many of the same lots that concerned the Planning Commission previously.

If a positive recommendation to rezone the property is sent to City Council, staff recommends the following conditions included:

1. Sidewalks provided on both sides of public streets adjacent to residential properties.
2. All utilities shall be underground.
3. A residential buffer yard described in Section 10.6.D.1 be placed between the townhome lots and the adjacent property to the west.
4. Street trees planted on all lots required as explained in the applicant's January 2023 master plan narrative "Landscape Standards".

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 comments or concerns with this proposed re-zoning application

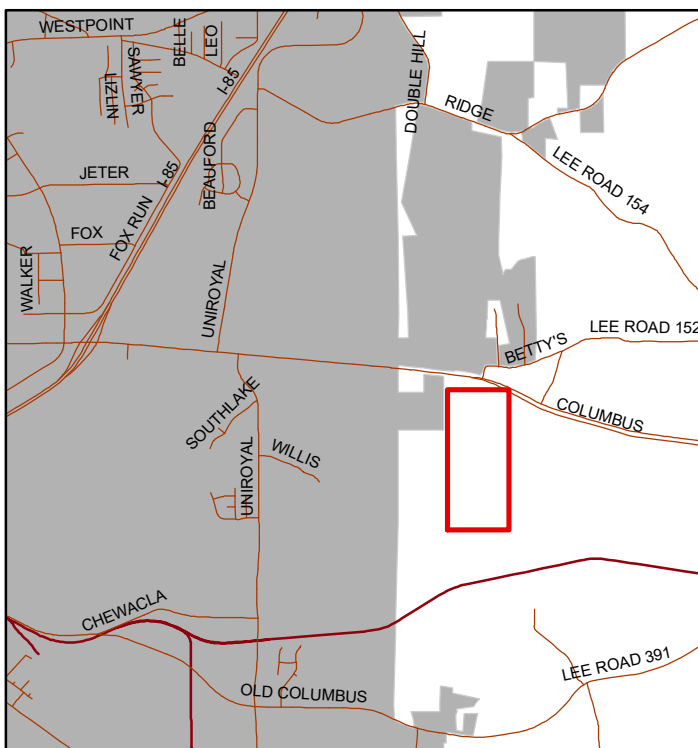
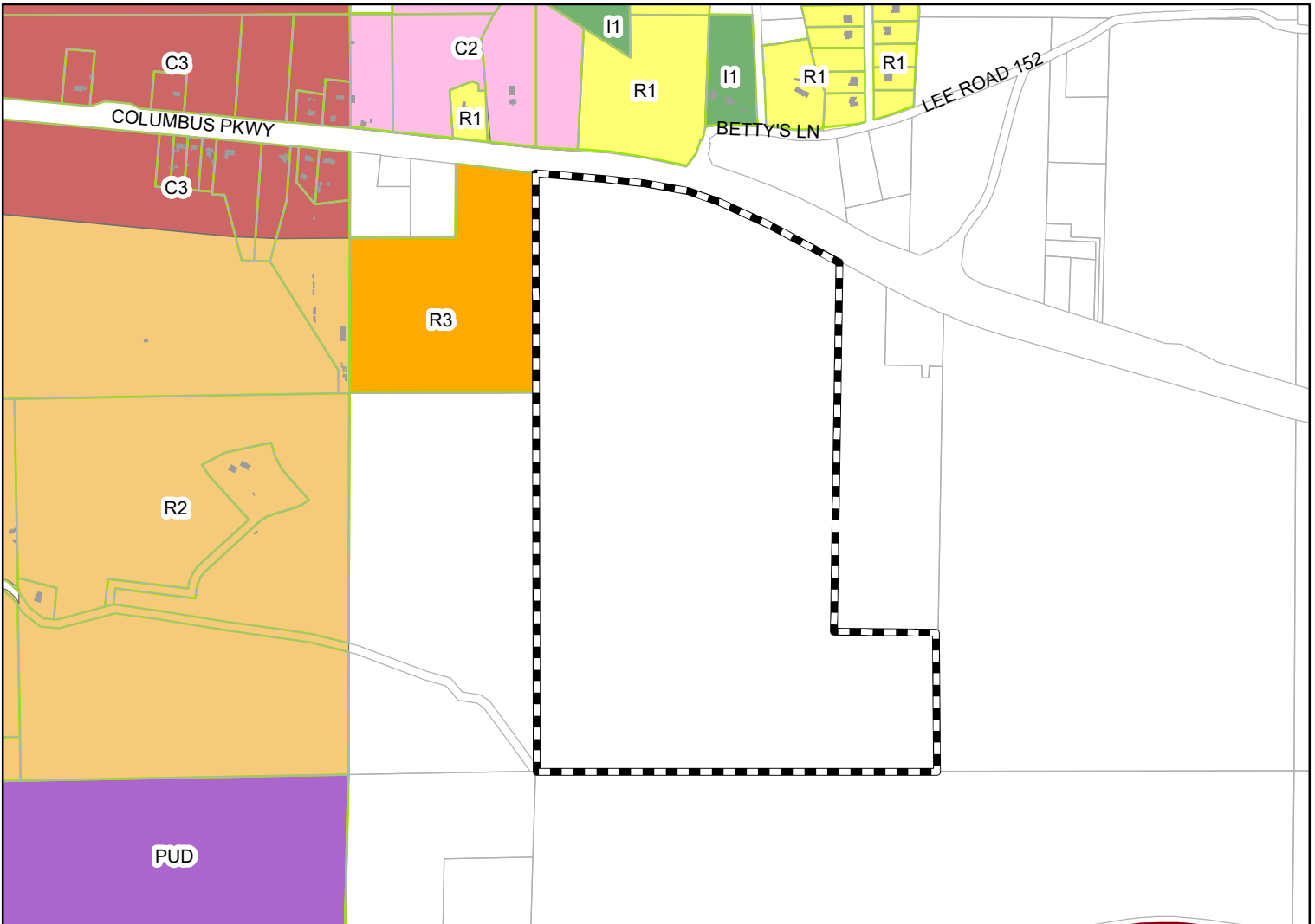
Opelika Utilities Report

No report at this time.

Opelika Power Services Report

The subject property is inside the Opelika Power and Tallapoosa River Service territory.

HOLLAND HOMES ANNEXATION AND REZONING 3200 BLOCK COLUMBUS PARKWAY REQUESTING PUD ZONING DISTRICT, D-4, 5

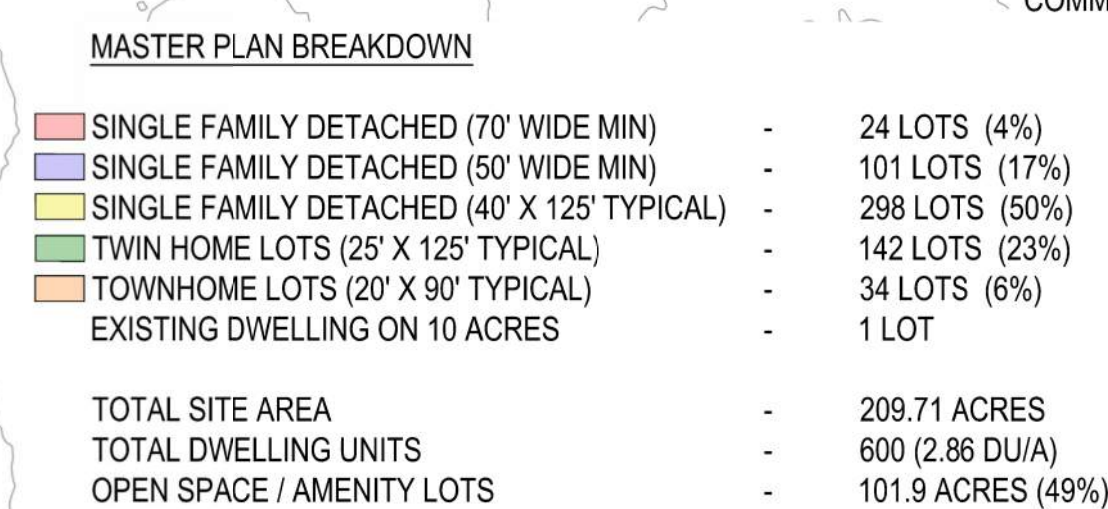


The applicant is requesting to annex and zone 204.3 acres to a PUD zoning district. The master plan was revised to single family homes (423), twin home lots (142) and townhome lots (34). Open space and amenity areas is 101.9 acres.



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.



**Holland
Homes**
"Building Reputations"
www.**HollandHomesInc.com**
(334) 332-7157

Holland Homes, LLC
421 Opelika Rd
Auburn, AL 36830

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Project Number

Seal

Authorized By: Thomas J. Johnson
Alabama License Number: 36317

Issue	Date
SEP PLANNING COMMISSION	09/27/2022
OCT PLANNING COMMISSION	10/25/2022
JAN PLANNING COMMISSION	01/24/2023

Project Name

FIREFLY SUBDIVISION

OPELIKA, AL

Sheet Title

**CONCEPTUAL
MASTERPLAN**

Date **12/27/2022**

Sheet Number
SHEET 1

Holland Homes, LLC

421 Opelika Rd
Auburn, AL 36830

MEMO TO: City of Opelika
Planning Commission
Attention: Mr. Matt Mosley, AICP

FROM: Thomas Johnson, PE (Holland Homes, LLC)

RE: PUD Request for Firefly – Opelika, Alabama

DATE: January 3, 2022

As described in the City of Opelika Zoning Ordinance, Section 8.18 Planned Unit Development Regulations we are submitting for your review and request approval for a Planned Unit Development currently identified as Firefly.

Overall Development Scheme

1. Location and intensity of proposed uses and activities

The property is approximately 209.71 acres located on the south side of Columbus Parkway (US Highway 280). New City of Opelika streets will extend from Columbus Parkway to the south and through the development and will ultimately provide future access to parcels west, south, and east of the development. The proposed use of the property is single-family residential with three product types: single-family detached houses, twin homes, and townhomes.

The property is divided into three sections by two existing creeks with large buffers proposed along the creeks.

The total number of residential units is 600 with a total development density of 2.86 units per acre.

2. Physical Description of proposed facilities

The buildings in each section shall complement each other in appearance and all sections shall come together to make the overall aesthetics blend into a common theme or architectural style.

The requested development standards are as follows:

- Single-Family Detached Home Area Standards
 - Minimum Lot Size = 5,000 SF
 - Minimum Lot Width = 40 Feet
 - 20' front yard setback
 - 20' rear yard setback
 - 5' side yard setback
 - 10' side yard on street setback
 - Floor Area Ratio (FAR) maximum of 0.60
- Twin Home Area Standards
 - Minimum Lot Size = 3,000 SF
 - Minimum Lot Width = 25 Feet
 - 20' front yard setback
 - 20' rear yard setback
 - 5' side yard setback
 - 10' side yard on street setback
 - Floor Area Ratio (FAR) maximum of 0.60
- Townhouse Area Standards
 - Minimum Lot Size = 1,800 SF
 - Minimum Lot Width = 20 Feet
 - 10' front yard setback
 - 20' rear yard setback
 - 10' side yard setback on end units
 - 10' side yard on street setback
 - Floor Area Ratio (FAR) maximum of 1.50

3. Statement of location and general configuration of lands to be dedicated for public open space and other public uses

The development will include platted open space areas totaling at least ninety-five (95) acres and will also include eight amenity lots totaling five (5) acres for recreation and entertainment, landscaped green space, and a pool and pavilion to for the residents. There will be sidewalks along the rights-of-way throughout the development to connect residents to the open spaces and the amenity areas. Sidewalks will be included on both sides of the street where lots front public streets.

4. General designation of utilities

Sanitary sewer for the site will tie into existing onsite City of Opelika sewer main. Water will be provided by Opelika Utilities who has confirmed their capacity to serve the development from an existing main along the US 280 frontage. Storm water will be addressed with detention as required. Utilities such as power, gas, phone, and cable will be run throughout the site by their associated companies.

5. General statement of form of site management proposed for common open spaces and facilities

The Developer will be responsible for the overall management and maintenance of the planned open spaces and amenities until a homeowner's association can be established to take over these common areas.

6. Landscape Standards

One street tree (1" Caliper) shall be required for each single family detached residential lot and shall be installed at the time of the landscaping of the completed home. One street tree (1" Caliper) shall be required for each twin home structure (1 tree per two lots) and shall be installed at the time of the landscaping of the completed home. Two street trees (1" Caliper) shall be required for each townhouse structure (2 trees per building) and shall be installed at the time of the landscaping of the completed home.

7. Additional Requirements

- A residential bufferyard, as described in Section 10.6.D.1 shall be placed between the townhome product and the adjacent property to the west.
- All attached single family homes shall meet the Gateway Corridor cladding requirements.
- Vinyl or aluminum siding shall not be the primary cladding material for single-family homes.

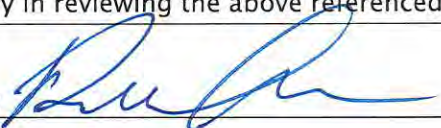


**APPLICATION FOR
SUBDIVISION APPROVAL**
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801



3198

DEADLINE: 12/16/22 MEETING: 12/20/22

SITE ADDRESS: <u>East end of Village Drive</u>	
PROPERTY OWNER: <u>Holland Homes</u>	
APPLICANT/AUTHORIZED REPRESENTATIVE: <u>Mike Maher - T.J. Johnson</u>	
MAILING ADDRESS: <u>PO Box 1467, Auburn, AL 36831</u>	
PHONE NUMBER: <u>334-821-0105</u>	FAX NUMBER: <u>334-821-4044</u>
EMAIL ADDRESS: <u>mike.precisionsurv@gmail.com</u>	
TYPE OF PLAT APPROVAL REQUESTED	
☐ SKETCH PLAN ☐ ADMINISTRATIVE ☐ PRELIMINARY ☒ FINAL	
Does the subdivision require any other official action by the City? <u>no</u>	
☐ Annexation	☐ Rezoning
☐ Other _____	
PARCEL INFORMATION	
Subdivision Name: <u>Foxrun SD Rediv Lot 1, Phase 1A</u> ^{2B}	Number of Lots: <u>74</u> x \$3.00 = \$ <u>222</u>
Current Land Use: <u>vacant - future single fam lots</u>	Number of APO: <u>5</u> x \$7.00 = \$ <u>35</u> (Adjacent Property Owners)
Current Zoning: <u>PUD</u>	Fee: <u>\$75.00</u>
Proposed use of the Subdivision: <u>Single Fam Residential Lots</u>	TOTAL = <u>332</u>
☒ Residential ☐ Commercial ☐ Manufacturing/Industrial ☐ Office/Institutional	PAID _____
I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) <u>Foxrun SD Rediv Lot 1, Phase 1A</u> 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: 	12-5-2022 DATE
(PRINT NAME) Daniel Holland	

City of Opelika
Planning Commission
Planning Department Report

Meeting Date:	January 24, 2023
Subdivision:	Foxrun Subdivision, Phase 2B
Agenda Item #:	E-6
Action Requested:	Final Approval
Location of Property:	Village Drive
Property Owner(s):	Holland Homes, LLC Thomas Johnson and Mike Maher, authorized representatives
Current Land Use:	Under construction: Single-family homes and Twin-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 requests final plat approval for a 73-lot subdivision of a 248-lot subdivision located in the Fox Run Village PUD zoning district. The City Council approved the master plan and zoning in September 2019. The plat consists of 41 single-family lots, 32 twin-home lots, and one open-space lot.

The proposed single-family home lots are located on Village Drive and Woodland Circle. 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 4,543 to 9,099 square feet; most are at least 40 feet wide. Revise the minimum width for Lot 208. The minimum building setbacks for single-family home lots, as noted on the plat are 20 feet for the front and rear yards and 5 feet for each side yard. A 10-foot buffer yard is along the rear property line of the lots that front on Village Drive (Lots 137-144). In June 2021, a minor amendment added a 10-foot side yard on street setback and four 1” caliper trees planted as a buffer on corner lots; include this on plat note #10.

The proposed twin-home lots are located on Village Drive and Hidden Den Trail. The master plan requires a minimum lot size of 3,000 square feet and a minimum 25-foot lot width for twin-home lots. The twin-home lots range from 3,307 to 4,255 square feet; all are at least 27 feet wide. As noted on the plat, the minimum building setbacks for twin-home lots, are 10 feet for the front, 20 feet for the rear yards, and 5 feet for each side yard. In June 2021, a minor amendment added

a 10-foot side yard on street setback and four 1” caliper trees planted as a buffer on corner lots; include this on plat note #9.

The open space lot is Lot 130; a large portion is in the 100-year flood plain. Note #8 on the plat states that lots 129 and 130 are maintained by the homeowner’s association (Lot 129 is part of a recent plat). The master plan narrative states that the open space will remain mostly undisturbed vegetation and provide buffers between the different residential or commercial uses.

Underground utilities and sidewalks are required on at least one side of the street. The proposed plat largely complies with the approved master plan and the subdivision regulations.

Recommendation:

Staff recommends final plat approval subject to the following:

- 1. Underground utilities are required.**
- 2. Sidewalks are required on at least one side of the street.**
- 3. Add to the plat notes a 10-foot side yard on street setback and four 1” caliper trees planted as a buffer on corner lots.**
- 4. 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 the plat any specific use that will be allowed for Lot 130.**
- 5. Revise the minimum width for Lot 208.**

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.

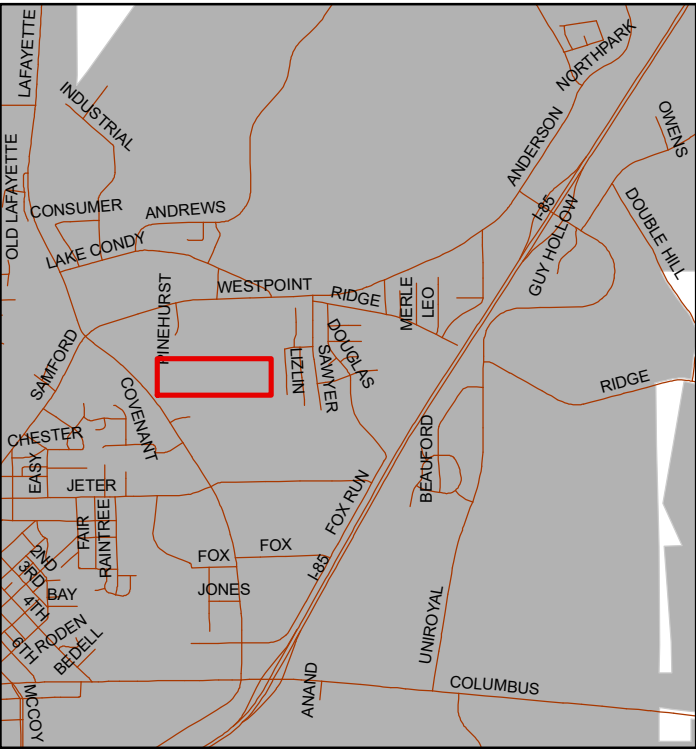
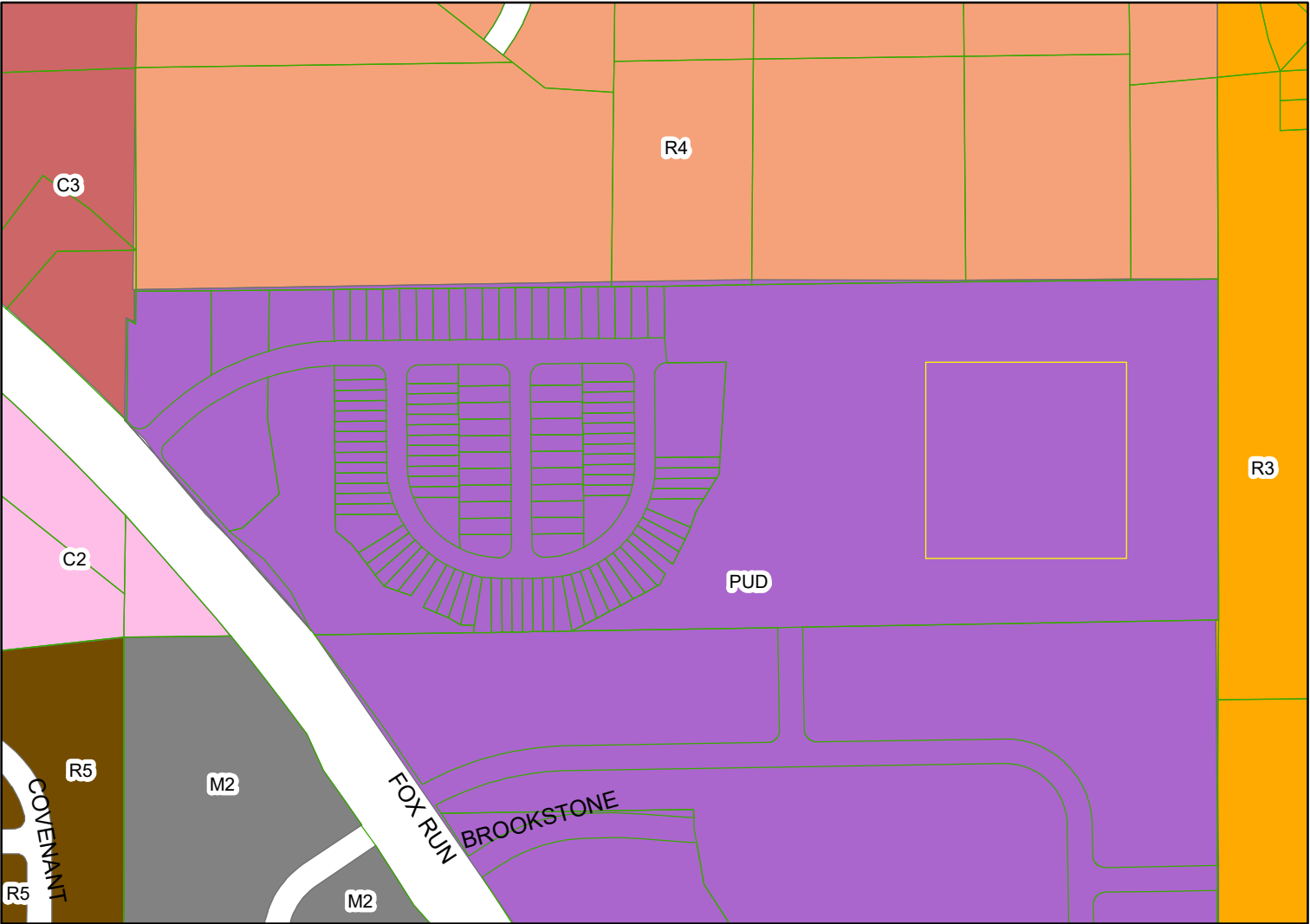
Opelika Utilities Report

No report at this time.

Opelika Power Services Report

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

FOXRUN PHASE 2B SUBDIVISION
 VILLAGE DRIVE
 FINAL APPROVAL, E-6



The applicant is requesting approval for 74 lots.
 The property is located in the Foxrun Village
 PUD zoning district.



Subject Property

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 a general representation only and is not to be used without

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: 01°15'31.1880"
ELEV: 792.76'

FOXRUN SUBDIVISION
PHASE 2-B
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 Manager 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

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: NOVEMBER 21, 2022
- DATE OFFICE WORK COMPLETED: DECEMBER 2, 2022
- BEARINGS BASED ON STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE, US FOOT. COORDINATES SET USING RTK GPS, ADJUSTED CORRS 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 01081C00906, 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: 9.51 AC = 414,664.7 S.F.
- ALL UTILITIES SHALL BE UNDERGROUND.
- SIDEWALKS SHALL BE REQUIRED ON ONE SIDE OF EACH STREET.

ELEV: 769.38
GRID N: 786603.46
GRID E: 803650.37
SCALE FACTOR: 0.99998491
CONVERGENCE: 01°15'31.0542"

N02°30'38"W
207.30'

5 4
8 9

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

Seal	Drawn By: MTM
	Scale: 1"=60'
	File Name: 22-0402-SD1
	Date: 12-2-2022

PRECISION SURVEYING	2124 Moores Mill Road Suite 110 Auburn, Alabama 36830 Phone (334) 821-0105 www.precisionsurveying.biz
	Sheet Title: FOXRUN SUBDIVISION PHASE 2-B FINAL PLAT

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
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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
1C PB46 PG46

FOXRUN PHASE
1C PB46 PG46

FOXRUN PHASE
1C PB46 PG46

FOXRUN PHASE
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